



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, June 27, 2023

10:00 AM

Council Chambers

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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

2. Invocation and Pledge of Allegiance

The Invocation was made by Deacon Matt Kasper from the St. Patrick Roman Catholic Church.

President Helms led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

There were no changes to the Agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

- 4A.A. [ZONE-23-00](#) Ordinance 23-30 a zone change relating to 3.53 acres from PBC/cr (Planned Business Center with conditions of record) to PBC (Planned Business Center [to be known as MX-M (Mixed Use Medium Scale)]) located at the southwest intersection of Roller Coaster Road and North Gate Boulevard.

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A - Legal](#)
[Exhibit B - Depiction Addendum](#)
[Staff Report](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[CPC_Minutes_05.10.23_Roller Coaster Commercial](#)
[7.5.603 Findings - ZC](#)
[Presentation](#)
[Signed Ordinance No. 23-30.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A. [23-326](#) City Council Regular Meeting Minutes June 13, 2023

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [6-13-2023 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [23-291](#) A Resolution Authorizing Public Improvement Intergovernmental Agreement with Peak Metropolitan District No. 3.

Presenter:

Troy Stover, Business Park Development Director, Colorado Springs
Airport

Attachments: [RESOLUTION Intergovernmental Agreement Peak Metropolitan District No. 3.docx](#)
[Attachment 1 - Executed Development Agreement.pdf](#)
[Attachment 2 - Facilities Acquisition and Payment Agreement \(Construction Agreement\).pdf](#)
[Attachment 3 - Executed Escrow Agreement.pdf](#)
[Resolution Exhibit 1 - Intergovernmental Agreement Peak Metropolitan District No. 3.docx](#)
[Resolution Exhibit 2 - AVAILABILITY OF FUNDS and STEP.docx](#)
[Resolution Exhibit 2 - Availability of Funds Step-in \(Ex B\).pdf](#)
[Resolution Exhibit 2 - Availability of Funds Step-in \(Ex C\).pdf](#)
[Presentation IGA for Project Raptor 2023 06 27.pptx](#)
[Signed Resolution No. 88-23.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.C. [23-316](#) Quarterly Recognition for City Employee Retirees.

Presenter:
Mike Sullivan, Human resources Director

Attachments: [Q2 2023 Retiree Resolution \(Employee\(s\) Will Not Attend\)](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Donelson, seconded by Councilmember Leinweber, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Recognitions

5.A. [23-188](#) A Resolution Designating July as National Park and Recreation Month

Presenter:
Britt Haley, Director
Parks, Recreation and Cultural Services

Attachments: [Parks-JulyRES-2023-06-12](#)
[Signed Resolution No. 89-23.pdf](#)

Councilmember Leinweber identified how important outdoor recreation is

to the City's economy and read the Resolution Designating July as National Park and Recreation Month.

Britt Haley, Director, Parks, Recreation and Cultural Services, expressed appreciation for the members of the parks system staff, partnerships, and the support of City Council. She identified some of the events and activities scheduled for the month of July 2023 to highlight National Park and Recreation Month.

Councilmember Avila expressed appreciation for all the people who contribute to the well-being of the parks.

Motion by Councilmember Talarico, seconded by Councilmember Donelson, that the Resolution designating July as National Park and Recreation Month be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.B. [23-258](#) A Resolution celebrating July 4, 2023 as Independence Day

Presenter:

Dave Donelson, Councilmember District 1

Attachments: [Independence Day](#)
[Signed Resolution No. 90-23.pdf](#)

Councilmember Donelson provided a brief overview of the British Empire's penalties of treason the nation's forefathers would have received for signing the Declaration of Independence and read the Resolution celebrating July 4, 2023 as Independence Day.

Megan Leatham, President and CEO, SportsCorp, and Brianna Goodwin, Director of Development, SportsCorp, identified many of the events scheduled in honor of Independence Day.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution celebrating July 4, 2023 as Independence Day be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.C. [23-254](#) A Resolution recognizing July 11th through 15th as Western Wear Days

Presenter:

Brian Risley, Councilmember At Large

Attachments: [Western Wear Days](#)
[Signed Resolution No. 91-23.pdf](#)

Councilmember Risley spoke about the City's western heritage, the tourism it brings to the City, and read a Resolution recognizing July 11 through 15 as Western Wear Days.

Jeff Renehan, President, Pikes Peak Range Riders, gave a brief history of the Pikes Peak Range Riders and identified the details of the Pikes Peak or Bust Rodeo and parade scheduled for July 8, 2023.

Scott Johnson, President Pikes Peak or Bust Rodeo, expressed appreciation for the support of the City and provided an overview of the Pikes Peak or Bust Rodeo event.

Corliss Palmer, Volunteer with the Pikes Peak or Bust Rodeo, introduced Makena Norton, 2023 Girl of the West, who provided detailed information on the upcoming events associated with the 2023 Pikes Peak or Bust Rodeo.

Councilmember Avila spoke about the rich culture of rodeo in Hispanic culture.

President Helms commented about how the United States Air Force Academy cadets attend the rodeo every year.

Citizen Victoria Heim, former Sheriff of the Pikes Peak Westerners, expressed appreciation for Pikes Peak United Way who organized the volunteers for the Western Street Breakfast.

Motion by Councilmember Henjum, seconded by President Pro Tem Crow-Iverson, that the Resolution recognizing July 11th through 15th as Western Wear Days be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.D. [23-323](#) A Resolution of Appreciation of Jeff Greene, for his 8 years of service to the City of Colorado Springs as Chief of Staff

Presenter:
Lynette Crow-Iverson - City Council

Attachments: [Resolution of Appreciation JEFFREY GREENE - Final Signed Resolution No. 92-23.pdf](#)

President Pro Tem Crow-Iverson acknowledged Jeff Greene, for his eight years of service to the City as Chief of Staff, identified some of his achievements, and read the Resolution of Appreciation for Mr. Greene for his eight years of service with the City of Colorado Springs.

Former Mayor John Suthers, Christopher Jenkins, CEO, Norwood Development Group, Linda Weise, President and CEO, Community Cultural Collective, former Councilmember Jill Gaebler, Cindy Aubrey, President and CEO, Pikes Peak United Way, Tim Seibert, Senior Vice President, Norwood Development Group, Former President, Colorado Springs Housing and Building Association, Travis Easton, Deputy Chief of Staff, (who spoke on behalf of the City) and Councilmembers expressed gratitude for Mr. Green's service and accomplishments during his career with the City.

Mr. Greene expressed appreciation for former Mayor Suthers, for his wife, the opportunities he had been given with the City, for the recognition, and for his team.

Motion by Councilmember Leinweber, seconded by Councilmember O'Malley, that the Resolution of appreciation of Jeff Greene, for his 8 years of service to the City of Colorado Springs as Chief of Staff be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.E. [23-329](#) Appointments to City Council Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [062723 Boards Commissions and Committee Appointments](#)
[06.13.23 DDA board appointments](#)

President Helms presented the City Council Appointments to Boards, Commissions, and Committees.

There were no comments on this item.

Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the Appointments to City Council Boards, Commissions, and Committees be approved. The motion passed by a vote of 8-0-1-0

Aye: 8 - Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

Absent: 1 - Avila

6. Mayor's Business

There was no Mayor's Business.

7. Citizen Discussion For Items Not On Today's Agenda

Citizen Jeany Rush, Tanya Reegan, Angie Austin, Angie Shinkle, and Anna Mitchell, spoke regarding the drag performance during the Pride: Inside and Out event on Saturday, June 3, 2023 at the Hillside Community Center.

Citizen Jessie Pocock, CEO and Executive Director Inside Out Youth Services, Cathy Gillis, and Kelly Robinson, spoke regarding the drag performance during the Pride: Inside and Out event on Saturday, June 3, 2023 at the Hillside Community Center and against hate and fear of the LGBTQIA2+ community.

Citizens Noah Harper and Karlus Dobbin ceded their time to Margie Sullivant, President, Local Amalgamated Transit Union (ATU) 19, who spoke regarding the safety concerns for Mountain Metropolitan Transit (MMT) bus drivers.

Citizen Kelly Muirhead ceded their time to Sharon Clements, Financial Secretary, Local ATU 19, spoke about the issues concerning electric buses.

Citizen Trevor Bailor spoke about the issues with trash accumulation in the community of people experiencing homelessness and suggested the addition of more trash bins in those areas.

Citizen Jaymen Johnson expressed appreciation for the citizens who spoke and for the recognitions given by City Council at today's meeting. He also spoke about the vandalism which recently occurred against the Silver Key shuttles.

8. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

9. Utilities Business

9.A. [23-294](#)

A Resolution Setting the Gas Cost Adjustment and Gas Capacity Charge Rates Effective July 1, 2023

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2 - 06-27-2023 CC Mtg-Gas Fuel Related Rates Resolution](#)

[3 - G Sheet 2.4 Rate Tbl - 22nd Revised - Redline](#)

[4 - G Sheet 2.4 Rate Tbl - 22nd Revised - Final](#)

[5 - GCA Schedule 1 \(06-27-23\)](#)

[6 - GCC Schedule 1 \(06-27-23\)](#)

[7 - GCC Schedule 2 \(06-27-23\)](#)

[Signed Resolution No. 93-23.pdf](#)

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities (CSU) introduced Scott Shirola, Pricing and Rates Manager, CSU presented the Resolutions setting the Gas Cost Adjustment (GCA), Electric Capacity Charge (ECC), and Gas Capacity Charge (GCC) rates effective July 1, 2023 and provided an overview of the types of fuel related cost, natural gas prices as of June 1, 2023, GCA projections for June 2023, ECC projections for June 2023, GCC projections for June 2023, comparison to other Front Range jurisdictions, sample residential bill, and how customers can receive assistance.

Councilmember Risley stated he supports the decreases as they are proposed today, but there needs to be significant investment in utility infrastructure in order to meet the current demand, state mandates, and future demand due to the growth of the City.

Councilmember O'Malley stated he believes CSU can do better than just passing through the costs much like a commercial organization, they need to take ownership of the costs which continue to fluctuate and adjust the gain to where it needs to be. He requested this issue be addressed in strategic planning.

Councilmember Donelson asked if CSU electric and gas rates are eighteen percent lower than the other competitors on the Front Range. Mr. Shirola confirmed they are.

Councilmember Henjum asked if rate funds could be utilized to pay for utility infrastructure. Mr. Gearhart stated the rating agencies do monitor infrastructure which is paid through base rates.

Motion by Councilmember Donelson, seconded by Councilmember Risley, that the Resolution setting the Gas Cost Adjustment and Gas Capacity Charge rates effective July 1, 2023 be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

9.B. [23-295](#) A Resolution Setting the Electric Capacity Charge and Green Power Service Rates Effective July 1, 2023

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2 - 06-27-2023 CC Mtg-Electric Fuel Related Rates Resolution](#)

[3 - E Sheet 2.9 Rate Tbl - 23rd Revised - Redline](#)

[4 - E Sheet 2.9 Rate Tbl - 23rd Revised - Final](#)

[5 - ECC Schedule 1 \(06-27-23\)](#)

[6 - 2023 Green Power Service Schedule 1 \(06-27-23\)](#)

[Signed Resolution No. 94-23.pdf](#)

Please see comments in Agenda item 9.A.

Motion by Councilmember Talarico, seconded by Councilmember Donelson, that the Resolution setting the Electric Capacity Charge and Green Power Service rates effective July 1, 2023 be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

9.C. [23-298](#) Ordinance No. 23-31 of the City of Colorado Springs, Colorado Providing for the Refunding of Certain Outstanding Utilities System Revenue Bonds of the City; Providing for the Extension, Betterment, Other Improvement and Equipment of the City of Colorado Springs Utilities System; Providing for the Issuance and Sale of the City of Colorado Springs, Colorado, Utilities System Improvement Revenue Bonds, Series 2023a in an Aggregate Principal Amount not to Exceed \$250,000,000, and the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series 2023b in an Aggregate Principal Amount Not to Exceed \$186,000,000, Payable Solely Out of the Net Revenues to be Derived From the Operation of the City of Colorado Springs Utilities System; Authorizing the Execution by the City of a Paying Agent Agreement, Escrow Agreement, a Bond Purchase Agreement, and an Official Statement Related Thereto; and Providing Other Matters Relating Thereto

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [CSU 2023AB Bond Ordinance - DRAFT](#)
[CSU 2023AB Bond Purchase Agreement - DRAFT](#)
[CSU 2023AB Official Statement - DRAFT](#)
[June-July 2023AB Bond Ordinance - City Council Presentation](#)

Adam Hegstrom, Treasury and Financing Manager, CSU, presented the Ordinance for the issuance of the Series 2023A refunding series and 2023B new money series up to approximately \$250M to support the financing activity. He provided a Plan of Finance overview, new money debt issuance (2023A), refunding debt issuance (2023B), industry and investor relationships, and timetable.

There were no comments on this item.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Ordinance of the City of Colorado Springs, Colorado providing for the refunding of certain outstanding utilities system revenue bonds of the City; providing for the extension, betterment, other improvement and equipment of the City of Colorado Springs Utilities system; providing for the issuance and sale of the City Of Colorado Springs, Colorado, Utilities system improvement revenue bonds, Series 2023a in an aggregate principal amount not to exceed \$250,000,000, and the City Of Colorado Springs, Colorado, Utilities system refunding revenue bonds, Series 2023b in an aggregate principal amount not to exceed \$186,000,000, payable solely out of the net revenues to be derived from the operation of the City Of Colorado Springs Utilities system; authorizing the execution by the City of a paying agent agreement, escrow agreement, a bond purchase agreement, and an official statement related thereto; and providing other matters relating thereto be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

10. Unfinished Business

10.A. [23-213](#)

Ordinance No. 23-29 amending Ordinance No. 22-90 (2023 Budget Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$717,960 for additional projects and events recommended by the LART Citizen Advisory Committee and as amended by City Council; and to the Capital Improvements Program (CIP) Fund in the amount of \$250,000 for a LART-funded capital project that will be administered by the City of Colorado Springs Parks, Recreation and Cultural Services Department

Presenter:
Chris Fiandaca, City Budget Manager
PK McPherson, Chair, LART Citizen Advisory Committee

Attachments: [Amended LART Ordinance 2023](#)
[Amended 2023 LART Resolution Exhibit A Rev for off-cycle](#)
[LART Presentation](#)
[Signed Ordinance No. 23-29.pdf](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, that Ordinance No. 23-29 approving a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund and the Capital Improvements Program (CIP) Fund as amended for an additional appropriation of \$7,500 to Colorado International Events to fund the Pikes or Bust Rodeo Parade be finally passed. The motion passed by a vote of 8-0-1-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, O'Malley, Risley, and Talarico

Absent: 1 - Leinweber

11. New Business

There was no New Business.

12. Public Hearing

There was no Public Hearing.

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk