



# 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, April 25, 2022

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)

### 1. Call to Order and Roll Call

**Present** 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Tom Strand, and Councilmember Wayne Williams

Councilmember O'Malley arrived at approximately 1:30 PM.

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Henjum requested item 4B.P. be removed from the April 26, 2022 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

### 4. Review of Previous Meeting Minutes

4.A. [22-250](#) City Council Work Session Meeting Minutes April 11, 2022

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [4-11-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 11, 2022 Work Session were approved by Consensus of City Council.

### 5. Presentations for General Information

5.A. [22-222](#) Silver Key Senior Services

Presenter:

Jayne Holligan, Director of Volunteers, Events & Community Engagement, Silver Key

Dayton Romero, Director of Healthcare Strategy and Integration, Silver Key

**Attachments:** [Silver Key City Council Slides](#)

Dayton Romero, Director of Healthcare Strategy and Integration, Silver Key, gave a brief history of Silver Key, their food pantry, their clients, and presented an update on senior housing and behavioral health.

Councilmember Henjum asked what other organizations Silver Key partners with to assist veterans. Mr. Romero stated they have partnered with AmeriCorps Senior Corps for a four-year program grant to help serve veterans.

Councilmember Henjum asked if the disabled population which Silver Key serves are primarily veterans. Mr. Romero stated he does not have that number off the top of his head, but they do track that data.

President Strand asked how people can participate in the Senior Summit on June 15, 2022. Mr. Romero stated they can register on their website at [www.silverkey.org](http://www.silverkey.org) <<http://www.silverkey.org>> and it is a free event for stakeholders.

**5.B.** [22-196](#) Housing For All Presentation

Presenter:

Affordable Housing Collaborative:

David Lord, Mary Stegner, Lee Patke, Marla Novak and Max Kronstadt  
Community Housing Affordability Taskforce (CHAT): Missing Middle Presentation

Andrea Barlow, NES, Inc.-HBA, Johnna Reeder

Kleymeire-Chamber/EDC, Laura Nelson- Apartment Association of So CO, Darsey Nicklasson- DHN Development, LLC Kevin Walker Walker  
Schooler District Managers-HBA

**Attachments:** [Housing for All event Presentation to CC 41422](#)

[Final Report H4A 41422](#)

[Missing Middle Presentation COS](#)

Peter Wysocki, Director, Planning and Community Development, introduced the Housing For All presentation and gave a brief overview of the Affordable Housing Collaborative (ACH) and Community Housing Affordability Taskforce (CHAT)

David Lord (ACH) introduced the ACH co-founders BJ Scott, Randy Scott, Lee Patke, and Mary Stegner, and provided an overview of the housing continuum, background, July 28, 2021 convening, and September 29, 2021 convening.

Ms. Stegner, Mr. Patke, Marla Novak, and Max Kronstadt identified the recommendations provided by the ACH.

Councilmember Fortune asked where the funding for these recommendations will come from. Ms. Stegner stated those sources are identified in more detail in the report.

Councilmember Fortune asked what the difference between Affordable Housing and housing which is affordable. Mr. Patke stated housing which is affordable is defined as no more than thirty percent of your income, but Affordable Housing is reserved for people making eighty percent or less of the Average Median Income (AMI).

Councilmember Williams commented that the Colorado Springs Health Foundation has added housing as one of their priorities and will be a significant long-term, sustainable, funding source.

Councilmember Fortune asked if there are lenders represented in the ACH. Mr. Patke confirmed there are.

Councilmember Murray asked if there should be a discussion regarding rent control. Mr. Patke stated rent control can actually have an opposite effect of what is intended for the community.

Councilmember Fortuned asked if the Council of Neighborhoods and Organizations (CONO) or other neighborhood representatives have been involved in the conversations. Ms. Novak stated CONO has been polling their members and the ACH will be involved in future Homeowners Association (HOA) meetings.

Andrea Barlow, NES, Inc., Housing and Building Association (HBA), representing the Community Housing Affordability Taskforce (CHAT), presented the Missing Middle Report which identified the limited housing stock, formation of CHAT, definition of Missing Middle, and the demographics of the Missing Middle.

Johnna Reeder Kleymeire, Chamber and EDC, CHAT member, identified the poll results, and rental cost.

Councilmember Fortune asked what the Chamber and EDC is doing to try to obtain some of the funding from the state legislature. Ms. Reeder Kleymeire stated they do employ two full-time lobbyists in Denver working on that.

Laura Nelson, Apartment Association of Southern Colorado and Darsey Nicklasson, DHN Development, LLC, CHAT members, went over rent developments which target the Missing Middle, and the facts behind the problem.

Councilmember Donelson requested a projection regarding the number of apartment units considering the number of apartment buildings being built. Ms. Nelson stated the City is still in a 12,000-unit deficit.

President Pro Tem Helms asked if the 12,000-unit shortage will be reduced with the initiatives being taken. Ms. Nelson stated she believes it will be.

Councilmember Fortune asked what obstacles developers are facing regarding building affordable housing. Ms. Nicklasson stated it is the project cost creep which are fees and cost associated with the many agencies involved with developments such as the City, Pikes Peak Regional Building Development, Postal Service, Fire, Safety, and others.

Kevin Walker Walker, Schooler District Managers, HBA, member of CHAT, went over the number of units needed, why the crisis is occurring, potential solutions, and their ideas at the federal level, state level, and local level.

Councilmember Fortune requested all the recommendations be put into one document and identify who will be responsible for each one and how they will be prioritized.

Steve Posey, Community Development Manager, stated the state has over \$500 million in housing funding and the City is lobbying to get as much funding as they can and identified the other means the City is utilizing locally.

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

6.A. [22-249](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 4-25-22](#)

Councilmember Murray asked when ranked choice voting will be presented to City Council. Sarah B. Johnson stated it will be presented at the May 23, 2022 Work Session.

Councilmember Williams asked when in May there will be an update on Jimmy Camp Creek. President Strand stated he will look into that.

## **7. Items for Introduction**

### **7.A. [22-167](#)**

An ordinance by the City of Colorado Springs, Colorado, authorizing the issuance and delivery of its Multifamily Housing Revenue Note (Copper Rose Apartments Project) Series 2022, in an aggregate amount not to exceed \$24,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, Colorado and to pay certain issuance expenses of such Note; approving and authorizing execution of a loan agreement with the funding lender, a loan agreement with the borrower, and a tax regulatory agreement with respect to the Note; making findings and determinations with respect to the Project and the Note; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith

Presenter:

Katie Sunderlin, Senior Affordable Housing Coordinator  
Steve Posey, Community Development Division Manager  
John Bales, Fred Marienthal, Kutak Rock LLP  
Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Copper Rose - 2022 Ordinance](#)  
[Work Session CopperRose ppt](#)  
[Copper Rose - 2022 Borrower Loan Agreement](#)  
[Copper Rose - 2022 Funding Loan Agreement](#)  
[Copper Rose - 2022 Tax Regulatory Agreement](#)  
[Copper Rose - Assignment of Security Instrument \(04\)](#)

Katie Sunderlin, Senior Affordable Housing Coordinator, presented the Ordinance authorizing the issuance and delivery of its Multifamily Housing Revenue Note Series 2022, in an aggregate amount not to exceed \$24,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of an affordable multi-family rental housing facility ((Copper Rose Apartments Project) of 182 units. She stated the maximum rent for a two-bedroom unit is \$1,210 and these units are renting to households with sixty percent Average Median Income (AMI). Ms. Sunderlin provided an overview of the site location, project proposal, alignment with HomeCOS, and available private activity bonds (PAB).

There were no comments on this item.

- 7.B. [22-228](#) A Resolution Approving the Intergovernmental Agreement Between the City of Colorado Springs and El Paso County, Colorado for the Pikes Peak Regional Office of Emergency Management

Presenter:

Ryan Trujillo, Deputy Chief of Staff, Office of the Mayor

Jim Reid, Regional Director, Office of Emergency Management

**Attachments:** [Resolution-OEM\\_RegionalOfficeEM-FINAL.docx](#)  
[Amended OEM City-County-IGA Clean](#)  
[Consolidated PPROEM Statistics PPT 3112021](#)

Ryan Trujillo, Deputy Chief of Staff, Office of the Mayor, introduced the Resolution approving the three-year Intergovernmental Agreement (IGA) with El Paso County for the Pikes Peak Regional Office of Emergency Management (PPROEM).

Jim Reid, Regional Director, Office of Emergency Management, (OEM) introduced the Deputy Regional Directors, PPROEM, Andrew Knotbohm (City), and Lonnie Enzer (El Paso County), and gave an overview of the PPROEM strategic path, organizational chart, four phases of emergency management, PPROEM disaster capability building, consolidated emergency planning, and emergency coordination center (ECC). Mr. Reid identified the community outreach for preparedness, 2021 "Preparedness" survey, preparedness education, and regional emergency management training, exercises, actions, and future.

Councilmember Henjum asked how Colorado Springs Utilities (CSU) can be more formally integrated into the PPROEM. Mr. Reid stated they have documented procedures working with CSU and they are a quasi-City entity, so they work very closely with them.

Councilmember Henjum asked what the PPROEM would do differently with CSU in response to future utility outages. Mr. Reid stated they would have a single point of contact at CSU.

Councilmember Henjum requested a briefing regarding the recent windstorm event. Mr. Reid stated he will provide that information.

President Strand asked when national accreditation will be sought. Mr. Reid stated they will start that process this June and will hopefully be accredited by June 2023.

President Strand asked why the percentage of neighborhood planning was only thirty-one percent. Mr. Reid stated it is due to a lack of communication among neighbors.

Councilmember Williams requested the Emergency Preparedness manual be available online. Mr. Reid stated they will as soon as it is converted to the Spanish language.

Councilmember Williams asked if the Department of Homeland Security, Federal Emergency Management Agency (FEMA) will be offering training courses to City leaders. Mr. Reid stated they cancelled it, but the PPROEM will be offering training to Councilmembers. Jeff Greene, Chief of Staff, stated he has requested a briefing and training session for Councilmembers, the Mayor, and himself for emergency events within the next ninety days.

**7.C.**     [22-200](#)

An Ordinance amending Ordinance No. 21-112 (2022 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$3,485,333 for additional projects and events recommended by the LART Citizen Advisory Committee; and to the Capital Improvements Program (CIP) Fund in the amount of \$900,000 for LART-funded capital projects that will be administered by the City of Colorado Springs Parks, Recreation and Cultural Services Department

Presenter:

Chris Wheeler, City Budget Manager

PK McPherson, Chair, LART Citizen Advisory Committee

**Attachments:**   [Ordinance for LART 2022 Additional Events-Apr 2022 with Ex A landscape](#)

Chris Wheeler, City Budget Manager, presented the Ordinance for a supplemental appropriation of \$3,485,333 to the Lodgers and Automobile Rental Tax (LART) fund for additional projects and events as recommended by the LART Citizen Advisory Committee and to the Capital Improvements Program (CIP) Fund in the amount of \$900,000 for LART-funded capital projects that will be administered by the City of Colorado Springs Parks, Recreation and Cultural Services Department. She stated the LART Citizen Advisory Committee has reviewed approximately forty off-cycle applications and based on their review criteria

recommend the projects and events listed in Exhibit A of the proposed Ordinance also includes a supplemental revenue appropriation in the LART fund of \$1,000,000 for funding received from the federal American Rescue Plan Act (ARPA) grant to address revenue loss.

PK McPherson, Chair, LART Citizen Advisory Committee, stated they were grateful for the LART revenue received was higher than they anticipated.

Councilmember Williams stated he supports the LART Citizen Advisory Committee's recommendations.

Councilmember Avila stated she is appreciative of the Juneteeth event being supported.

## **8. Items Under Study**

- 8.A. [CPC CA 20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations)

Presenter:

Morgan Hester, Planning Supervisor

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [ReToolCOS 4-11-22](#)

Morgan Hester, Principal Planner, Planning and Community Development, provided an update of the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations), ReToolCOS. She gave an overview of the Public Notice notifications, R-Flex, and Mixed-Use Districts.

Councilmember Donelson asked what determines a major application. Ms. Hester stated it includes rezoning, a new development plan, or master plan.

Councilmember Donelson asked if a major application touches the boundary of a Homeowner's Association (HOA) if only the HOA president is notified or all the homeowners within the HOA are notified. Ms. Hester stated all the homes within the 1,000-foot buffer will receive a postcard as well as the HOA's point of contact.

Councilmember Fortune and Councilmember Williams stated they support extending the timeframe for the notification period be extended from ten days to fourteen days.



Councilmember Henjum asked if the R-Flex District would allow for more housing units than what is currently allowed. Ms. Hester confirmed it could due to the smaller lot sizes.

Councilmember Donelson asked if the Mixed-Use District in Commercial Districts was only for new developments or rezoned developments. Ms. Hester stated existing Commercial Districts will be converted to Mixed-Use Districts.

Councilmember Fortune requested more information regarding Flex Zones and historic neighborhoods which do not have legal covenants. Ms. Hester agreed to provide that information.

Jeff Greene, Chief of Staff, stated Staff will provide Councilmembers an overview of Chapter 7 and how it ties to RetoolCOS before it is finalized.

President Strand asked when RetoolCOS will be going to the Planning Commission. Ms. Hester stated they are anticipating June or July 2022.

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

Councilmember Fortune stated she received a very complimentary email from residents of the Monument Valley Park area regarding the cleanup work completed by the Homeless Outreach Team, Interim Police Chief Vasquez, the Parks, Recreation, and Cultural Services Department, Steve Posey, Ryan, Trujillo, Jeff Greene, and other volunteers.

Councilmember Avila stated she and several other Councilmembers spoke to the 2022 class of the Leadership Pikes Peak Signature Program, she spoke at the Deerfield Hills Community Center, toured the Southeast with several community members which highlighted the community.

President Strand stated Colorado Springs Police Department, Deputy Chief Pat Rigdon will be retiring after twenty-six years on Friday, April 29, 2022, at 3:00 PM at the main Police Headquarters, he attended the Earth Day events last Friday, said "goodbye" to Jim Cassidy, Chief Financial Officer, VisitCOS, attended the Peak Vista Community Health Center event, and the Grand Opening of the iFLY Colorado Springs facility.

President Pro Tem Helms stated he also attended the Grand Opening of

iFLY Colorado Springs is an indoor skydiving experience just off Voyager Parkway and Northgate Road and expressed gratitude to the Colorado Springs Fire Department and surrounding areas for their incredible response to the seventeen-acre fire near the neighborhood of The Farm. He emphasized the importance of mitigation within the City

Jeff Greene, Chief of Staff, stated Mayor Suthers is very passionate about having a clean City and “Keep it Clean COS” is one of the last major initiatives the Mayor wanted to institute, and they are very proud to support him.

Councilmember Henjum stated this Saturday, April 30, 2022, is the “Great American Cleanup” with thirty-eight projects being sponsored by the Fountain Creek Watershed District.

Councilmember Williams stated he also attended the Peak Vista Community Health Center, expressed appreciation for Travis Dale and Travis Easton for their quick response regarding a sidewalk which was closed for repairs, he stated he attended Leadership Pikes Peak Signature Program, the Grand Opening of iFLY Colorado Springs, and the ribbon cutting ceremony for Bibles For The World, Councilmember Williams stated there is still availability for participation in Unify America at [www.unifyamerica.org/colorado](http://www.unifyamerica.org/colorado) on April 26, April 27, and April 30, 2022 for those who would like the opportunity to have a dialogue with someone who may have a different point of view.

## **10. Executive Session**

### **10A. Open**

There was no Open Executive Session.

### **10B. Closed**

#### **10B.A. [22-262](#)**

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.

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:** [04252022 Closed Session](#)

Ben Bolinger, Assistant 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 Strand 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.

## **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