



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, October 21, 2024

10:00 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 10:00 AM.

- Present** 6 - President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, and Councilmember Brian Risley
- Excused** 3 - Councilmember Yolanda Avila, Councilmember Mike O'Malley, and Councilmember Michelle Talarico

### 2. Changes to Agenda

President Helms stated there will be a Special City Council Town Hall for public comment on the Mayor's 2025 City Budget held tonight at 5:30 PM.

### 3. Regular Meeting Comments

President Helms requested item 4B.L. be removed from the October 22, 2024 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

### 4. Review of Previous Meeting Minutes

- 4.A. [24-586](#) City Council Work Session Meeting Minutes October 7, 2024

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [10-7-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the October 7, 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. Staff and Appointee Reports**

- 6.A.** [24-583](#) Presentation of Recommendations from the Law Enforcement Transparency and Advisory Commission (LETAC)

Presenter:  
Sherryl Dillon, Commissioner

**Attachments:** [LETAC Recommendations](#)

Sherryl Dillon, Commissioner, Law Enforcement Transparency and Accountability Commission (LETAC), provided an overview of the recommendations concerning the Colorado Springs Police Department (CSPD).

Councilmember Henjum asked if CSPD Officers are requesting the recommendation for additional training in skills, specifically hands-on arrest control tactics. Ms. Dillon confirmed they are.

Councilmember Donelson asked if any of the commission members were concerned that the permitting process recommendation from LETAC were beyond the scope of LETAC. Ms. Dillon confirmed there were some concerns, but the prior leadership of LETAC felt it was in their purview.

Councilmember Henjum asked Ms. Dillon if she felt LETAC is fulfilling its intended role. Ms. Dillon stated she has seen the commission evolve and is becoming more effective and streamlined.

- 6.B.** [24-585](#) Agenda Planner Review

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 10-21-24](#)

Councilmember Donelson requested a presentation from the Pikes Peak Library Board regarding their current status at the November 12, 2024 City Council Work Session or regular meeting. Consensus of Council did not agree to Councilmember Donelson's request.

Councilmember Leinweber requested a presentation from the El Paso County Sheriff's Office regarding how their system is working toward addressing mental health, drug addiction, and homelessness. Consensus of Council agreed to Councilmember Leinweber's request.

## **7. Presentations for General Information**

**7.A. [24-605](#)** Downtown Development Authority Annual Report

Presenter:

Susan Edmonson, President and CEO Downtown Partnership  
Chelsea Gondeck, Executive Director, Downtown BID

**Attachments:** [10.21.2024 DDA & BID City Council](#)

Chelsea Gondeck, Executive Director, Downtown Business Improvement District, who provided an overview of the Downtown district boundaries, goals, role of the Greater Downtown Colorado Springs Business Improvement District (BID), BID historical revenue, 2023 BID expenses, recent capital purchases, public space management, supplemental security service, anticipated changes in 2025, and greatest needs.

Susan Edmonson, President and Chief Executive Officer, Downtown Partnership identified the functions of the Downtown Development Authority (DDA).

President Helms asked if the sales tax revenue forecast for 2025 will be better than 2024. Ms. Edmonson stated it is impossible to forecast it, but she is concerned about the spending of discretionary dollars in this economic environment.

Councilmember Leinweber requested additional information regarding the business which have closed. Ms. Edmondson stated they are relatively flat in their rate of absorption, there have been approximately seventeen or eighteen closings, and their vacancy rate is a little over five percent.

Councilmember Leinweber stated he would also like to see how the residents who live downtown are affecting the downtown community. Ms. Edmonson stated it is a long-term plan and they have considered do a resident survey.

Councilmember Leinweber asked if the metered parking is a deterrent to citizens coming downtown to shop or eat. Ms. Edmonson stated the challenge to offering free parking is that hotel residents or downtown employees would most take those upfront parking spaces if available.

Councilmember Leinweber asked what the DDA is doing to assist with encouraging downtown holiday shopping. Ms. Edmonson stated they have already began promoting their holiday shopping campaign.

Councilmember Donelson asked how much goes toward public space management. Ms. Gondeck stated approximately \$500,000.

Councilmember Donelson asked if restaurants are required to have a public restroom. Ms. Gondeck stated they are, but they want to provide a restroom that the public could use without a visitor having to make a purchase.

Councilmember Donelson asked if instead of providing additional trash cans, the existing ones could just be emptied more frequently. Ms. Gondeck stated they are emptied on a daily basis and increasing that frequency would have a cost implication.

Councilmember Donelson asked if the contract to hang the public banners are a BID function and who decides what is on those banners. Ms. Gondeck confirmed the BID manages that contract and the banners are determined through an application process.

Councilmember Donelson asked if any applications have been denied. Ms. Gondeck stated she is not aware of any which have been denied because they have had the capacity to accommodate all the requests. Ms. Edmonson stated the applications the BID receives are from non-profit civic entities. Mr. Donelson stated it bothers him that the LGBTQ+ banners are displayed during the Western Street Breakfast which families with children are in attendance.

Councilmember Donelson asked if the projections for apartments have gone down. Ms. Edmonson stated it has not, just some of the projects have been delayed.

Councilmember Donelson asked what the downtown vacancy rate is. Ms. Edmonson provided an overview of the residential vacancy and absorption rate.

Councilmember Donelson requested a food to retail comparison. Ms.

Edmonson stated there are approximately 130 food/beverage options and over 70 shopping options.

Councilmember Donelson asked if the downtown parking plan is acceptable. Ms. Edmonson stated they are always monitoring and adjusting the parking system.

Councilmember Donelson requested additional information regarding the BID, DDA, and the 501c3. Ms. Donelson stated the Downtown Partnership serves as the management entity collectively which makes it more efficient and cost effective with taxpayer dollars.

Councilmember Donelson asked how many employees work for the Downtown Partnership. Ms. Edmonson stated there are nine employees.

Councilmember Donelson asked how the BID would address the contract with the Downtown Partnership. Ms. Edmonson stated that would be done through the Board of Directors.

President Helms recommended the Downtown Partnership, and the City look into portable restrooms as a solution to public restrooms.

Councilmember Henjum requested an update regarding the Downtown Master Plan. Ms. Edmonson stated they put out a Request For Proposal (RFP) for consultants and are interviewing finalists this week and they anticipate recommendations will come before City Council at the end of 2025 or beginning of 2026.

Councilmember Donelson requested the DDA not endorse City Council candidates because City Council appoints members to the DDA Board. Ms. Edmonson stated Councilmember Donelson's request is duly noted.

## **8. Items for Introduction**

- 8.A.**     [24-361](#)     A Resolution Approving the 2025 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado

Presenter:

Chelsea Gondeck, Executive Director, Downtown BID  
Charae McDaniel, Chief Financial Officer

**Attachments:**   [02\\_Res to Approve Budget for DDA\\_10 21 24](#)  
[2025 Preliminary DDA budget](#)

Please see comments in Agenda item 7.A.

- 8.B.**     [24-360](#)     A Resolution Fixing and Certifying the 2024 Tax Levy for Taxes Payable

in 2025 at 5.000 Mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado

Presenter:

Chelsea Gondeck, Executive Director, Downtown BID  
Charae McDaniel, Chief Financial Officer

**Attachments:** [01 Res to Fix Mill Levy for DDA 10 21 24](#)  
[10.21.2024 DDA BID City Council](#)

Please see comments in Agenda Item 7.A.

- 8.C.** [24-485](#) A Resolution to Amend Resolution Nos. 208-23 and 59-24 Increasing the 2024 Mesa Basin and Sand Creek Basin Drainage Fees.

Presenter:

Richard Mulledy, P.E., Public Works Director;  
Erin Powers, P.E., Stormwater Compliance Program Manager

**Attachments:** [SW-DrainageFeesAmendRES-2024-09-24](#)  
[Exhibit A Proposed 2024 Fee Schedule](#)  
[Exhibit B Ownership Exhibit](#)  
[Exhibit C Current 2024 Fee Schedule](#)  
[Signed Resolution No. 59-24](#)  
[Resolution No. 208-23](#)

Erin Powers, Stormwater Compliance Program Manager, presented the Resolution increasing the 2024 Mesa and Sand Creek Basin Drainage Fees. She provided an overview of the Drainage Basin Fee Program, Drainage Fee determination, proposed adjustment to \$25,349 per acre for the Sand Creek Drainage Fee and to \$53,850 per acre for the Mesa Drainage Basin Fee to \$53,850 per acre, and \$40,002 per acre for the remaining unplatted acreage within the Mesa Basin.

There were no comments on this item.

- 8.D.** [24-362](#) A Resolution Approving the 2025 Budget for Pikes Peak Regional Building Department

Presenter:

Roger Lovell, Building Official, Pikes Peak Regional Building Department  
Erin Garcia, Finance Director, Pikes Peak Regional Building Department  
Charae McDaniel, Chief Financial Officer

**Attachments:** [2025 PPRBD Budget Resolution-10-21-24](#)  
[2025 Budget](#)  
[2025 Budget Presentation - City Council Work Session](#)

Roger Lovell, Building Official, Pikes Peak Regional Building Department (PPRBD) presented the Resolution approving the 2025 budget for the PPRBD and provided an overview of 2024, accomplishments, strategic goals, twenty-year inspection/permit trend, and 2025 budget highlights. He identified the summary of revenue/expenditures, revenue trend, and expenses.

Councilmember Donelson asked how many doors or apartment units have come into the market this year. Mr. Lovell stated as of August 31, 2024, 783 apartment units have come into the market.

Councilmember Risley commented that PPRBD is the largest jurisdiction building department in the state of Colorado and in his experience, and in his experience, the most efficiently ran operation he has ever worked with.

Councilmember Donelson asked why the other revenue category was cut in half in 2024 and is anticipated to increase in 2025. Mr. Lovell stated the main reason is due to recategorization such as elevator and escalation fees and stated he will provide Council more detailed information regarding it.

- 8.E.** [24-356](#) A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [02\\_Res to Adopt Budget and Appropriate for Briargate GID 2021\\_10\\_21\\_24](#)  
[2025 Briargate GID 2021 Budget](#)  
[Briargate GID 2021 Map](#)

Charae McDaniel, Chief Financial Officer, presented the Resolutions fixing and certifying a mill levy, summarizing expenditures and revenues, adopting a budget, and appropriating funds for the Colorado Springs Briargate General Improvement District (GID) 2021 for the 2025 budget year. She stated the public hearing will be held on November 12, 2024.

There were no comments on this item.

- 8.F. [24-355](#) A Resolution Fixing and Certifying a 4.409 Mill Levy for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the 2025 Budget Year

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01 Res to Fix Mill Levy for Briargate GID 2021 10 22 24](#)

Please see comments in Agenda item 8.E.

- 8.G. [24-359](#) A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [02 Res to Adopt Budget for MAB GID 10 21 24](#)

[MAB GID 2025 Budget](#)

[MARKETPLACEATAUSTINBLUFFSGID-Tax-Map](#)

Charae McDaniel, Chief Financial Officer, presented the Resolutions fixing and certifying a mill levy, summarizing expenditures and revenues, adopting a budget, and appropriating funds for the Colorado Springs Marketplace at Austin Bluffs GID for the 2025 budget year.

Councilmember Henjum asked how long this GID has been in place. Ms. McDaniel stated since 2006.

Councilmember Henjum asked when the last time the City created a GID. Ms. McDaniel stated in 2021 with the Briargate General Improvement District 2021.

Councilmember Donelson asked when these bonds will be paid off. Ms. McDaniel stated she will provide that information.

Councilmember Donelson asked if these bonds were privately placed. Ms. McDaniel stated they were not; they were publicly placed.

- 8.H. [24-358](#) A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2025 Budget Year



Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01 Res to Fix Mill Levy for Briargate GID 2021 10 22 24](#)

Please see comments in Agenda item 8.G.

**8.I.** [24-322](#) A Resolution Approving the City's Investment Policy

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Exhibit A - Summary of recommended investment policy updates - 07-03-24](#)  
[Resolution Update Investment Policy 07-22-24](#)  
[Clean - City of Colorado Springs Investment Policy - 04-2024](#)  
[Redlined - City of Colorado Springs Investment Policy - 04-2024](#)

Charae McDaniel, Chief Financial Officer, presented the Resolution approving the City's Investment Policy and provided an overview of the proposed changes to the policy.

**8.J.** [24-590](#) An Ordinance Creating A New Section 507 (Waiver Of Rights Of First Refusal And First Offer On Qualifying Multifamily Residential Or Mixed-Use Rental Properties) Of Part 5 (Acquisition And Disposition Of Real Property Interests) Of Article 2 (City Properties) Of Chapter 3 (Public Property And Public Works) Of The Code Of The City Of Colorado Springs 2001, As Amended, As Related To Colorado House Bill 24-1175 And A Local Government's Right Of First Refusal And First Offer To Purchase Qualifying Property For The Purpose Of Providing Long-Term Affordable Housing Or Mixed-Income Development

Presenter:

Lynette Crow-Iverson, Council President Pro Tem and Councilmember At Large

**Attachments:** [ORD - Waiver of HB24-1175](#)

President Pro Tem Crow-Iverson presented the Ordinance creating a new Section 507 of the City Code as related to Colorado House Bill 24-1175 and a local government's right of first refusal and first offer to purchase qualifying property for the purpose of providing long-term affordable housing or mixed-income development.

Councilmember Henjum asked if there were any negative consequences to opting out of HB 24-1175. Katie Sunderlin, Housing Solution Manager, stated the downside is they would lose a tool for affordable housing which includes approximately 162 properties which would fall under the right of first offer category and 72 properties which would fall under the right of first

refusal category.

Councilmember Henjum asked if the City would be missing out on an opportunity with this option. Ms. Sunderlin stated the City would have never purchased one of these properties, but it did have the option to grant this to the Colorado Springs Housing Authority or the Colorado Housing and Finance Authority, but both entities were not interested in pursuing it.

Councilmember Risley stated those entities do not have the funds to acquire these types of properties and believes the state is overreaching their authority so he will supporting the proposed Ordinance.

President Helms stated he also supports the City opting out of this state bill.

Councilmember Donelson asked if the Administration supports the proposed Ordinance. Travis Easton, Deputy Chief of Staff, confirmed it does and they also opposed HB 24-1175 in the Legislative Session.

**8.K.** [24-584](#)

A Resolution authorizing the acquisition of real property and a temporary easement using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager

**Attachments:** [1 Southwest Equity Trigon - Location Map](#)  
[2 Southwest Equity Trigon - Resolution](#)  
[3 Resolution - Exhibits A B and C](#)  
[4 Resolution - Exhibits D and E](#)  
[5 Resolution - Exhibits F and G](#)  
[6 Marksheffel - Southwest Equity TrigonL&C Presentation](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution authorizing the acquisition of real property and a temporary easement using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Marksheffel Road - North Carefree to Dublin Project. She provided an overview of the location, permanent/temporary easements, and procedure manual requirements.

Councilmember Risley asked why the northern part of the property to the southeast of Stetson Hills Boulevard and Huber Road is not being acquired for easements. Ms. Sturdivant stated this acquisition is only for Marksheffel Road and future development and construction of Stetson Hills Boulevard would be a development responsibility.

Councilmember Leinweber asked if there will be other properties along Marksheffel Road which the City will need to acquire for this project. Ms. Sturdivant stated yes and in some cases there may be other properties which exceed \$100,000. She stated as development has taken place north of this area, but the right of way has been dedicated, these particular lots are undeveloped, and there are no active development plans. Ms. Sturdivant stated it is important to keep the project moving and purchase the necessary right of way at this time.

## **9. Items Under Study**

There were no Items Under Study.

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

President Pro Tem Crow-Iverson stated as the Chair for the North Academy Development Board, she attended the Economic Development Regional Leadership meeting in Cincinnati, OH.

Councilmember Leinweber stated that electric bikes have begun to start their process with the Parks Advisory Board, the Trails, Open Space, and Parks (TOPS) Board, and will be coming before City Council in the future.

Councilmember Donelson congratulated the Police Officers who recently graduated and expressed appreciation for all that Police Officers do for the City. He stated he was in the Northgate neighborhood during the last Ford Amphitheater concert of the season and stated the City needs to do something to address the noise people are experiencing in the homes. Councilmember Donelson stated the Pikes Peak Library District Board voted to not renew the Rockrimmon Library lease even though it is the third most used library in the City and he and the landlord are working toward a solution.

President Helms stated he also experienced the noise from the last concert of the Ford Amphitheater and he and Councilmember Henjum are working with the owner toward solutions. He congratulated the Colorado State University football team for their win against the United States Air Force Academy Falcons and stated he and his wife attended a fundraiser called Refined in Littleton, CO to help fight human trafficking.

Travis Easton, Deputy City Clerk, stated the City has hired an independent third-party who, along with the owner of Ford Amphitheater will be issuing a

report which will be reviewed by staff.

**11. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 1:48 PM.

Sarah B. Johnson, City Clerk