



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes Council Work Session

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Monday, March 10, 2025

9:00 AM

Council Chambers

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- Stratus IQ Channel 76 / 99 (Streaming)

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

Present 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

Councilmember Leinweber attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-146](#) City Council Work Session Meeting Minutes February 24, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-24-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the February 24, 2025 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

5.A. [25-091](#) 4th Judicial District Court Eviction Recovery Program

Presenter:

Magistrate Andrea Paprzycki, 4th Judicial District Court
Cameron McDonald, EDI/CARE Problem Solving Court Coordinator, 4th
Judicial District

Attachments: [4th Judicial District Court Eviction Recovery Program](#)

Magistrate Andrea Paprzycki, 4th Judicial District Court, presented the 4th Judicial District Court Eviction Recovery Program. She provided an overview of the Division Care (Div CARE) three-part program, mediation, automated tools, post eviction recovery, El Paso County eviction statistics, Div CARE data, long-term outlook, and benefits for the community.

President Helms asked of the 8,337 evictions, how many of them were squatters. Judge Paprzycki stated none of them were because squatters are the removal of unauthorized people.

Councilmember Henjum asked what the cause of the increase in evictions from 2021 to present. Judge Paprzycki stated it could be due to legislation, increased rent prices, COVID, housing inspections, and loss of governor protections.

Councilmember Henjum asked when their grant will run out. Judge Paprzycki stated it runs out in August, 2026.

Councilmember Talarico how many people are on staff. Judge Paprzycki stated there are two staff members.

Councilmember Talarico asked how City Council can help get the word out about this program. Judge Paprzycki explained they coordinate with partners at community events and data sharing with agencies which can assist people.

Councilmember Talarico asked if they coordinate with the school districts. Judge Paprzycki confirmed they work with all the school districts except two of them.

Councilmember Donelson asked which three categories of population the state will pay mediation for. Judge Paprzycki stated recipients of Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), and Colorado Works Program.

Councilmember Donelson asked if they are asking for \$215,000 for staffing. Judge Paprzycki stated they are only asking for half of that because one of the staff members' salaries could be funded by the County Clerk's Office through a position that will be available in April 2025.

Councilmember Donelson asked how landlords feel about this program. Judge Paprzycki stated they are grateful for it.

Councilmember Donelson asked how many people of the 8,337 have gotten evicted. Judge Paprzycki stated she does not have the exact number, but she believes most of them have been required to move.

Councilmember Avila asked how they address the stereotype that these individuals who are facing eviction are not freeloaders. Judge Paprzycki stated for the most part, these people are hardworking individuals who may be facing eviction due to illness in the family or other unforeseen circumstances.

5.B. [25-145](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 3-11-25](#)

There were no comments on this item.

6. Staff and Appointee Reports

6.A. [25-102](#) Downtown Colorado Springs Master Plan Update

Related Files: NA

Located in Council District 3

Presenter:

Mark De La Torre, Director of Denver Area Operations, MIG, Inc.

Chelsea Gondeck, Director of Planning & Mobility, Downtown Partnership

Ryan Tefertiller, Urban Planning Manager, Planning Department

Ryan Tefertiller, Urban Planning Manager, Planning Department, introduced the Downtown Colorado Springs Master Plan update.

Chelsea Gondeck, Director of Planning and Mobility, Downtown Partnership provided an overview 2016 Experience Downtown Plan, why they updated the Plan, and project team.

Mark De La Torre, Director of Denver Area Operations, MIG, Inc. identified

the scope, schedule, and community engagement.

Councilmember Henjum asked how far the outreach will go regarding community engagement. Mr. De La Torre stated they are still in the planning process, but their focus will be largely in the downtown area. Councilmember Henjum stated she feels it is important to span the entire City for that engagement.

Councilmember Donelson asked who the community survey was sent to. Ms. Gondeck stated it was distributed through e-newsletter, social media, City communication, and sent directly to a large list of other individuals.

Councilmember Donelson asked if building height limits will be part of this Master Plan. Mr. Tefertiller provided a brief history of the previous and current Master Plans and building heights will be a point of discussion for this proposed Master Plan and the Downtown Form-Based Zoning Code. Chris Lieber, Chair, Downtown Development Authority (DDA), confirmed building height limits will be part of the conversation in the development of the Downtown Colorado Springs Master Plan. Hannah Parsons, Interim Chief Executive Officer (CEO) Downtown Partnership of Colorado Springs, stated some of the neighborhood associations have not taken a position on the aspect of building height limits yet.

Councilmember O'Malley stated the widening of Constitution Avenue, availability of parking, and reducing the number of people experiencing homelessness in the downtown area will bring more citizens throughout the City to the downtown corridor.

7. Items for Introduction

- 7.A. [25-080](#) A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project

Presenter:

Ryan Phipps, PE, Engineering Program Manager/Capital Projects
Kellie Billingsley, Real Estate Services Manager

Attachments: [4 Resolution - Exhibit A](#)
[1 SSS - Location Map](#)
[2 SSS - Resolution](#)
[5 Marksheffel -Stetson SSS Presentation](#)

Ryan Phipps, Engineering Program Manager/Capital Projects, Public Works Department, presented the Resolution authorizing the acquisition of real property, permanent easements, and temporary easements using

Pikes Peak Rural Transportation Authority (PPRTA) funds for the Marksheffel Road - North Carefree to Dublin Project. He provided an overview of the location map, SSS Education Corp, and procedure manual information.

Sarah B. Johnson, City Clerk stated as directed, this item is currently on the March 11, 2025 City Council meeting agenda Consent Calendar. Mr. Phipps stated they will be requesting this item to be pulled from the Consent Calendar in order to be postponed to the March 25, 2025 City Council meeting because it needs to be heard by the Colorado Springs Utilities Board before coming to City Council for a vote.

- 7.B.** [25-144](#) A Resolution Authorizing the Acquisition of Real Property and Easements from PHA Stores, Inc using PPRTA funds for the PSFB North Gate Access and Safety Improvements Project

Presenter:

Ryan Phipps, P.E., Engineering Program Manager/Capital Projects
Kellie Billingsley, Real Estate Services Manager

Attachments: [02 P04 PHA Stores Vicinity Map](#)
[03 P04 PHA Stores Resolution P&U.docx](#)
[04 P04 PHA Stores Legal Exhibits](#)
[05 P04 PHA Stores Presentation](#)
[Signed Resolution No. 31-25.pdf](#)

Ryan Phipps, Engineering Program Manager/Capital Projects, Public Works Department, presented the Resolution authorizing the acquisition of real property, and easements from PHA Stores, Inc. using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Peterson Space Force Base (PSFB) North Gate Access and Safety Improvements Project. He provided an overview of the location map, PHA Stores, Inc., appraised values, procedure manual information, project rendering, and sign relocation.

Councilmember O'Malley asked who owns road north of Northgate Road which is in horrible condition. Mr. Phipps stated the City owns most of it, El Paso County owns a small portion of it, and the state owns Highway 24.

- 7.C.** [25-101](#) A Resolution to Amend Resolution No. 190-24 Increasing the 2025 Jimmy Camp Creek Basin Drainage Fee

Presenter:

Erin Powers, P.E., Stormwater Enterprise Manager

Attachments: [Exhibit A Proposed 2025 Drainage Fee Schedule](#)
[Exhibit B Effective 2025 Drainage Fee Schedule](#)
[Jimmy Camp Creek Drainage Fee Increase Presentation_DRAFT](#)
[Signed Resolution No. 190-24](#)
[SW-JCCDrainageFeeAmendRES-2025-02-07](#)

Erin Powers, Stormwater Enterprise Manager, presented the Resolution increasing the 2025 Jimmy Camp Creek Basin Drainage Fee. She provided an overview of the Drainage Basin Fee Program, Drainage Fee determination, Drainage Fee modification, proposed adjustment from \$11,602 per acre to \$11,736 per acre for the Jimmy Camp Drainage Fee.

Councilmember Henjum asked who pays the Drainage Fee. Ms. Powers stated the developers pay the fee when they first plat a property.

7.D. [25-131](#)

A Resolution of the City of Colorado Springs approving a Service Plan for the Freestyle Park and Recreation District formed under the C.R.S. Title 32 serving an area of 879.127 acres generally located south of Huber Road and North of Barnes Road

Presenter:

Allison Stocker, Senior Planner, Planning Department
 Kevin Walker, Planning Department Director

Attachments: [Freestyle PR District Resolution v2 RG Edits](#)
[Exhibit 1 Freestyle P&R District Service Plan](#)
[1 Applicant CoverLetter Freestyle P&R District](#)
[3 Redlined Comparison to Percheron P&R District](#)
[4 Redlined Comparison to Model Service Plan](#)
[Exhibit A Legal Description & Initial District Boundary](#)
[Exhibit B District Vicinity Map](#)
[Exhibit C Initial Freestyle District Boundary Map](#)
[Exhibit D Summary of Public Improvements](#)
[Exhibit D3 Financial Plan](#)
[Exhibit E Description of Proposed Services](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving a Service Plan for the Freestyle Parks and Recreation District serving an area of 879.127 acres generally located south of Huber Road and North of Barnes Road. She provided an overview of the request, location, district policy, Service Plan status, proposed exceptions, background, and next steps.

President Helms asked if the mills will be increased for residents who are currently living there. Ms. Stocker stated they will not because this property is not built out yet.

Councilmember Henjum asked why the developer is asking for more funding to build parks when that should have been covered in the Master Plan. Councilmember O'Malley stated the free market will determine if this is acceptable and whether people will pay the premium. Tim Siebert, Nor'Wood Development Group, stated they do have metropolitan districts in place to finance infrastructure improvements and this proposed district will overlay the existing metropolitan district in order for the developer to own and maintain the neighborhood and community parks for as long as district exists which takes the obligation off of the City.

Councilmember Donelson asked how many voters will be serviced by these parks. Mr. Siebert stated approximately 12,000. Councilmember Donelson stated that these voters may not vote in favor of tax increases for other parks because they are already paying for their neighborhood parks.

Councilmember Henjum asked if the City's Park, Recreation, and Cultural Services Department (PRCS) is in favor of the proposed district. Britt Haley, Director, PRCS, stated this is a particular proposal is a creative solution to provide park services and the funding builds into a property tax formula which is a more stable funding mechanism than the sales tax formula the City relies on for park operation and maintenance.

7.E. [25-132](#)

A Resolution of the City of Colorado Springs approving a Service Plan for the Meadowworks Park and Recreation District formed under the C.R.S. Title 32 serving an area of 117.255 acres located in the southernmost portions of Banning Lewis Ranch contained within the boundaries and/or inclusion area boundaries of Meadowworks Metropolitan District Nos. 1-5.

Presenter:

Allison Stocker, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [Meadowworks PR District Resolution v2 RG Edits](#)
[Exhibit 1 Meadowworks P&R Service Plan](#)
[1 Applicant CoverLetter Meadowworks P&R District](#)
[3 Redlined Comparison to Percheron P&R District](#)
[4 Redlined Comparison to Model Service Plan](#)
[Exhibit A Legal Description](#)
[Exhibit B District Vicinity Map](#)
[Exhibit C Initial Boundary Map](#)
[Exhibit D Financial Plan](#)
[Exhibit E Description of Services](#)

Allison Stocker, Senior Planner, Planning Department, presented the

Resolution approving a Service Plan for the Meadowworks Parks and Recreation District serving an area of 117.255 acres located in the southernmost portions of Banning Lewis Ranch contained within Meadowworks Metropolitan District Nos. 1-5. She provided an overview of the request, location, district policy, Service Plan status, proposed exceptions, background, and next steps.

There were no comments on this item.

- 7.F. [25-133](#) An ordinance including certain property into the boundaries of the Interquest North Business Improvement District (Legislative)

Presenter:

Alison Stocker, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [Interquest North BID Inclusion Ordinance](#)
[Exhibit A Petition for Inclusion - Interquest North BID](#)
[Exhibit B Notice of Inclusion - Need](#)
[2025 Interquest North BID Operating Plan](#)
[Attachment A 2025 Cover Letter - Interquest North BID](#)
[Attachment B Place Holder for Affidavit of Publication](#)
[Attachment C Interquest North BID 2025 Inclusion Boundary Map](#)
[Attachment D - STAMPED APPROVED Marketplace @ Interquest FIL No. 27](#)
[Attachment E -STAMPED APPROVED CUDP-23-0012](#)
[Staff Memo Interquest North BID 2nd Reading](#)
[Letter Opposition Interquest Exclusion CC 20250325](#)
[Staff 2025 Inclusion Interquest North 1st Hearing BID](#)

Allison Stocker, Senior Planner, Planning Department, presented the Ordinance and including certain property into the boundaries of the Interquest North Business Improvement District (BID). She provided an overview of the background, summary of inclusions, location, existing boundaries, proposed inclusions, and next steps.

Councilmember Donelson asked who will own this piece of property. Nicole Peykov, representing the applicant, stated it is currently owned and will continue to be owned by a DDJ #9 a Limited Liability Corporation (LLC).

Councilmember Donelson asked if they anticipate infrastructure costs for the development of this property. Ms. Peykov confirmed they do.

- 7.G. [25-108](#) A Resolution authorizing the acquisition of real property and a temporary construction easement on property identified as El Paso County tax schedule number 55000-00-380

Presenter:

Troy Stover, Business Park Development Director, Colorado Springs Airport Economic Development

Attachments: [Resolution for Cygnet Land with Exhibits Final 2.27.25](#)

[Cygnet Land and Temp Construction Easement Acquisition PPT 2.25.25](#)

Troy Stover, Business Park Development Director, Colorado Springs Airport Economic Development, presented the Resolution authorizing the acquisition of real property and a temporary construction easement on property identified as El Paso County tax schedule number 55000-00-380 to be used for the Airport Stormwater Channel Improvements Project. He provided an overview of the background, site location, benefits, project supporters, and staff recommendation.

There were no comments on this item.

- 7.H. [25-153](#) An Ordinance amending Section 102 (Procedures) of Article 1 (Administration And Enforcement) and Section 101 (Authority To Impound Vehicles) and Section 102 (Illegal Parking) of Article 25 (Removal And Impoundment Of Vehicles) of Chapter 10 (Motor Vehicles And Traffic) of the Code of the City of Colorado Springs 2001, as amended, pertaining to authority to impound vehicles and illegal parking

Presenter:

Chief of Staff Jamie Fabos, City of Colorado Springs
Shantel Withrow, Division Chief of Prosecution, City Attorney's Office

Attachments: [AuthoritytoImpound_IllegalParking_ORD.docx](#)

[2025 Illegal Parking and Impound-Council Presentation Final.pptx](#)

Jamie Fabos, Chief of Staff, introduced the Ordinance amending City Code pertaining to authority to impound vehicles.

Shantel Withrow, Division Chief of Prosecution, City Attorney's Office, provided an overview of the current Ordinances regarding impounding/illegal parking, proposed changes, and proposed new enforcement manner.

Councilmember Henjum asked if more of these types of enforcements would be moved to Code Enforcement. Ms. Fabos stated they are always very mindful to safety of Code Enforcement Officers and leaves confronting a person with Colorado Springs Police Department.

Ms. Fabos identified the benefits to the City regarding the proposed Ordinance.

Councilmember Donelson asked if Community Services Officers are generally handling higher acuity calls than expired license plate stickers. Ms. Fabos confirmed they are better trained to handle potentially more dangerous calls than Code Enforcement Officers.

Councilmember Talarico asked when this Ordinance will take effect. Ms. Withrow stated as soon as it is through the legislative process.

- 7.I. [25-110](#) Ordinances Amending City Code □□ 1.5.503, and 1.5.509 Pertaining To Settlement Authority, and City Code □ 1.4.301 Pertaining to Criminal Actions

Presenter:

Wynetta Massey, City Attorney

Erik Lamphere, Employment/Litigation Division Chief

Attachments: [Ch1-ClaimsLitigationSettlements-ORD-2025-03-17-Final.docx](#)
[SettOptionsAnalysis](#)

Wynetta Massey, City Attorney, presented the Ordinances amending City Code pertaining to settlement authority and criminal actions. She provided an overview of settlement authority limits, Ordinance No. 90-53, litigation settlements since 2020, dollars saved, recommendations, criminal actions, and next steps.

Councilmember Donelson asked how the settlement amounts from 1990 were determined. Ms. Massey stated she does not have that information. Councilmember Donelson stated he is comfortable with doubling those numbers, but what is being proposed seems too large of a jump and believes that City Council should have the option to defend employees who were acting in good faith.

Councilmember O'Malley stated it is less about the money and more about whether City Council gives up its authority.

Councilmember Risley stated he understands the necessity for the City Attorney to have some latitude for negotiating, but one of the roles of the Legislative Branch is to provide checks and balances for the Administrative Branch and he supports an increase equal to doubling the original amounts but does not support the proposed threshold amounts.

President Helms asked if the City Attorney had the authority, could several cases have been settled for a lower amount. Erik Lamphere,

Employment/Litigation Division Chief, City Attorney's Office (CAO), confirmed there have been a handful of cases where that has occurred during mediation.

Councilmember Talarico commented that these settlement amounts should be reviewed more frequently than thirty-five years.

Ms. Massey proposed the general litigation limit amount be increased to \$150,000 for the City Attorney's settlement authority, \$250,000 for the Claims Review Board (CRB), and Police Use of Force cases be increased to \$100,000 for the City Attorney and \$200,000 for the CRB.

Councilmember Henjum asked why these increases are being proposed at this time. Ms. Massey stated it addresses some of the concerns which have been expressed, updated settlement limits are long overdue, and she would like to see the settlement limits adjusted before she retires to make claim and litigation settlement less uncertain for the City.

Councilmember Donelson recommended the general litigation amount be \$100,000 for the City Attorney's settlement authority.

Councilmember Henjum requested the settlement amounts data over the past ten years. Ms. Massey stated they will provide that information from 2020 to present.

Councilmember Avila stated she supports the original increase in settlement authority due to the increase in the cost of living and inflation.

Councilmember Leinweber stated he supports Councilmember Donelson's recommendation to double the settlement authority in order to retain City Council's authority over financial decisions.

Councilmember O'Malley stated he would also like City Council to retain its authority over these decisions.

Ms. Massey stated she will provide Ordinances with the two recommended amounts which City Council can vote on at the March 25, 2025 meeting.

7.J. [25-148](#)

A Resolution Amending Resolution 152-22 And Adopting Amendments to the "City Of Colorado Springs Rules And Procedures Of City Council" Effective March 25, 2025

Presenter:
Michael Montgomery, Deputy City Council Administrator

Attachments: [2025 Rules and Procedures of City Council Resolution](#)
[Rules and Procedures of City Council redline 02.27.2025](#)
[Rules and Procedures of City Council CLEAN 03.25.2025](#)

Michael Montgomery, Deputy City Council Administrator, presented the Resolution adopting the “City of Colorado Springs Rules and Procedures of City Council” effective March 25, 2025. He gave an overview of the purpose of the rewrite, previous City Council action, stakeholder process, proposed amendments, and next steps.

There were no comments on this item.

- 7.K. [25-138](#) An Ordinance repealing Ordinance Nos. 07-113, 09-94, 14-18, and 16-120 thereby dissolving the Public Art Commission of the Pikes Peak Region

Presenter:

Nancy Henjum, Councilmember District 5

Ayana Garcia, Boards and Commissions Program Administrator

Attachments: [ORD-DissolvingPAC Revised](#)

Councilmember Henjum introduced the Ordinance dissolving the Public Art Commission of the Pikes Peak Region (PAC).

Ayana Garcia, Boards and Commissions Program Administrator, provided a brief history of the PAC, stakeholder process, recommendation, and next steps.

Councilmember Henjum stated the PAC was originally established under a City Manager form of government without legislative authority and requested that future public works of art which go before the Planning Commission also involve Matt Mayberry, Director, Colorado Springs Pioneers Museum.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Donelson stated he attended the Colorado Springs Police Department (CSPD) graduation and award ceremony, and the retirement for Sergeant Wilson who gave twenty-eight years of service to the City.

Councilmember Henjum stated she attended the Pike Ride public sharing event, Urban Land Institute (ULI) presentation on the revitalization of North

Nevada Avenue corridor, one of the Mayor's listening sessions for City employees, and she will be attending a Small Business Walk with Chicana in the Citadel Mall.

President Pro Tem Crow-Iverson stated she attended the America Public Power Association rally with the Colorado Springs Utilities team in Washington D.C. and met with every congressman from Colorado and the ULI presentation on the revitalization of North Nevada Avenue corridor.

President Helms stated he also attended the CSPD graduation where twenty-three new CSPD recruits were sworn in.

Councilmember Talarico stated she participated in a Small Business Walk in Old Colorado City and attended the ULI presentation.

10. Executive Session

10A. Open

There was no Open Executive Session.

10B. Closed

10B.A. [25-137](#)

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be addressed involve (i) consultation with the City Attorney for the purpose of receiving legal advice regarding the handling of confidential information, (ii) consultation with the City Attorney for the purpose of receiving legal advice regarding the extent of home rule authority, and (iii) and legal advice and discussion on strategy for negotiations and instructions for negotiators regarding an economic development and incentive agreement.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:
Wynetta Massey, City Attorney

Attachments: [25-137 Project Kokua Home Rule Handling Conf. Info. Closed Session Council Notice \(002\)](#)

Ben Bolinger, Corporate Division Chief, Office of the City Attorney, stated that in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be addressed involve (i) consultation with the City Attorney for the purpose of receiving legal advice regarding the handling of confidential information, (ii) consultation with the City Attorney for the purpose of receiving legal advice regarding the extent of home rule authority, and (iii) and legal advice and discussion on strategy for negotiations and instructions for negotiators regarding an economic development and incentive agreement.

President Helms polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in a Closed Executive Session.

11. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 3:23 PM.

Sarah B. Johnson, City Clerk