



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 25, 2024

9:00 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 9:00 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

Councilmember Henjum attended the meeting virtually.

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. [24-682](#) City Council Work Session Meeting Minutes November 12, 2024

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [11-12-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the November 12, 2024 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

5.A. [24-692](#) Pikes Peak Library District Board of Trustees Informational Brief

Presenter:

Aaron Salt, Pikes Peak Library Board of Trustees

Dora Gonzales, Chair, Pike Peak Library District (PPLD) Board of Trustees introduced Aaron Salt, PPLD Board of Trustees member, who provided an information briefing regarding their decision to close the PPLD Rockrimmon Branch, the PPLD 2025 Budget, PPLD Facilities Master Plan process, stakeholder events, surveys, community outreach, PPLD Board of Trustees meetings, and retreat. He stated the preliminary report was presented at the June 2024 PPLD Board of Trustees public meeting, the report identified the community has a wide variety of needs without the funding to meet those needs, and the Board has prioritized safety, security, staffing, wages, and facilities in their budget, which are the factors which led to the decision to not renew the lease at Rockrimmon. Mr. Salt stated PPLD is working on hybrid model to meet the demand of the dynamic and growing community and the way things were done in the past have led to the current issues the District is facing today.

President Helms asked if public sessions started in February 2024 and then conducted a survey after that. Mr. Salt confirmed they had.

President Helms requested additional information regarding the variety of needs in the community. Mr. Salt stated the Facilities Master Plan lists all the deferred maintenance of approximately \$20 million which is owed across the District.

President Helms requested additional information regarding the future hybrid model/24-hour access. Mr. Salt stated it would provide key cards to specific community members who would need to go through a process to obtain access without onsite staff.

President Helms asked if alternative locations have been considered. Mr. Salt confirmed they have but nothing has met the needs of the District.

President Helms asked what considerations were given for public transportation for those who are unable to drive to another branch. Mr. Salt stated they did consider transportation as a factor, but it was not a weighing factor which merited leaving the Rockrimmon lease in place.

President Helms asked if there will be a bookmobile for the area. Mr. Salt stated it is a solution they are looking at in the interim, but the public has not responded positively to bookmobile or locker options, so they are continuing to look for opportunities on the westside to service the community.

President Helms asked if the community raised funds to pay the lease for another year if the PPLD would keep the Rockrimmon branch open. Mr. Salt stated it is not just a budgetary decision, the safety of the facility due to the sinkhole, the safety of the staff/patrons, and the staffing across the District were also taken into consideration.

Councilmember Talarico asked how many Rockrimmon residents were involved in the stakeholder meetings. Mr. Salt stated the meetings were El Paso County wide and they do not have the numbers specific to the Rockrimmon community.

Councilmember Talarico asked how many of the 3,700 respondents to the survey live in/or frequent the Rockrimmon branch. Mr. Salt clarified that the 3,700 participants included both the intercept events and the survey with 2,500 respondents to the survey and they will provide that information.

Councilmember Talarico requested she be included to participate in any discussion if the Cheyenne Mountain branch was to be closed. Mr. Salt stated the Board has not had any discussion regarding closing any other branch at this time and the immediacy of this decision was due to the Rockrimmon lease renewal.

Councilmember Donelson requested he receive written responses to the questions he presented to the Board. Mr. Salt agreed to provide that information.

Councilmember Donelson requested additional information on why the Board would not keep the Rockrimmon branch open if the funding was provided to renew the lease for another year. Mr. Salt stated they would still have staffing costs, facility expenses, and they did not want to continue this lease.

Councilmember Donelson asked what cost per square foot is the Board looking for. Mr. Salt stated \$15 to \$17 per square foot, and they are also looking for other specific facility aspects to allow them to move to the hybrid model. Councilmember Donelson asked if card scanners could be installed at the current Rockrimmon branch. Mr. Salt confirmed they could.

Councilmember Donelson asked what the cost per square foot is at

Rockrimmon. Mr. Salt stated approximately \$25 per square foot. Councilmember Donelson stated the \$65,000 raised by the community would put the cost within the Board's desired range and allow the Board a year to figure out a solution for the future. Mr. Salt stated they would not figure out anything differently than what they know now and there are more needs than just matching the rent, they need a long-term systemic plan in order to make sure they focus on the sustainability of the District.

Councilmember Donelson asked if any decisions were made at the Board retreat, if it was recorded, and if there were any citizens outside the PPLD who were present. Mr. Salt stated there were no decisions or votes made at the retreat, it was not recorded and there were no citizens present outside the PPLD.

Councilmember Donelson asked what it would take to keep the Rockrimmon branch open. Mr. Salt stated the Board has voted and he does not believe there is any desire from the Board to reconsider.

Councilmember Donelson asked how much the sinkhole cost to repair. Mr. Salt stated that bill will be rolled into next year and paid in arrears.

Councilmember Leinweber commented that loneliness and isolation are major factors to the community's mental health issues and the City needs to find a solution for providing community gathering spaces.

Councilmember Henjum asked what the PPLD's long-term goals are. Mr. Salt stated their preference is to own the facilities rather than leasing.

Councilmember Avila stated she does not believe City Council should try to control another governmental entity because they are minimizing the work of the volunteers who serve on the PPLD Board who have put careful consideration into this decision which was not based solely on the budget.

Councilmember Avila asked what the percentage of the PPLD's budget is in reserves. Mr. Salt stated they do have money in reserves to assist with the library's operational needs, but he does not know the percentage.

Councilmember Donelson asked if high rent was the cause of closing the branch, why was that branch expanded at least twice in the past two years. Mr. Salt stated the previous expansions were under prior leadership and administration and the assessment of the facilities and budget has changed.

Councilmember Donelson asked why the PPLD is closing the Rockrimmon Branch when the rent is less than half a percent of the total budget. Mr. Salt

stated budgetary limitations alone are not the driving factor on this decision.

Councilmember Donelson asked what cost metrics PPLD is using to evaluate the cost efficiencies of their libraries. Mr. Salt stated each Trustee has made statements in the public meetings as to what prompted them to vote the way they did.

Councilmember Donelson asked if the cost per book/cost per patron was considered. Mr. Salt stated they did evaluate the foot traffic of that branch.

Councilmember Donelson asked what other metrics were evaluated outside of cost per square foot and the Rockrimmon branch having the highest rent. Mr. Salt stated staffing, proximately to other branches, and conditions of the facility.

Councilmember Donelson commented that because of the number of customers checking out books, staffing cost is very competitive to other branches, and future maintenance cost is very low for this branch.

Councilmember Donelson asked what the average cost of the director positions are for the branch. Mr. Salt stated they are consistently understaffed by thirty-five to forty positions and eliminating those positions would exacerbate the issue. Councilmember Donelson asked if they are thirty-five to forty percent understaffed in director positions. Mr. Salt stated he does not have that information.

Councilmember Donelson asked why non-essential services were not cut prior to closing the branch especially when a balanced budget was presented with the Rockrimmon branch remaining open. Mr. Salt stated all their services they provide are essential to people in the community who need them.

Councilmember Donelson asked how 3D printers are essential. Mr. Salt explained that those are purchases which have already been made and are used for Maker Spaces to help individuals learn entrepreneurial skills and career building. Councilmember Donelson stated the priority of the PPLD Board should be to keep branch open instead of some of the other expenditures.

Councilmember Donelson asked what the cost is to move the books and where will they go. Mr. Salt stated the material will be distributed to other branches and primarily split between 21C, East, and Manitou Springs, and staff will be handling the move so there will not be a cost for hiring it out.

Councilmember Donelson asked how much it cost to purchase 21C. Mr. Salt stated he does not have that information.

Councilmember Donelson asked if there is a plan to reinforce the upper level of 21C because it cannot support the weight of the books. Mr. Salt stated there is not.

Councilmember Donelson asked if it has been considered to sell 21c or East in order to keep branches open. Mr. Salt stated it has not been considered to sell a property to maintain a lease.

Councilmember Donelson asked if leasing is ever an option over purchasing a property. Mr. Salt stated strategically sometimes leasing is an option, but principally, owning is generally a better option than renting.

Councilmember Donelson asked how much it cost to repave the parking lot of East. Mr. Salt stated \$750,000.

Councilmember Donelson stated the Save Rockrimmon Library group has raised more funds in the past month than the PPLD has raised in past year. Mr. Salt stated he does not believe that to be accurate.

Councilmember Donelson asked if PPLD's biggest fundraising event, A Night at the Library was held this year. Mr. Salt stated it was not due to the transition in leadership which did not allow enough time to plan the event, but it is planned to be held next year. Councilmember Donelson asked how much that event raises. Mr. Salt stated he does not have that information.

Councilmember Donelson asked why interest revenue for 2025 is in the budget for \$500,000 when historically it was much higher than that. Mr. Salt stated it is because they do not know what the interest rates will be and what the interest income will be, so they budget conservatively.

Councilmember Henjum asked what the future of the PPLD is. Mr. Salt stated some of the Board members are willing to go to the voters to put forth a ballot measure, but he, personally, does not want to go to the voters until they have proven that they are responsible stewards of the funding they currently have.

Councilmember Talarico asked if the PPLD found a space for approximately \$15.00-\$18.00 per square foot in this area, would they consider that as an option. Mr. Salt confirmed it would if it had the required facility needs.

Councilmember Donelson requested the PPLD Board reconsider the vote

to close the Rockrimmon branch library at their December 2024 meeting and keep the branch open for a year to allow time to find a more suitable location which matches the criteria. Mr. Salt stated the conditions have not changed enough to warrant a revote.

5.B. [24-685](#) Information Regarding Natural Medicine

Presenter:

Richard Zane, MD, Executive Director of Emergency Services,
UCHealth
Professor and Chair, Department of Emergency Medicine, University of
Colorado School of Medicine

Christopher Hoyt, MD
Medical Director, Rocky Mountain Poison and Drug Center
Professor and associate vice-chair, Department of Emergency
Medicine, University of Colorado School of Medicine

Tasia Poinsette, Colorado Director, Healing Advocacy Fund

Henny Lasley, Executive Director, One Chance to Grow Up

Attachments: [Healing Advocacy Fund Presentation](#)

Richard Zane, MD, Executive Director of Emergency Services, UCHealth Professor and Chair, Department of Emergency Medicine, University of Colorado School of Medicine, introduced the presentation regarding Colorado voters passing the measure to decriminalize psychedelic mushrooms and create healing centers for psilocybin therapy.

Christopher Hoyt, MD, Medical Director, Rocky Mountain Poison and Drug Center Professor and associate vice-chair, Department of Emergency Medicine, University of Colorado School of Medicine, presented an overview of psilocybin exposures, poison hotline, hallucinogenic mushrooms, annual exposures to psychedelic substances reported to United States (U.S.) poison centers, clinical effects, and medical outcome.

Councilmember Leinweber asked what the concerns regarding healing centers are. Dr. Zane stated psilocybin is already in the community outside of healing centers and are unregulated, but they believe this substance has the potential to help people, but it is not approved by the U.S. Food and Drug Administration (FDA), and they do not know the long-term effects of it yet.

Councilmember Henjum asked if there are any other drugs used for psychiatric treatment which have similar effects to psilocybin and if they are similarly abused. Dr. Zane stated Ketamine has been FDA approved for

severe depression, with emerging evidence for Post Traumatic Stress Disorder (PTSD), but does have similar abuse potential.

Tasia Poinatte, Colorado Director, Healing Advocacy Fund Colorado's psilocybin therapy program, The Healing Advocacy Fund, reasons behind the use of psychedelics, psilocybin research, and Colorado timeline. She went over the Colorado Natural Medicine Health Act, regulated access, state programs, required safety screen, medical consult/risk review, guardrails, Oregon statistics, and client testimonials.

Councilmember Donelson asked if clients received three doses of psilocybin all at one time. Ms. Poinatte stated they are generally spread out over a course of two months. Councilmember Donelson asked if the cost applies to all three doses. Ms. Poinatte confirmed it does, and insurance does not currently cover the cost of this treatment.

Councilmember Donelson asked how long patients stay at the facility after receiving a dose of psilocybin. Ms. Poinatte stated it varies from three hours to five hours depending on the amount of the dose, but clients do not leave the site until all the effects of the psilocybin have worn off as tested by the participant and the facilitator.

Councilmember Donelson asked how the participant is tested. Ms. Poinatte stated it is a conversation with the facilitator and all participants are required to have transportation home, so they are not driving after the treatment.

President Pro Tem Crow-Iverson asked if the facilitator is required to have a medical background. Ms. Poinatte stated they are not, but there are two requirements for licensing for the facilitator, the clinical facilitator must be licensed to practice mental health or medicine and people with medical licensure participate in certain steps in the screening process.

President Pro Tem Crow-Iverson asked how the facilitator will know if a participant is having an adverse reaction to psilocybin if they do not have a medical background. Ms. Poinatte stated they will have a state required training to assist someone having a challenging experience.

Councilmember Henjum asked if there was any data showing an increase of suicidal thoughts using psilocybin. Ms. Poinatte stated similar to other mental health interventions, there is a risk, and the training provides a safety plan for that.

Councilmember Henjum asked if there were any healing centers operated by Department of Regulatory Agencies (DORA) licensed regulated

clinicians. Ms. Poinette stated a statewide survey shows that approximately eighty percent of the people interested have clinical licensure.

Councilmember Henjum asked if the stated could only approved healing centers capable of providing collateral psychotherapy. Ms. Poinette stated there is a built-in requirement for involvement of medical and mental health professionals.

Alex Lunetti, Board Certified Psychologist, spoke in support of the use of psilocybin as a new tool for the treatment of PTSD.

Henny Lasley, Executive Director, One Chance to Grow Up, provided an overview of Once Chance to Grow Up, education campaigns driving strong policy, current data, Colorado decriminalization began in 2022, risks to kids, proximity, density, messaging, and youth. She identified what Colorado Springs can/cannot do, recommendation for consideration, and taking a precautionary approach.

Councilmember Donelson asked when the first healing center will open. Ms. Poinette stated summer of 2025.

Councilmember Donelson asked what distance from schools and childcare centers Ms. Lasley is recommending. Ms. Lasley stated they prefer there was no access to children, but she would support the recommended 5,280 feet (1 mile) setback.

Councilmember Donelson asked if psilocybin is being sold in the form of candy in Oregon. Ms. Poinette stated there is only one company which has a manufacturing license, and they have only produced psilocybin in the form of capsules or consumable mushrooms, but there has been consideration for other options for people at end of life who are experiencing nausea symptoms.

Councilmember Henjum asked if the healing center regulation prohibits people from walking out with the mushroom product. Ms. Poinette confirmed that the treatment would occur within the facility and patients would not leave with any of the product. Ms. Lasley stated it is her understanding that licensed facilitators could take the product offsite to administer in homes.

Councilmember Henjum asked if there are any tetrahydrocannabinol (THC) facilities regulated in the same manner as psilocybin. Ms. Lasley stated there is not because the models are so different.

Councilmember Henjum stated she would like to City Council to postpone the vote at the November 26, 2024 City Council meeting in order to allow more time to consider the challenges. President Helms stated it is his understanding that an Ordinance needs to be passed before the end of the year. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated City Council has the opportunity to put regulation in place prior to the end of the year, at the beginning of the year, the state will begin accepting applications and they will be looking at whether or not the proposed location is properly zoned, and if the Ordinance is not zoned, the state will look at the underlying zones such as the use of a therapist's office. Ms. Poinsatte stated most jurisdictions are taking a "wait-and-see" approach, but there are others moving forward with an Ordinance.

Councilmember Leinweber asked if this treatment is only for people who are twenty-one years or older. Dr. Zane clarified that psilocybin is not a medicine, it is a substance which is being researched as a potential medication and treatment because there has not been evidence yet, only anecdotes, that it has been beneficial.

Councilmember Leinweber asked if a medical person will be needed at the healing center at all times. Dr. Zane stated they do not know yet.

Councilmember Risley stated because there is so much still unknown regarding the outcomes associated with psilocybin, he will be supporting the Ordinance regarding zoning requirements which can be changed if needed at a later time in order to have some guardrails in place.

5.C. [24-602](#) Update from Keep Colorado Springs Beautiful

Presenter:

Dee Cunningham, Executive Director, Keep Colorado Springs Beautiful

Attachments: [KCSB Powerpoint City Council 2024](#)

Dee Cunningham, Executive Director, Keep Colorado Springs Beautiful (KCSB), provided an overview of KCSB, departments served, special events, trainings in Florida, 2023 statistics, statistics to date 2024. She identified the items that are taken for destruction, recycling and reuse, cleanup/restoration, community gardens, current partners, rebuild of planting beds/pergola, and volunteers.

Councilmember Leinweber asked if Mayor Yemi's initiative to double the cleanups of the homeless camps will fall on KCSB to achieve. Ms. Cunningham stated they would like to assist, but it would ultimately fall on the Code Enforcement Department.

Councilmember Leinweber asked if they will be adding more staff. Ms.

Cunningham stated they would if their contract was expanded.

Councilmember Leinweber asked why the homeless population is claiming that the Homeless Outreach Team is stealing their belongings. Ms. Cunningham stated they will not touch anything unless it has been tagged for at least forty-eight hours, they give multiple chances for people remove their belongings, they do not steal anything from anyone and have a very good rapport with the population.

Councilmember Leinweber stated the Homeless Union requested additional trash containers. Ms. Cunningham stated they have attempted to put out more trash cans, portalets, and roll-offs on the trail, but unfortunately trash cans become fire pits and roll-offs get scattered all over the area which have created more problems than solutions.

Councilmember Leinweber asked if KCSB work alongside WorkCOS. Ms. Cunningham stated they do not.

Councilmember Talarico asked if KCSB has ever requested more than the \$45,000 they contracted for twenty years ago. Ms. Cunningham stated their contract has moved between Departments many times and she has had discussions regarding expanding their services.

Councilmember Talarico asked how they advertise for volunteers. Ms. Cunningham stated they do not advertise because they provide opportunity for court-ordered individuals except for offenses involving children and animals and provided an overview of their volunteers.

Councilmember Talarico asked how many staff members are paid. Ms. Cunningham stated three.

Councilmember Avila expressed appreciation for Ms. Cunningham, her team, and the work they do.

6. Staff and Appointee Reports

6.A. [24-681](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 11-26-24](#)

There were no comments on this item.

7. Items for Introduction

- 7.A. [24-620](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Phoenix

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectPhoenix 2024](#)

[EDA Project Phoenix Draft - 10-15-2024](#)

[Phoenix EDA Presentation](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Phoenix. She provided an overview of Project Phoenix, proposed EDA, EDA requirements, ten-year expansion, economic impact, incentives, and fiscal impact.

Dan Norton, General Manager, Customer Service, Colorado Springs Utilities (CSU) went over the utility considerations.

Ms. Kimber identified the financial safeguards and staff recommendation.

Councilmember Donelson asked what the amount of water is that CSU considers a concerning amount of water. Mr. Norton stated this facility will use 461 acre-feet of water per year, so they are not concerned about the water for that property.

Councilmember Risley expressed appreciation to the Economic Development Department and the Colorado Springs Chamber of Commerce and the EDC for bringing these projects to the City.

- 7.B. [24-622](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project All Natural

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectAllNatural 2024](#)

[EDA Project All Natural](#)

[All Natural EDA Presentation](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project All Natural. She provided an overview of Project All Natural, proposed EDA, EDA requirements, four-year/ten-year

expansion, economic impact, incentives, and fiscal impact. Ms. Kimber went over the financial safeguards and staff recommendation.

There were no comments on this item.

- 7.C. [24-623](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Diamond

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectDiamond 2024](#)

[EDA Project Diamond](#)

[Diamond EDA Presentation](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Diamond. She provided an overview of Project Diamond, proposed EDA, EDA requirements, four-year and ten-year expansion, economic impact, incentives, and fiscal impact. Ms. Kimber went over the financial safeguards and staff recommendation.

There were no comments on this item.

- 7.D. [24-635](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Thunder

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectThunder 2024](#)

[EDA Project Thunder](#)

[Thunder EDA Presentation](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Thunder. She provided an overview of Project Thunder, proposed EDA, EDA requirements, four-year and ten-year expansion/retention/combined: economic impact, incentives, and fiscal impact. Ms. Kimber went over the financial safeguards and staff recommendation.

There were no comments on this item.

- 7.E. [24-631](#) A Resolution Establishing 2025 Drainage Basin Fees, Bridge Fees,

Detention Pond Facility and Land Fees

Presenter:

Erin Powers, P.E., Acting Stormwater Manager

Attachments: [SW-2025DrainageFeesRES-2024-11-8](#)

[Exhibit A - Proposed 2025 Fee Schedule.pdf](#)

[Exhibit B - Memo to Drainage Board for 2025 Fees v2.pdf](#)

[Exhibit C - Resolution 208-23.pdf](#)

[Exhibit D - HBA Letter of Support for 2025 Fees.pdf](#)

Erin Powers, Acting Stormwater Manager, Stormwater Enterprise, presented the Resolution establishing 2025 drainage basin fees, bridge fees, detention pond facility, and land fees. She stated the Drainage Board recommended a 7 ½ percent adjustment, how drainage fees are determined, fee increase analysis, City Code 7.4.702, stakeholder support, and fee recommendation.

There were no comments on this on this item.

7.F. [24-645](#)

A Resolution authorizing a land exchange between the City of Colorado Springs and James B. Klein (aka James Klein aka James Bruce Klein), Date Street, LLC, and The Shoppee LLC, and approving the payment of \$107,500.00 for land and easements in connection with the Park Vista Drainage Improvement Project

Presenter:

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

Attachments: [1 Location Map](#)

[2 Klein Exchange - Resolution](#)

[3 EXHIBIT A - Page 1](#)

[4 EXHIBIT A - Page 2](#)

[5 EXHIBIT B - Page 1](#)

[6 Exhibit B - Page 2 - 10](#)

[7 EXHIBIT C - Page 1](#)

[8 EXHIBIT C - Page 2](#)

[9 Exhibit D](#)

[10 Park Vista Drainage Channel Improvements Presentation](#)

Gayle Sturdivant, Acting Public Works Director/City Engineer, presented the Resolution authorizing a land exchange between the City and James B. Klein, Date Street, LLC, and The Shoppee LLC, and approving the payment of \$107,500.00 for land and easements in connection with the

Park Vista Drainage Improvement Project. She provided an overview of the project location, project background, project purpose, property exchange, project exchange need, and next steps.

Councilmember Risley asked if the exchange of these platted parcels within the subdivision will require future land use review. Ms. Sturdivant stated she will investigate that because it may need a rezone. She stated if this land exchange is approved, they will be able to proceed with construction and this area may have some properties annexed into the City.

Councilmember Donelson asked what the properties Mr. Klein will receive are currently zoned and if they are in the floodplain. Ms. Sturdivant stated they are zoned residential, and they are not in the floodplain.

Councilmember Donelson asked if it is zoned for single-family homes. Brad Rodenberg, TRS, stated these parcels are zoned RM-8 which is multi-family.

7.G. [24-646](#)

A Resolution Approving the Sixth Amended and Restated Intergovernmental Agreement among El Paso County, Colorado, the City of Colorado Springs, the City of Manitou Springs, the Town of Green Mountain Falls, the Town of Ramah, and the Town of Calhan Regarding the Pikes Peak Rural Transportation Authority

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Ryan Phipps, PE, Capital Improvements Program Manager

Attachments: [1 PPRTA RES-2024-10-16\(6thAmendedIGA\)](#)
[2 2024-10-09 Board Memo re 6th Amended and Restated Establishing IGA](#)
[3 Establishing IGA 6th Amended and Restated \(10-09-2024 Redline Draft for Referral\)](#)
[4 Establishing IGA 6th Amended and Restated \(10-09-2024 Clean Draft for Referral\)](#)
[5 Presentation](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution approving the sixth amended and restated Intergovernmental Agreement (IGA) among the City, El Paso County, City of Manitou Springs, Town of Green Mountain Falls, Town of Ramah, and Town of Calhan regarding the Pikes Peak Rural Transportation Authority (PPRTA). She provided an overview of what is covered in the IGA, why it is needed now, and next steps.

President Helms asked if this item requires a two-thirds vote by the governing bodies of the PPRTA. Ms. Sturdivant confirmed it does by this grant program only.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Risley stated he and Councilmember Henjum attended the Annexation Working Group meeting, he attended the Academic Engagement Enterprise Space Command Symposium at University of Colorado, Colorado Springs (UCCS), and the retirement ceremony for Cindy Aubrey, former Chief Executive Officer (CEO), United Way, and he congratulated the Switchbacks for their championship win which was broadcast nationally.

Councilmember Donelson stated the Mayor met with the Federal Bureau of Investigation and denied that he had contact with the people indicted for a hate-crime hoax during the Mayoral Campaign and requested the Mayor come forward regarding whether or not he lied during the investigation. Ryan Trujillo, Deputy Chief of Staff, stated they are disappointed by the unfounded and unsourced allegations by the Daily Wire article, and they do not expect any further comments other than the Mayor's public statement due to the continuing investigation of the defendants for which Mayor Yemi is not included.

Councilmember Avila stated she did a walking tour of several small businesses with Chicana and read several letters she received from third grade students at Monroe Elementary.

President Helms stated he attended the Colorado Springs Police and Fire Department training academy graduations and the United States Air Force Academy football game.

10. Executive Session

10A. Open

There was no Open Executive Session.

10B. Closed

10B.A. [24-693](#)

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 (f), 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 Human Resources staff for the purpose of receiving legal advice and determining the process for advertising for, interviewing, and hiring a City Auditor.

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: [24-693 Closed Session memo - 11-18-24](#)

Ben Bolinger, Corporate Division Chief, Office of the 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 a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and Human Resources staff for the purpose of receiving legal advice and determining the process for advertising for, interviewing, and hiring a City Auditor.

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 a Closed Executive Session.

11. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 3:23 PM.

Sarah B. Johnson, City Clerk