



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

---

Monday, January 22, 2024

10:00 AM

Council Chambers

---

### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- 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

President Helms called the meeting to order at 10:04 AM.

**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

### 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. [24-046](#) City Council Work Session Meeting Minutes January 8, 2024

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [1-8-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 8, 2024 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**

There were no Presentations for General Information.

## **7. Staff and Appointee Reports**

### **7.A. [24-049](#) Update from Pikes Peak Outdoor Recreation Alliance**

Presenter:

Becky Leinweber, Executive Director, Pikes Peak Outdoor Recreation Alliance

**Attachments:** [2024-01-22 PPORA COS City Council Presentation 1](#)

Becky Leinweber, Executive Director, Pikes Peak Outdoor Recreation Alliance (PPORA), presented an overview of the PPORA Advisory Council, economic impact of outdoor recreation, tourism in the City and Pikes Peak Region (2022), health/well-being impact of outdoor recreation, and PPORA pillars. She went over how they strengthen, inspire, support stewardship, advocate, and grow the Pikes Peak region's outdoor recreation industry, vision plan building blocks, public/stakeholder engagement, Outdoor Pikes Peak Initiative (OPPI) criteria, innovative management/funding model, and next steps for OPPI.

Councilmember Talarico asked how non-English reading people know to go to their website for information. Ms. Leinweber explained how they work with Generation Wild/community centers, during the pandemic they handed out four hundred Spanish speaking family guides with Catamount Institute, they had a Spanish speaking translator for their pop-up outreach events, and that they conducted their survey in Spanish as well.

Councilmember Talarico asked if they work with the Chamber and EDC. Ms. Leinweber stated the Chamber and EDC is a great ambassador for their organization, and they have been working with them for a number of years.

Councilmember Talarico asked how much staff is needed to meet their goals and how those positions would be funded. Ms. Leinweber stated they

currently have two full time and one part time employee, but they could use additional staffing. She identified that funding is received from Lodgers, Automobile, Rental Tax (LART), individuals, businesses, and grants.

Councilmember Henjum requested additional information regarding the Pikes Peak Massive. Ms. Leinweber stated the process has been getting collaboration from all the land managers so nothing is imposed upon any of them and spoke about the Colorado Parks and Wildlife passes which have collected over \$41 million.

**7.B.**     [24-045](#)           Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**   [Agenda Planner Review 1-22-24 Final](#)

Councilmember Donelson asked when the Royal Pines appeal will be coming before Council. President Helms stated February 13, 2024.

Councilmember Donelson asked why the Homeless Response Update will not be presented by the City's Homeless Coordinator. Jamie Fabos, Chief of Staff, stated the Homeless Coordinator reports to Steve Posey, Housing and Community Vitality Department Officer, as does the Community Development Department, and there are a number of responses to address during the presentation, not just the homeless response, and those include the U.S. Department of Housing and Urban Development (HUD) funds, Community Development Block Grant (CDBG) funds, affordable housing, and homelessness, which Mr. Posey can give an overarching review of.

## **8. Items for Introduction**

**8.A.**     [24-010](#)           A Resolution Approving An Economic Development Agreement Between The City Of Colorado Springs And Project Stronghold

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Senior Economic Development Specialist

**Attachments:**   [RES\\_ProjectStronghold\\_2024](#)  
[EDA\\_ProjectStronghold](#)  
[Presentation\\_Stronghold EDA\\_ws](#)  
[Signed Resolution No. 09-24.pdf](#)

Jessie Kimber, Economic Development Officer, presented the Resolution approving an Economic Development Agreement (EDA) between the City

and Project Stronghold. She provided an overview of Project Stronghold, the proposed EDA, EDA requirements, four-year and ten-year expansion: economic impact, fiscal impact, incentives, and net new City revenue from expansion. Ms. Kimber went over the financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

There were no comments on this item.

- 8.B.**     [24-006](#)     A Resolution to approve the draft 2024 Annual Action Plan for HUD submittal

Presenter:

Catherine Duarte, HUD Programs Manager, Housing and Community Vitality Department

**Attachments:**   [2024 AAP Council Presentation](#)  
[2024 Action Plan Council Resolution](#)  
[2024 AAP draft for Public Comment 12-15-2023](#)  
[Signed Resolution No. 10-24.pdf](#)

Catherine Duarte, HUD Programs Manager, Housing and Community Vitality Department, presented the Resolution to approve the draft 2024 Annual Action Plan (AAP) to apply for the U.S. Department of Housing and Urban Development's (HUD) Section 108 Loan Guarantee Program. She provided an overview of the Annual HUD grants, AAP, planning cycle, priority needs, expected budget, allocation by priority, how public participation influences the plan, comments received from the public/consultants, 2024 goals, how to read the plan, impact of funds, other housing resources, and timeline.

President Pro Tem Crow-Iverson asked if the budget is expected to decrease. Ms. Duarte stated they are expecting for it to remain level which is similar to 2023 and are anticipating the three percent increase will balance it out.

President Helms asked what will be lost by having zero percent in the economic development fund. Ms. Duarte stated they do not have an application process for that program, so it has been dormant for a while, but the majority of those funds have gone towards pandemic relief, the Survive and Thrive program, and they supported the acquisition of the commercial investment trust property, Solid Rock, in the Southeast.

Councilmember Donelson requested a breakdown of the organizations which receive grant funding. Ms. Duarte stated she will provide that information.

Councilmember Donelson asked if the housing preserved and added total was 636 people assisted. Ms. Duarte stated those are the number of housing units, not individuals.

Councilmember Leinweber asked which partners are addressing the lack of respite care within the City. Ms. Duarte stated there have been close to three dozen different organizations convening monthly to quarterly and some of the big players providing acute medical needs/respite care are the hospitals, Diversus, Catholic Charities, Springs Rescue Mission, Salvation Army, and the bigger shelters.

Councilmember Donelson asked why respite care would fall under this department's purview. Steve Posey, Housing and Community Vitality Department Officer, stated if a person is homeless, they would be discharged from the hospital back to the street or they can ask to go to the Springs Rescue Mission, but there are people who present at the Springs Rescue Mission that cannot be actually sheltered effectively there due to some type of medical need and they are addressing respite care among the homeless population for a short time frame until they have been able to recover.

## **9. Items Under Study**

There were no Items Under Study.

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

Councilmember Leinweber stated he had a long conversation with Jack Briggs, President and CEO, Springs Rescue Mission, about the current shortcomings within the City and that Mr. Briggs emphasized respite care as the number one issue which needs to be addressed because they are not equipped for that kind of care.

Councilmember Talarico stated she learned, as the liaison to the Downtown Development Authority (DDA), that the fire at the Majestic Building may cause those businesses to not be able to reopen for a year or will need to relocate and encouraged support of local retailers by buying local when possible.

Councilmember Donelson thanked Corey Farkas, Streets Manager, Public Works, and Gayle Sturdivant, Acting Public Works Director, for addressing Citizen Ted Bryant's sidewalk/road issues, and the citizens who live near the Blodgett Open Space Master Plan. He stated the greatest problem with homelessness lies with some kind of substance abuse or mental health problems and the solution does not lie within the Housing and Community

Vitality Department.

Councilmember Avila stated she will be hosting a Townhall meeting on February 8, 2024 at 4:30 PM at Fire Station 8 and they are looking for solutions to make the traffic on Chelton Road safer during the South Academy Boulevard construction.

Councilmember Henjum stated this Thursday, January 25, 2024, from 6:30 to 8:00 PM, at Mitchell High School, she will be attending the Pikes Peak Suicide Prevention Training, she thanked the Springs Rescue Mission and HOPECOS who helped shelter people during the subzero temperatures, and stated she attended the Martin Luther King, Jr. All People's Breakfast.

President Helms expressed gratitude for the readiness of Colorado Springs Utilities, during the days of subzero temperatures and stated he attended the Grey Hawk Park HOA meeting regarding the final approval of the park design, Change of Command for the United States Space Force Command, and the All People's Breakfast.

## **11. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 11:45 AM.

Sarah B. Johnson, City Clerk