



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, August 7, 2023

10:00 AM

Council Chambers

### How to Watch the Meeting

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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** 8 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Brian Risley, and Councilmember Michelle Talarico
- Excused** 1 - Councilmember Mike O'Malley

Councilmember Leinweber attended the meeting virtually.

### 2. Changes to Agenda

President Helms stated one of the three items for 9B.A. Closed Executive Session will be moved to the beginning of the meeting. Consensus of City Council agreed to this change on the agenda.

### 3. Regular Meeting Comments

President Helms requested items 4B.F. and 4B.G. be removed from the August 8, 2023 City Council meeting Consent Calendar. Consensus of City Council agreed to these changes.

### 4. Review of Previous Meeting Minutes

- 4.A. [23-406](#) City Council Work Session Meeting Minutes July 24, 2023

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [7-24-23 City Council Work Session Meeting Minutes Final](#)

Councilmember Donelson stated that the word “recused” was misspelled as “reclused” on page three of the minutes. Sarah B. Johnson, City Clerk, stated she will make that correction.

The minutes of the July 24, 2023 Work Session were approved as amended by Consensus of City Council.

## **5. Presentations for General Information**

- 5.A.** [23-338](#) Visit COS - 6-month Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Doug Price, President and CEO, Visit COS

**Attachments:** [LART - 2023 Q1 & Q2 VCOS KPI Presentation](#)

Doug Price, President and CEO, Visit COS, presented the six-month Lodgers and Auto Rental Tax (LART) contract update which reflected results through May 2023. He gave an overview of Lodging and Auto Rental Tax (LART), Revenue per Available Room (RevPAR), group sales, marketing, communications, partnership, visitor services, and 2023 key performance indicators.

Councilmember Donelson asked if the rates of hotel rooms are going down due to an increase in supply and requested a comparison of the number of rooms between 2022 and 2023. Mr. Price confirmed there is an increase, and he will provide that information.

Councilmember Talarico asked how much time it would take to plan for an event like the World Jump Rope Championships event. Mr. Price stated approximately two years.

President Helms asked if there is a way to measure their return of investment on trade shows and social media. Mr. Price confirmed they do measure the ROI on both and even though they do not do as many trade shows, there is a positive outcome from both, and they will provide additional information regarding their measurements on social media outcomes.

## **6. Staff and Appointee Reports**

- 6.A.** [23-411](#) New Board Member Orientation Video for City Council Appointed Boards and Commissions

Presenter:

Emily Evans, City Council Administrator

Aiden Torres, Legislative Services Intern

Alex Ryden, Public Communications Specialist, City Council, introduced Aiden Torres, Legislative Services Intern, who presented the New Board Member Orientation Video for City Council appointed boards and commissions.

Several councilmembers expressed appreciation for all the work which went into this project.

**6.B.**    [23-405](#)            Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**    [Agenda Planner Review 8-7-23](#)

Councilmember Donelson asked if items three and four which are listed on the Agenda Planner under the Consent Calendar for the September 12, 2023 City Council meeting are quasi-judicial items. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated in general, any zone change is quasi-judicial and it is possible that it was not listed that way because the hearing is not planned for that day.

## **7. Items for Introduction**

- 7.A.**    [23-381](#)            A Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot to be held on Tuesday, November 7, 2023, the question of retaining and spending \$4,750,000 on acquiring property, planning, constructing, and equipping a training facility for the Colorado Springs Police Department, this amount being the estimated 2022 fiscal year revenue above the 2022 fiscal year revenue and spending limitations, and resetting the revenue and spending limitations for later years based thereon, as voter approved revenue changes; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this resolution

Presenter:

Blessing Yemi Mobolade, Mayor

Adrian Vasquez, Police Chief

Charae McDaniel, Chief Financial Officer

**Attachments:** [2023\\_CSPDAcademy\\_Retention\\_RES-07-12-23](#)  
[Request to Refer TABOR Retention for PD Training - 08-07-23](#)  
[v08-06-23-for Council \(1\).pdf](#)

Mayor Yemi introduced the Resolution submitting to the registered qualified electors of the City at the coordinated election to be held on Tuesday, November 7, 2023, the question of retaining and spending \$4,750,000, this amount being the estimated 2022 fiscal year revenue above the 2022 fiscal year revenue and spending limitations, for acquiring property, planning, constructing, and equipping a training facility for the Colorado Springs Police Department (CSPD). Mayor Yemi stated he is going to continue to prioritize housing and this project will not take away from those efforts, a vote for retention is a vote for public safety, public safety is the number one top issue of priority of this community, this is a retention, recruitment, and response time issue, one of the issues that that contributes to that is our current facility is a limited, our residents are trusting that we have the best trained and fully equipped Officers to get to keep our City safe, the community needs a fully staffed Police Department that is resourced to effectively and efficiently able to respond, new and Sworn Officers are also asking for broader training opportunities and the City must support them by providing them the tools that they need. He stated while training matters, it also impacts the City's ability to recruit new Officers, retain them, and update critical skills in order to provide excellent police services to our community.

Adrian Vasquez, Police Chief, CSPD, identified why training matters and the need for Officers to also utilize medical procedures.

Mayor Yemi provided an overview of the need for ICAT training to deescalate situations, behavioral health issues in the community, the results of the Colorado Springs Police Protective Association 2022 Survey given to first responders, and the results of the Transparency Matters Assessment of CSPD Use of Force Survey, the community sentiment from the Law Enforcement Transparency and Advisory Committee (LETAC), residents, and diverse political viewpoints, identified the need for more Officers and enhanced training opportunities.

Chief Vasquez went over the current facility issues/inadequacies, current training needs, space constraints, interactive training limitations, equipment storage, cafeteria, need for centralized supply, needs assessment, and existing facility condition.

Charae McDaniel, Chief Financial Officer, identified the project phases and options, funding components, new construction option, funding strategy option, existing facility option, and proposed ballot language.

Councilmember Henjum stated she supports a new training facility and asked if the proposed 65,000 square feet takes into account the growth of the City thirty years from now. Chief Vasquez stated CSPD Commander Jeff Strossner went to Arizona to assess their police training facility and Councilmember Risley assisted with some projections on needed size so they believe this project predicts out the way they plan on doing training for quite some time and those needs will be met.

Councilmember Henjum asked how the City will remain being more forward thinking in the future so we do not get so behind the curve again and if the City should be asking more from the taxpayers, Mayor Yemi stated funding is the heart of the question and in terms of how the City will be expediting this process, this is what they are asking the City in order to be able to activate and make those decisions as soon as possible when the opportunity comes, they are actively researching land and building options so they are fully committed.

Councilmember Henjum asked what the percentage of reserves the City can safely and comfortably tap into for both the PSST and for the General Fund. Ms. McDaniel stated they utilize the Government Finance Officers Association guidelines for best practices for recommendations and policies in which they recommend for a General Fund to be at two months' worth of operating expenditures that equates to 16.7% and the City has developed, since the Great Recession, a target of twenty percent and since it is fully based on sales tax collections, they monitor economic conditions very carefully, and the recommendation between half a percent and two percent of either fund would be very reasonable and would not risk in any way the financial health of either one of them.

Councilmember Henjum asked how much of the City's work on capital improvements is done through bonding and financing. Ms. McDaniel stated very few are done through bonding and financing and the majority of the time, the City operates on a pay as you go basis for the projects identified in any given year for the full amount of funding needed for a project and in many cases if it cannot be accommodated in that one annual allocation or

budgeting, and most of the very large dollar capital projects are funded through grants. Councilmember Henjum commented that the City counts on the CSPD, and they need to count on us.

President Helms stated he absolutely supports a new training academy matter, and he would like to see them start before the TABOR ballot question is approved but he understands the need for collateral for bonding. Ms. McDaniel stated the Real Estate Department has been searching for property whether it is land, or an existing facility and the police facility is the top of our priority, so they are moving forward. She explained that there is a process to acquire either land or facility and believes that either they would be able to bridge that time until such time as the ballot was decided or it might take that long anyway,

President Helms stated citizens have asked him how the polling was done, who did the polling, and who paid for the cost. Mayor Yemi stated it was not paid by City funds whatsoever and it was paid for by a group of our community members in support of public safety and he is not aware of how much was spent since he was not involved in those efforts.

Councilmember Leinweber stated this is not just a City problem, it is a nationwide problem and because of that recruitment and competition has become an aspect of competing with other cities and states. Mayor Yemi stated the City needs to start investing in some of the critical infrastructure and a police academy if the City want to stay a world class city. Chief Vasquez identified that recruiting and retention is not only a national problem, but an international problem and providing Officers the enhanced training they need to make critical and complex decisions.

Councilmember Donelson requested a copy of the polling results and who paid for it. Mayor Yemi stated he will request for that to be sent to him.

Councilmember Donelson stated if the funding of this training Academy is most important capital project and it is impacting public safety, they should use reserves to pay for it and not do a TABOR retention. He stated the important thing to remember about a TABOR retention, is it does raise the base \$4.75 million tax dollars and next year we get to keep that amount without going back to the citizens and asking for it. Ms. McDaniel stated the \$4.75 million does not add to the amount upon which the City is able to grow however the second part of the ballot question does reset the base to

the 2022 actual revenue which does include the amount that was over, but they are not adding back in again to the calculation.

Councilmember Donelson stated it does impact tax because it increases the amount of revenue the City is allowed to keep. Ms. McDaniel stated the question is accurate because it does not change the current rate of tax or increase any tax. She stated the tax rate is the same, they are not changing or proposing to change any tax rate nor are they proposing to change anything that that tax rate applies to so the taxability, the rate, and what it applies to is not in question, and they are not asking in any way to have any tax rate changed or any tax policy changed. Councilmember Donelson stated it is important to note that the City's tax base will be increased by \$4.75 million which is the additional amount the City is allowed to keep for every year after.

Councilmember Donelson asked if they have contacted the El Paso County Sheriff's Office and checked into coordinating with them to use facilities. Mayor Yemi stated he has reached out to Sheriff Joseph Roybal to ignite the conversation and there are limitations around regionalization. He stated he believes in regionalization, but they have different needs regarding the space such as the shooting range and things like that and they will be looking at any potential opportunities though.

Councilmember Donelson asked if there have already been any bank loan or Certificates of Participation (COP) issued. Ms. McDaniel stated they have a combined COP that included the firing range, work at the Sertich Ice Center, and a fire station which impacted the PSST Fund, and she will provide additional information regarding a couple out of the General Fund.

Councilmember Donelson asked if they have used reserve fund in the past eight years. Ms. McDaniel confirmed they have.

Councilmember Donelson recommended that citizens be allowed to make the choice individually whether or not they want to keep their refund or donate it.

Councilmember Henjum stated TABOR retention is a voter decided matter and asked how much a taxpayer would receive if they voted against the retention. Ms. McDaniel stated a residential CSU account holder would receive a one-time payment for a little over \$21.00.

Councilmember Leinweber stated the City has a lot of infrastructure which are under served which include the CSPD, the parks system, the Colorado Springs Fire Department (CSFD), and the mental health system and he believes now is the time to start taking care of these needs throughout the City.

Councilmember Donelson stated he supports the police, but he also believes in transparency and this initiative is two separate issues which are should we invest in the police Academy and whether the City has a TABOR retention and raise the base so the next year the budget will be \$4.75 million more just like what was done with the \$37 million for fire mitigation which the City did not have to ask for. Mayor Yemi stated the City's aging infrastructure and lack of infrastructure needed to keep up with the growth of the City, which is really important to him, they will continue to be a transparent government, residents are asking for better response time and more Officers, so they need to ensure the City is recruiting and retaining Officers and response times are improved no matter what it takes to get there. He stated law enforcement Officers put their lives in harm's way for us and the City needs to do everything it can to fund them.

- 7.B. [23-330](#) A Resolution by City Council Rescinding Resolution No. 99-23 and Adopting a New Resolution in Favor of the City of Fountain's Request to Join the Pikes Peak Rural Transportation Authority (PPRTA)

Presenter:

Travis Easton, P.E., Deputy Chief of Staff  
Randy Helms, Councilor, PPRTA Board Chair

**Attachments:** [RES PPRTA Fountain edit Clean2](#)  
[RES PPRTA Fountain edit Redline](#)  
[1 PPRTA Resolution for Fountain to Join PPRTA](#)  
[2 Fountain Joining PPRTA Financial impact](#)  
[3 Fountain Impact on PPRTA 3](#)  
[5 Presentation on Fountain Joining PPRTA](#)  
[Signed Resolution No. 99-23.pdf](#)  
[Signed Resolution No. 113-23.pdf](#)

President Helms stated the Resolution regarding the Town of City of Fountain becoming a new member government of the Pikes Peak Rural Transportation Authority (PPRTA) which was passed two weeks ago was reviewed by PPRTA Attorney, Jennifer Ivey, who recommended that the language "as is currently set forth in the enabling IGA" be added to the end of section two.



Travis Easton, Deputy Chief of Staff, stated Ms. Ivey wanted to add another reference to the establishing IGA in the last sentence to properly point to the document that outlines the representation of the member government.

There were no comments on this item.

- 7.C. [23-388](#) A Resolution declaring the intent of the City of Colorado Springs, Colorado to carry forward its 2023 allocation of private activity bonds (PAB) for the purpose of constructing multi-family housing for low-and middle-income families or persons

Presenter:

Katie Sunderlin, Senior Affordable Housing Coordinator, Housing and Community Vitality Dept.

Steve Posey, Chief Housing Officer, Housing and Community Vitality Department

**Attachments:** [PAB Carryforward 2023 City Council\(1\)](#)  
[2023 Colorado Springs Carryforward Resolution](#)

Katie Sunderlin, Senior Affordable Housing Coordinator, Housing and Community Vitality Department, presented the Resolution declaring the intent of the City to carry forward its 2023 allocation of private activity bonds (PAB) for the purpose of constructing multi-family housing for low-and middle-income families or persons. She provided an overview of the private activity bonds (PAB) 2023 allocations, available PAB, use, and carryforward options, carryforward purposes, progress on previously issued projects, and future issuance.

President Helms asked if there are other qualifying projects besides housing. Ms. Sunderlin provided examples of other uses for PAB.

Councilmember Henjum expressed full support for the proposed projects.

Councilmember Donelson asked why Draper Commons went down from two hundred eighty units to ninety-five units. Ms. Sunderlin stated it was due to the developer experiencing some cost increases so instead of having a large two hundred eighty-unit project they ended up splitting it into a workforce housing project which does not have income restricted and a tax credit project.

President Helms asked about crime in association with these projects. Ms.

Sunderlin stated she cannot speak regarding crime statistics, but these projects do pay the full police and fire fees. Councilmember Donelson asked if those types of questions should be asked at the land use hearing. Ben Bolinger, Legislative Counsel, City Attorney's Office, confirmed that this item is only regarding the bonds, not the land use application.

**7.D.**    [23-391](#)        A Resolution Approving An Economic Development Agreement Between The City Of Colorado Springs And Meyer Burger

Presenter:

Bob Cope, Economic Development Officer

Shawna Lippert, Senior Economic Development Specialist

**Attachments:**    [Project Blanc Resolution](#)

[Project Blanc Economic Development Agreement clean 8-1-23](#)

[Project Blanc Work Session PP](#)

Bob Cope, Economic Development Officer, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Meyer Burger. He provided an overview of Project Blanc, the proposed EDA, EDA requirements, ten-year expansion: economic impact, fiscal impact, expansion: calculation of incentives, utility considerations, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

Councilmember Avila asked how many acre feet per year of water they would use. Mr. Cope stated 1,640-acre feet. Councilmember Avila asked how many homes that would provide water for. Councilmember Donelson stated it is approximately three homes per acre foot. Natalie Watts, Manager, Strategic Planning and Governance, Colorado Springs Utilities (CSU), stated they will provide that information. President Helms stated it would approximately 4,500 to 5,000 homes.

Councilmember Henjum asked they have looked holistically at the kinds of industries and businesses the City is attracting from a strategic perspective regarding water use and long-term needs. Mr. Cope confirmed they are and not just water but all four utilities, there are huge federal and state initiatives because they are trying to promote certain types of industry such as green clean industry, solar panels, and chip manufacturing which do use a lot of power and water and they are working closely with CSU regarding these types of industries.

Councilmember Leinweber asked if non-potable water sources could be

used. Mr. Cope stated that conversation has been happening, but Meyer Burger did not have time to plan for that approach.

- 7.E. [23-314](#) An Ordinance of the Board of Directors of the Colorado Springs, Briargate General Improvement District to approve the Dissolution of the District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01\\_GIDBriargateDissolutionORD-2023](#)  
[CITYOFCSBRIARGATEGID-Tax-Map](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance of the Board of Directors of the Briargate General Improvement District to approve the dissolution of the district. She provided a brief background of the district, stated the bond debt of the district has been completely paid off, and the public hearing and vote will be held at the August 22, 2023 City Council meeting.

There were no comments on this item.

## **8. Items Under Study**

There were no Items Under Study.

## **9. Executive Session**

### **9A. Open**

There was no Open Executive Session.

### **9B. Closed**

- 9B.A. [23-417](#) In accord with City Charter Art. III, § 3-60(d), and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a), (b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve consultation with the City Attorney, discussing strategy for negotiations, and instructing negotiators regarding: (1) a purchase of land by the airport, and (2) two economic development agreements.

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: [Closed Session Memo 8 7 2023](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, 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 an electronic Closed Executive Session. The issues to be discussed involve consultation with the City Attorney, discussing strategy for negotiations, and instructing negotiators regarding: (1) a purchase of land by the airport, and (2) two economic development agreements.

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 an electronic Closed Executive Session.

## **10. Councilmember Reports and Open Discussion**

Councilmember Donelson recognized and remembered El Paso County Sheriff's Office Deputy Andrew Peery who was also a U.S. Army veteran, who was killed in the line of duty exactly one year ago today and the death of Patrolman Dennis Ives who was a Colorado Springs Police Officer killed in the line of duty in 1975 when his police motorcycle was struck by a hit and run driver. He and President Helms expressed gratitude for those Officers and their families.

## **11. Adjourn**

Upon completion of the Closed Executive Session and there being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk