



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, February 24, 2025

9:00 AM

Council Chambers

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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

President Helms called the meeting to order at 9:00 AM.

Present 5 - Councilmember Yolanda Avila, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, and Councilmember Brian Risley

Excused 4 - President Pro Tem Lynette Crow-Iverson, Councilmember David Leinweber, Councilmember Mike O'Malley, and Councilmember Michelle Talarico

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. [25-114](#) City Council Work Session Meeting Minutes February 10, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-10-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the February 10, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session**5A. Open**

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information**6.A. [25-090](#) Update on El Paso County Jail**

Presenter:

Sheriff Joseph Roybal, El Paso County Sheriff's Office

Sheriff Joseph Roybal, El Paso County Sheriff's Office (EPSO), introduced the update on the EPSO Jail mental health and population.

Laura Ridenour, Behavioral Health Manager, provided an overview of the percentages of homelessness, mental health, psychotropic medication, EPSO Jail Based Behavioral Services (JBBS) Program, and mental health resources.

Councilmember Donelson asked if the mental health statistics are comparable to the general information. Ms. Ridenour stated she does not have that information, but they are comparable to the general jail population.

Henjum asked if the twenty-six percent of the jail population who are reporting homelessness is due to being jailed for illegal camping. Sheriff Roybal stated they have been tracking high and low charges and will be able to provide that information in the future.

Councilmember Donelson asked if people are cited and released immediately for camping violations. Sheriff Royal stated those charges often result in "Failure to Appear" warrants.

Councilmember Henjum asked how the grant money from the Opioid Council is being used. Ms. Ridenour stated they have increased the number of individual substance use sessions and medication assisted treatment.

Councilmember Henjum asked if they still coordinate with the Colorado Springs Fire Department (CSFD) Program. Ms. Ridenour stated their discharge planners work with CSFD in the release area.

President Helms asked how Narcan can help someone released if they are experiencing an overdose. Sheriff Roybal explained it may be beneficial for someone in their friend or family group.

7. Staff and Appointee Reports

7.A. [25-113](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 2-24-25](#)

Sarah B. Johnson, City Clerk, introduced Will Lamb, the City's new Deputy City Clerk.

8. Items for Introduction

8.A. [25-098](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Chocolate

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectChocolate 2025](#)

[EDA Agreement Project Chocolate_draft](#)

[Project Chocolate EDA Presentation Work Session](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Chocolate. She provided an overview of Project Chocolate, proposed EDA, EDA requirements, four-year and ten-year expansion/retention/combined: economic impact, fiscal impact, and incentives. Ms. Lippert went over the financial safeguards and staff recommendation.

There were no comments on this item.

8.B. [25-092](#) An Ordinance Amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Park Land Dedication Ordinance Fund in the Amount of \$166,955 to allow the Spectrum Loop PLDO fee requirement to be used for construction costs associated with the Grey Hawk Neighborhood Park construction.

Presenter:

Britt Haley, Director, Parks Recreation and Cultural Services

Department

Lonna Thelen, Parks, Recreation and Cultural Services Design and Development Manager

Attachments: [Ordinance - PLDO Supplemental Appropriation - Grey Hawk Park](#)
[PLDO supplemental for Grey Hawk - CC work session](#)

Lonna Thelen, Parks, Recreation and Cultural Services (PRCS) Design, and Development Manager, presented the Ordinance for a supplemental appropriation to the Park Land Dedication Ordinance (PLDO) Fund in the amount of \$166,955 to allow the Spectrum Loop PLDO fee requirement to be used for construction costs associated with the Grey Hawk Neighborhood Park construction. She provided an overview of the site location, Grey Hawk vicinity map, Spectrum Loop Apartments, Spectrum Loop Apartment Development Plan Note, timeline, process, project funding, PLDO Fund balance, and staff recommendation.

Councilmember Henjum asked how much the developer will pay for the cost of the construction of Grey Hawk Park. Ms. Thelen stated they estimate the cost of construction to be \$2.2 to \$2.4 million for the construction of the park and the developer's cost is approximately \$260,000.

Councilmember Henjum asked what would happen if the PRCS Department did not have the additional funding sources to build this park. Ms. Thelen stated they determine funding priorities each year. Britt Haley, Director, PRCS Department, stated it comes down to having a strong and vital economy.

Councilmember Henjum asked if there are any tools like Colorado Springs Police and Fire Department Impact Fees which could be used for parks. Ms. Haley stated those fees were implemented for new development to build facilities and acquire the land and the PLDO is similar to those fees.

8.C. [25-103](#)

An Ordinance Repealing Ordinance No. 24-17 (An Ordinance Setting the Salary of the City Council Administrator), and Amending Section 3 of Ordinance No. 18-120 (An Ordinance Appointing the City Council Administrator and Setting the Salary of the City Council Administrator), and Prescribing the Salary of the City Council Administrator.

Presenter:

Randy Helms, City Council Administrator

Attachments: [Council Administrator Salary Ordinance 2.2025 4+15.docx](#)

President Helms presented the Ordinance increasing the salary of the City Council Administrator and said he and the President Pro Tem Crow-Iverson worked the Chief of Staff and the Director of Human

Resources Director regarding setting this rate.

There were no comments on this item.

- 8.D. [25-104](#) An Ordinance Repealing Ordinance No. 24-93 And Amending Section 3 Of Ordinance No. 14-20 (An Ordinance Confirming The Mayor's Appointment Of The City Attorney And Setting The Salary Of The City Attorney), And Prescribing The Salary Of The City Attorney.

Presenter:

Myra Romero, Chief Human Resources and Risk Officer

Attachments: [City Attorney 2025 Salary Ordinance 249062.docx](#)

Sara Frank, Assistant Director, Human Resources Department, presented the Ordinance approving the salary of the City Attorney and stated they are recommending increasing Wynetta Massey's annual salary effective December 22, 2024, be prescribed at \$249,062 to reflect a two percent increase.

There were no comments on this item.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Donelson stated he and President attended the Colorado Springs Police Department (CSPD) Retiree ceremony, recognized CSPD Deputy Commander David Edmundson for his 27 years of service to Colorado Springs and expressed appreciation to the police force for all that they do.

Councilmember Risley stated he and several other Councilmembers attended the Volunteer Appreciation event held in City Council chambers and the State of Housing update hosted by the Pikes Peak Housing Network which identified based on projected population growth in El Paso County, there will be approximately 31,000 additional homes needed within the next five years.

President Helms stated he attended the Boards, Commissions, and Committees Volunteer Appreciation event and the CSPD retirement event for CSPD Deputy Commander David Edmundson.

11. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 10:06 AM.

Sarah B. Johnson, City Clerk