



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, November 13, 2023

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 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

Councilmember Donelson requested item 4B.F. be removed from the November 14, 2023 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

4.A. [23-591](#) City Council Work Session Meeting Minutes October 23, 2023

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [10-23-23 City Council Work Session Meeting Minutes Final](#)

The minutes of the October 23, 2023 Work Session were approved by

Consensus of City Council.

5. Presentations for General Information

5.A. [23-566](#) Greater Resilience Information Toolkit (GRIT) Program Update

Presenter:

Dr. Charles Benight, Executive Director, Lyda Hill Institute for Human Resilience

Attachments: [GRIT City Council](#)

Dr. Charles Benight, Executive Director, Lyda Hill Institute for Human Resilience, gave an overview of the Greater Resilience Information Toolkit (GRIT). He identified population resilience, Colorado Springs being the first GRIT city in America, the GRIT program, concepts of GRIT, five steps to GRIT, Olympic and Paralympic Museum collaboration, organizations they have supported, veteran and trauma clinic, and how they are revolutionizing trauma therapy.

President Helms asked if GRIT was involved with the El Paso County Office of Emergency Management. Dr. Benight confirmed they have been in communication with them, but do not have a program with them.

Councilmember Donelson asked if GRIT receives funding from the Olympic and Paralympic Museum. Dr. Benight stated there is no money exchanged with the museum, only a Memorandum of Understanding, they have received several grants through the pandemic, El Paso County, and receive funding from Lyda Hill Philanthropies.

Councilmember Donelson stated citizens seem more unhappy now than ever before. Mr. Benight stated there seems to be an ongoing sense of despair among the younger population and they are looking for a strategic plan for people to gain access for trauma and mental health difficulties.

Councilmember Avila stated that the GRIT program training has changed lives and created resilience for those who have participated in it.

Councilmember Henjum stated the Becoming Your Personal Best program is funded by the Colorado Springs Health Foundation but is free for those who wish to enroll in it.

Councilmember Leinweber asked if they have explored a program called The Third Place. Dr. Benight stated they have not but agreed that social support is very important for people to be able to cope more effectively.

6. Staff and Appointee Reports

6.A. [23-590](#) Agenda Planner Review

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 11-13-23](#)

There were no comments on this item.

7. Items for Introduction

7.A. [23-518](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at zero (0.00) mills upon each dollar of assessed valuation within the Briargate Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Briargate SIMD map](#)
[Resolution re Mill Levy for Briargate SIMD 11 13 23](#)
[Signed Resolution No. 191-23.pdf](#)

Charae McDaniel, Chief Financial Officer, presented the Resolutions fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 upon each dollar of assessed valuation within the Briargate Special Improvement Maintenance District (SIMD), Colorado Avenue Gateway SIMD, Nor'wood SIMD, Old Colorado City Security and Maintenance District, Platte Avenue SIMD, Stetson Hills SIMD, and Woodstone SIMD and stated the 2024 mill levies for the seven SIMDs in the City are remaining the same as they were in 2023 with exception of the

There were no comments on this item.

7.B. [23-497](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at 1.009 mills upon each dollar of assessed valuation within the Colorado Avenue Gateway Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Fix Mill Levy for Colo Ave Gateway SIMD 11.13.23](#)
[Colo Ave Gateway SIMD map](#)
[136 Gateway budget letter 230906](#)
[Signed Resolution No. 192-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.C. [23-498](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at 3.935 mills upon each dollar of assessed valuation within the Nor'wood Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Set Mill Levy for Norwood SIMD 11.13.23](#)
[Norwood SIMD map](#)
[132 Norwood Budget Letter 230928](#)
[Signed Resolution No. 193-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.D. [23-499](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at 13.416 mills upon each dollar of assessed valuation within the Old Colorado City Security & Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Set Mill Levy for Old Colorado City SIMD 11.13.23](#)
[Old Colo City SIMD map](#)
[131 Old Colo City budget letter 230920](#)
[Signed Resolution No. 194-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.E. [23-500](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at \$1.10 per front footage of real property within the Platte Avenue Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Set Mill Levy for Platte Ave SIMD 11.13.23](#)
[PLATTEAVESID-Tax-Map](#)
[137 Platte Budget Letter 230928](#)
[Signed Resolution No. 195-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.F. [23-501](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at 3.858 mills upon each dollar of assessed valuation within the Stetson Hills Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Set Mill Levy for Stetson Hills SIMD 11.13.23](#)
[Stetson Hills SIMD map](#)
[134 Stetson Budget Letter 230918](#)
[Signed Resolution No. 196-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.G. [23-502](#) A Resolution fixing and certifying the 2023 annual assessment mill levy for assessments payable in 2024 at 3.615 mills upon each dollar of assessed valuation within the Woodstone Special Improvement Maintenance District

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Resolution re Set Mill Levy for Woodstone SIMD 11.13.23](#)
[Woodstone SIMD map](#)
[135 Woodstone budget letter 230918](#)
[Signed Resolution No. 197-23.pdf](#)

Please see comments in Agenda item 7.A.

- 7.H. [23-506](#) A Resolution Fixing and Certifying the 2023 Tax Levy for Taxes Payable in 2024 at 5.000 Mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [01_Res to Fix Mill Levy for DDA 11 13 23](#)
[11.13.2023 DDA & BID City Council](#)
[Signed Resolution No. 198-23.pdf](#)

Susan Edmondson, President and CEO Downtown Partnership of Colorado Springs, introduced Chelsea Gondeck, Director, Downtown Partnership who provided an overview of the Downtown district boundaries, goals, role of the Greater Downtown Colorado Springs Business Improvement District (BID), BID historical revenue, 2022 BID

expenses, recent capital purchases, public space management, supplemental security service, anticipated changes in 2024, greatest needs,

President Helms asked if the trash removal is with the City. Ms. Gondeck confirmed the emptying of the trash bins is contracted with the City, but not the actual cleanup of the areas.

Councilmember Henjum asked how vendors request the closing of a street for an event. Ms. Gondeck stated they would need to go through the City's special event permitting process.

Councilmember Henjum asked how the downtown tree canopy is managed. Ms. Gondeck explained the process for the designs of the streetscapes.

Ms. Edmondson provided an overview of the property tax mill levy of 5.0 and the 2024 budget for the Downtown Development Authority (DDA), DDA small business support, grants, tax incremental financing (TIF), residential, public realm improvements, marketing, data/market research, and 2024 goals.

Councilmember Leinweber asked how mobility and parking in downtown can be improved. Ms. Edmondson stated they are hyper aware of connectivity issues and are always working to improve connections and they are working towards reviewing parking data to analyze it further.

Councilmember Avila spoke about the need for walkability for those who have accessibility issues. Ms. Edmondson stated the business owners are responsible for snow removal in front of their businesses and the Tejon Street reconstruction project will address the limited right-of-way and expand navigation around the area.

Councilmember Donelson requested additional information regarding the TIF. Ms. Edmondson explained how TIF revenue is used to pay School District 11 and other expenditures.

Councilmember Donelson asked how many small business owners are on the Board of the DDA. Ms. Edmondson stated there are two within the realm of small business owners.

Councilmember Donelson asked how long the DDA has been endorsing

candidates and issues. Ms. Edmondson stated the DDA does not endorse candidates or issues, but the Downtown Partnership does.

Councilmember Donelson asked how much funding the DDA provides to the Downtown Partnership. Ms. Edmondson stated approximately fifty percent of the DDA's resources goes toward the Downtown Partnership.

- 7.I. [23-507](#) A Resolution Approving the 2024 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [02 Res to Approve Budget for DDA 11.13.23](#)

[DDA 2024 Preliminary Budget](#)

[Signed Resolution No. 199-23.pdf](#)

Please see comments in Agenda item 7.H.

- 7.J. [23-598](#) A Resolution adopting final form of the Agreement and Joint Plan for the Exclusion of Certain Property from the Black Forest Fire Rescue Protection District

Presenter:

Frederick Stein, Public Safety Attorney

Attachments: [City Resolution-FINAL](#)

[CouncilPresentation-Exhibit-PropertyMap](#)

[Property Exclusion List 2023](#)

[AgreementJoint Plan for Exclusion-BlackForest-Eff2024-FINAL1.docx](#)

Frederick Stein, Public Safety Attorney, presented the Resolution adopting final form of the agreement and joint plan for the exclusion of certain property from the Black Forest Fire Rescue Protection District. He stated this plan is the third part of a three-part plan to exclude properties which are located within the Black Forest Fire Rescue Protection District and are also annexed into the City in order to discontinue the dual fire protection and taxes these residents are currently receiving.

There were no comments on this item.

- 7.K. [23-577](#) Consideration of a Resolution Setting Certain Electric Rates within the Service Area of Colorado Springs Utilities and Regarding Certain Changes to the Electric Rate Schedules

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [2 - 2024 Rate Case - D&O Electric](#)
[3 - 2024 Rate Case - Electric Resolution](#)
[4 - 2024 Rate Case - Final Electric Tariffs](#)
[Signed Resolution No. 185-23.pdf](#)

Chris Bidlack, City Attorney's Office, Utilities Division, presented the review of the draft decision and order and draft Resolutions setting electric rates, natural gas rates, and water rates, within the service area of Colorado Springs Utilities (CSU) as well as certain changes to the Utilities Rules and Regulations (URR) of CSU. He stated City Council will vote on these items at the November 14, 2023 City Council meeting.

City Council had no changes to the draft documents.

- 7.L.** [23-578](#) Consideration of a Resolution Setting the Natural Gas Rates within the Service Area of Colorado Springs Utilities and Regarding Certain Changes to the Natural Gas Rate Schedules.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [2 - 2024 Rate Case - D&O Natural Gas](#)
[3 - 2024 Rate Case - Natural Gas Resolution](#)
[4 - 2024 Rate Case - Final Natural Gas Tariffs](#)
[Signed Resolution No. 186-23.pdf](#)

Please see comments in Agenda item 7.K.

- 7.M.** [23-579](#) Consideration of a Resolution Setting Certain Water Rates within the Service Area of Colorado Springs Utilities

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [2 - 2024 Rate Case - D&O Water](#)
[3 - 2024 Rate Case - Water Resolution](#)
[4 - 2024 Rate Case - Final Water Tariffs](#)
[Signed Resolution No. 187-23.pdf](#)

Please see comments in Agenda item 7.K.

- 7.N. [23-581](#) Consideration of a Resolution Regarding Certain Changes to Colorado Springs Utilities' Utilities Rules and Regulations

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [2 - 2024 Rate Case - D&O URR](#)
[3 - 2024 Rate Case - URR Resolution](#)
[4 - 2024 Rate Case - Final URR Tariffs](#)
[Signed Resolution No. 188-23.pdf](#)

Please see comments in Agenda item 7.K.

- 7.O. [23-397](#) Ordinance No. 23-63 repealing Ordinance No. 22-89 and Adopting the City of Colorado Springs - 2024 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:

Mike Sullivan, Chief Human Resources and Risk Officer
Charae McDaniel, Chief Financial Officer

Attachments: [2024 Salary Schedule \(1\).pdf](#)
[11-13-23 - Ordinance - 2024 Salary Schedule](#)

Charae McDaniel, Chief Financial Officer, presented the updated 2024 salary structure for civilian and sworn employees to be effective December 24, 2023. She stated based on the findings of the salary survey and market movement, the proposed salary ranges changes for 2024 are increasing four percent for civilian employees and sworn employees due to market movement and civilians will be eligible for an average of two percent for pay for performance increases.

Councilmember Risley asked what zones 8, 9, and 10 are slotted for. Ms. McDaniel stated those are to allow any additional position categories if needed.

Councilmember Donelson requested additional information regarding the compensation for the employees who receive the 911 calls. Cameron Martin, Compensation Manager, stated that position is classified as an Emergency Response Technician, and they have added incentives for that position by adding different levels of classification and salaries based on market data. Councilmember Donelson stated the high stress and overtime required of this position should receive additional compensation.

- 7.P. [23-529](#) Ordinance no. 23-64 repealing Ordinance No. 23-12, And Amending Section 3 Of Ordinance No. 14-20 (An Ordinance Confirming The Mayor's Appointment Of The City Attorney And Setting The Salary Of The City Attorney), And Section 3 Of Ordinance No. 18-120 (An Ordinance Appointing The City Council Administrator And Setting The Salary Of The City Council Administrator), And Section 3 Of Ordinance No. 21-06 (An Ordinance Appointing Jacqueline Rowland As City Auditor And Prescribing Her Duties, Compensation, And Tenure In Office), And Prescribing The Salaries Of The City Attorney, City Council Administrator, And City Auditor

Presenter:

Michael Sullivan, Chief Human Resources and Risk Officer

Attachments: [2024 Appointee Salary Ordinance](#)

Michael Sullivan, Chief Human Resources and Risk Officer, presented the Ordinance approving the salary of the City Attorney, City Auditor, and City Council Administrator He stated the annual salary for the City Attorney will increase two percent, the City Auditor position will increase 2.5 percent City Auditor, and the City Council Administrator will increase 4.5 percent.

Councilmember Henjum stated she supports these recommended increases and looks forward to learning more about the role of the City Council Administrator.

- 7.Q. [23-395](#) Ordinance No. 23-62 Making and Certifying the 2023 Tax Levy for Taxes Payable in 2024 at 3.579 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 0.70 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.579 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [TaxLevy2024-BPPT CreditORD SB23B 11.28.23](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance certifying the 2023 tax levy for taxes payable in 2024 at 3.349 mills upon each dollar of assessed valuation of all taxable property and stated they anticipate the property tax mill levy revenue will exceed the Taxpayer Bill of Rights (TABOR) property tax limit. She stated a temporary mill levy credit reduction of 0.93 mills can be established for the amount of taxes paid and there will be approximately \$8.7 million refunded.

There were no comments on this item.

- 7.R. [23-396](#) Ordinance 23-65 Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2024

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [2024 Budget Ordinance-11.13.23](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance adopting the annual budget for the City for the year ending December 31, 2024. She identified the modifications made to the Ordinance since the Budget Markup meeting, and stated the total budget is proposed at a 11.5 percent increase over the 2023 budget, and the general fund budget for expenditures is \$428,284,805 which represents a 1.7 percent increase over the 2023 budget.

Councilmember Donelson asked when this budget needs to be approved by. Ms. McDaniel stated before the end of the year and if it is not approved by Council prior to the end of the year then the following year's budget is the same budget minus ten percent until another budget is approved.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Avila stated she participated in the listening tour with the City employees which was very impactful, they hosted a delegation from several different cities in Argentina, she attended the Latino community Veterans Day luncheon, Veterans Day parade, and Family Success Center ribbon cutting ceremony, and she highlighted the services offered by Pikes Peak United Way 211.

Councilmember Risley stated he attended the ribbon cutting for the Family Success Center and encouraged his colleagues to help spread the word about the programs and services that are being offered there.

Councilmember Henjum stated she attended the Mayor's Young Leaders Award ceremony and Youth Documentary Academies 10th Anniversary Film Festival at Colorado College and reminded everyone that today is World Kindness Day

President Helms congratulated the United States Army for beating the United States Air Force Academy in football and read a statement about the Wilson water tank item on the November 14, 2023 City Council meeting agenda and stated he received a letter from a citizen asking the City Council to recuse itself from the hearing on the Wilson tank however a few weeks ago City Council members received an advisory opinion from the City Attorney that clarified why they do not have a conflict and do not have to recuse ourselves and proposed that they release that opinion publicly so that their constituents can understand why the City Council will hear the Wilson tank matter tomorrow. Consensus of City Council agreed to President Helm's proposal. He stated there is a campaign going on to support the United way until the end of November and he attended the Salvation Army event November 11, 2023 to start the Ring the Bell fund raising campaign. President Helms also played a video honoring Veterans and their families.

10. Executive Session

There was no Open Executive Session.

10A. Open

10B. Closed

10B.A. [23-569](#)

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), 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 for the purposes of receiving legal advice on specific legal questions regarding fair housing laws.

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

Presenter:

Wynetta Massey, City Attorney

Attachments: [23-569 Closed Session memo - 10-13-23](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, 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 for the purposes of receiving legal advice on specific legal questions regarding fair housing laws.

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.

11. Adjourn

Upon completion of the Closed Executive Session and there being no further business to come before City Council, President Helms adjourned the meeting at 2:15 PM.

Sarah B. Johnson, City Clerk