



# 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, May 8, 2023

10:00 AM

Council Chambers

### How to Watch the Meeting

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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

- 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. [23-239](#) City Council Work Session Meeting Minutes April 24, 2023

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [4-24-23 City Council Work Session Meeting Minutes Final](#)

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

### 5. Presentations for General Information

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

### **6.A. [23-248](#) City for Champions (C4C) Background and Update**

Presenter:

Bob Cope, Economic Development Officer

**Attachments:** [C4C City Council Background Update 5-8-23](#)

Bob Cope, Economic Development Officer, provided an overview of the City for Champions (C4C), the Colorado Regional Tourism Act, C4C Award, United States Olympic and Paralympic Museum (USOPM) and Hall of Fame, Weidner Stadium, Robson Arena, William J. Hybl Sports Medicine and Performance Center, United States Air Force Academy (USAFA) Gateway Visitor Center, and projected economic/fiscal impacts.

Councilmember Donelson asked how out-of-state visitors are measured. Mr. Cope stated the state of Colorado requires yearly reporting which shows the number of out-of-state visitors and the estimated net new State sales tax revenue. Councilmember Donelson requested a summary of that data be provided to Council. Mr. Cope agreed to provide that information.

Councilmember Donelson asked if the breakdown of funding sources provided for the USAFA Gateway Visitor Center was also done on the other projects. Mr. Cope stated the Urban Renewal Authority (URA) funding was not used on those projects.

Councilmember Henjum asked if Mr. Cope has been part of the discussion with the Colorado Springs Chamber of Commerce and EDC regarding C4C as it relates to downtown and local visitors. Mr. Cope stated he has not and C4C is not a brand, it is an initiative.

Councilmember Avila requested the visitation rate and the return on investment (ROI) for the USOPM. Mr. Cope stated Summit Economics is currently working on that report and they will provide that information.

Councilmember Henjum asked when Council will receive a presentation regarding the USOPM. Sarah B. Johnson, City Clerk, stated it is scheduled for the May 22, 2023 Work Session.

### **6.B. [23-249](#) Pikes Peak Rural Transportation Authority (PPRTA) Informational Item**

Presenter:

Travis Easton, P.E., Public Works Director

Gayle Sturdivant, P.E., City Engineer, Deputy Public Works Director

**Attachments:** [PPRTA general info for distribution.pptx](#)

Travis Easton, Director, Public Works Department, provided an overview of the Pikes Peak Rural Transportation Authority (PPRTA) general information, establishing Intergovernmental Agreement (IGA), accountability/transparency, capital funding, capital program, maintenance funding, maintenance strategy, transit funding, and status at the end of 2022, 2023, and 2024.

Councilmember Avila asked if the City of Fountain joins PPRTA if their transit system would be included. Mr. Easton stated that is still to be determined.

Councilmember Donelson asked the City has adequate funding and is doing a great job concerning maintenance. Mr. Easton confirmed they are and they have a strategic plan for the extension of Issue 2C.

Councilmember Leinweber asked when the City will be addressing the smaller neighborhood streets. Mr. Easton stated every road is characterized by a condition index including the residential streets.

**6.C.** [23-238](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 5-8-23](#)

Councilmember Henjum asked when a presentation regarding murals and graffiti will be held. Sarah B. Johnson, City Clerk, stated it will be presented at one of the City Council Work Sessions in June 2023.

## **7. Items for Introduction**

**7.A.** [23-193](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of Ridge at Sand Creek Metropolitan District Limited Tax General Obligation Bonds, Series 2023 in the amount not to exceed \$2,590,000 and related bond documents, for a district located in the east central area of Colorado Springs

Presenter:

Mike Tassi, Assistant Director, Planning and Community Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution](#)  
[PowerPoint](#)  
[Financing Cover Letter](#)  
[Financing Plan and Pro Forma](#)  
[Form of Authorizing Resolution](#)  
[Cost Certification Letter](#)  
[Piper Sandler Letter](#)  
[Engineer Certification Letter](#)  
[External Financial Advisor Certificate](#)  
[Opinion of Compliance Letter](#)  
[Staff Presentation](#)

Mike Tassi, Assistant Planning Director, Planning and Community Development Department, presented the Resolution approving the issuance of Ridge at Sand Creek Metropolitan District Limited Tax General Obligation Bonds, Series 2023, in the amount not to exceed \$2,590,000 and related bond documents, for a district located in the east-central area of the City. He provided an overview of the district, location, district boundaries, questions/comments from the Budget Committee, and next steps.

Councilmember Henjum asked why the district made the decision to self-fund the debt. Alan Vancil, representing the district, provided an overview of the buildout and stated the developer decided to hold onto these bonds because it saves costs to the development and homeowners if they are not public.

- 7.B. [23-213](#) An ordinance 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 \$710,460 for additional projects and events recommended by the LART Citizen Advisory Committee; 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:** [LART ORD-2023-05-01](#)  
[LART Presentation](#)  
[2023 LART Resolution Exhibit A Rev for off-cycle](#)

Chris Fiandaca, City Budget Manager, presented the Ordinance for a supplemental appropriation of \$710,460 to the Lodgers and Automobile

Rental Tax (LART) fund for additional projects and events as recommended by the LART Citizen Advisory Committee (CAC) and to the Capital Improvements Program (CIP) Fund in the amount of \$250,000 for LART-funded capital projects that will be administered by the City of Colorado Springs Parks, Recreation and Cultural Services Department and provided a brief overview of the LART fund.

PK McPherson, Chair, LART CAC, went over the representatives which make up the LART CAC, their mission, qualifying events, application requirements, process, scoring, allocations, off cycle funding, and Resolution events.

Councilmember Risley requested the scoring rubric. Ms. McPherson stated they will provide that information.

Councilmember Leinweber requested a review of the amount of time it takes for an applicant to receive the funding after they have received approval from the LART CAC. Charae McDaniel, Chief Finance Officer, provided an overview of the contracting/payment process.

Councilmember Donelson asked if the contracting/payment process begins with the off-cycle application period begins. Ms. McDaniel stated contracting process starts in January following Council approval in December and they are modifying the application process to improve the efficiency of obtaining the required legal documents.

Councilmember Leinweber stated he believes there should be more representation for outdoor recreation on the LART CAC. Ms. McPherson stated she agrees with that statement, but they do not receive a large amount of applications from outdoor recreation organizations/events. Councilmember Donelson stated he also agrees and there is a considerate amount of LART funding which goes toward outdoor recreation.

Councilmember Crow-Iverson asked if the LART CAC tracks the revenue generated by the events. Ms. McPherson confirmed they do which is why they ask for the budgets for both the organization and the event.

Councilmember Avila provided a brief history of the Hall of Fame Heritage Event and requested that everything that is funded by LART

goes through a robust discussion by the LART CAC. Ms. McDaniel stated that event went through a similar process as other LART applications, and was reviewed by the LART CAC and the City Council Budget Committee as to whether they recommended it go before City Council as a Heritage Event. Councilmember Avila requested the minutes from those discussions. Ms. McDaniel stated they will provide that information.

- 7.C. [23-247](#) A resolution rescinding Resolution No. 09-22 and establishing development application fees and charges for the Land Use Review Division of the Planning and Development Department

Presenter:

Morgan Hester, Planning Supervisor

Mike Tassi, Assistant Director of Planning and Community Development

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

[Exhibit A - UDC Fee Amendment](#)

[ATTACHMENT 1 - UDC Fee Amendment - Redline](#)

[ATTACHMENT 2 - UDC Fee Amendment](#)

[Staff Presentation](#)

Morgan Hester, Planning Supervisor, Planning and Community Development, presented the Resolution establishing development application fees and charges for the Land Use Review Division of the Planning And Community Development Department. She provided an overview of RetoolCOS Phase 5: Implementation, Unified Development Code (UDC) fee updates, and next steps.

There were no comments on this item.

- 7.D. [23-234](#) Ordinance No. 23-21 Setting the Salary of Mayor Pursuant to City Charter § 13-20(a)

Presenter:

Mike Sullivan, Human Resources Director

**Attachments:** [2023 Mayor Salary Ordinance Final](#)

Michael Sullivan, Human Resources Director, presented the Ordinance setting the salary of Mayor pursuant to City Charter §13-20(a). He stated the annual salary of the Mayor shall be set at \$129,740 effective June 6, 2023.

Councilmember Avila asked if the Mayor would also receive medical benefits and PERA. Mr. Sullivan stated the Mayor would be eligible to receive medical benefits, but is not eligible for PERA.

Councilmember Donelson stated he fully supports this proposed Ordinance.

## **8. Councilmember Reports, Open Discussion and Takeaways**

Councilmember Risely stated he attended the Building Commission meeting which oversees the Pikes Peak Regional Building Department (PPRBD).

Councilmember Henjum stated she attended the dinner for the Arkansas River Valley Authority Water Forum, ribbon cutting ceremony for The Commons, Fourth Judicial District's Leadership Summit on the Problem-Solving Courts, City Serve Day, Downtown Partnership Board Strategy Session, Innovations in Aging Breakfast, Arbor Day celebration, and the Senior Resource Council event.

Councilmember Avila stated she spoke at the Stroud Scholars Award ceremony at Colorado College and the Solid Rock, Inc. civic engagement presentation, and she attended the Cinco De Mayo Gala.

Councilmember Donelson thanked Travis Easton for presenting at a citizen's group regarding Public Works and welcomed Avelo Airlines to Colorado Springs.

Councilmember Talarico stated she attended the Westside Community Center event.

Councilmember Leinweber stated he has attended several events and has begun to work on his initiative regarding mental health.

President Helms stated he attended the Arbor Day celebration at the Oak Valley Ranch Park, ribbon cutting ceremony for Avelo Airlines, and dedication ceremony for the team of fallen Airmen in the first Gulf War who saved a contingent of United States Marines who were under fire.

### **8.A. [23-243](#)**

Authorization of Out-Of-State Travel for Councilmembers

Presenter:

Randy Helms, Council President and Councilmember District 2

President Helms presented the authorization of out-of-state travel for Councilmembers. Sarah B. Johnson, clarified that the Rules and Procedures of City Council require approval by City Council if Councilmembers want to use Council funds for out-of-state travel. City Council agreed to the use of funds for all Councilmembers who will be participating in the Colorado Springs Chamber of Commerce and EDC DC Fly-In trip to Washington D.C. in September 2023.

## **9. Executive Session**

### **9A. Open**

There was no Open Executive Session.

### **9B. Closed**

#### **9B.A. [23-259](#)**

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 a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and providing instruction and negotiation consultation regarding an economic development agreement.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct an electronic Closed Executive Session. Each City Councilmember participating in the electronic Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the electronic Closed Executive Session. If consent to the electronic Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

**Attachments:** [592023 Closed Session](#)

Wynetta Massey, City Attorney, 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 issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and providing instruction and negotiation consultation regarding an economic development agreement.



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. Items Under Study**

There were no Items Under Study.

#### **11. Adjourn**

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

Sarah B. Johnson, City Clerk