



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, February 10, 2025

9:00 AM

Council Chambers

### How to Watch the Meeting

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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 9:04 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 Leinweber left the meeting at approximately 10:00 AM.

### 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. [25-096](#) City Council Work Session Meeting Minutes January 27, 2025

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [1-27-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 27, 2025 Work Session were approved by Consensus of City Council.

## **5. Presentations for General Information**

**5.A.**    [25-089](#)            Update from Exponential Impact

Presenter:

Max Cupp, Executive Director, Exponential Impact

**Attachments:**    [2025 XI City Council Presentation.pptx](#)

Max Cupp, Executive Director Exponential Impact (XI), provided an overview of XI, their Accelerator program, Survive and Thrive program, holistic approach, Acceleration program topics, participant testimonial, the access to funding, timeline, metrics, impact, sponsors/partners, and the XI staff.

President Helms asked where their interns come from. Mr. Cupp stated their interns are primarily from Colorado College and University of Colorado, Colorado Springs and are majoring in many different fields such as economics, business, math, etc.

Councilmember Talarico appreciation for what XI provides to the community and small businesses.

Councilmember Leinweber asked how XI helps with mental health struggles among entrepreneurs. Mr. Cupp stated several of their programs help facilitate networking groups such as Vet Net, One Million Cops, and Pitch Night.

**5.B.**    [25-043](#)            Pikes Peak Regional Building Department Annual Report

Presenter:

Roger Lovell, Chief Building Official, Pikes Peak Regional Building Department

**Attachments:**    [2024 PPRBD Annual Report](#)

Roger Lovell, Chief Building Official, Pikes Peak Regional Building Department (PPRBD), introduced Greg Dingrando, Public Information Officer, PPRBD, who provided an overview of PPRBD 2024 highlights, number of permits, new homes, major developments within the City, breakdown by neighborhood, reroof permits, new commercial buildings, City permit numbers, plan reviews, inspections, GIS mapping tool for future projects, City permit numbers, single-family home fees, and PPRBD classes.

President Pro Tem Crow-Iverson requested a breakdown for the number of permits issued for accessory dwelling units. Mr. Dingrando stated it would be difficult to break those down because ADU's are viewed as a detached house in their system. Councilmember Risley stated there have been sixty permits issued for ADU's in the City over the past five years, which is approximately twelve per year.

Councilmember Risley asked how many permits have been issued for condos. Mr. Dingrando stated there have been five condo permits (forty units) issued since 2021 for Monument, CO.

Councilmember Leinweber requested information regarding how much buildout capacity some of the major developments still have available. Mr. Lovell stated they do not have that information because they do not know how many lots are available. Councilmember Risley stated he requested that information from Marla Novak, Executive Officer, with the Colorado Springs Housing and Building Association (CSHBA).

Councilmember Henjum asked why there has been a decrease in commercial building permits. Mr. Lovell stated it is more important to look at valuation side of commercial building which may have decreased due to uncertainty which interest rates.

Councilmember Donelson requested the number of single-family homes and apartments added to the City's inventory so they can track the growth. Mr. Lovell stated they have historical data for the past five to six years and the Assessor's Office may have additional information regarding that. Councilmember Risley provided an overview of apartments added to the inventory in 2023 according to Apartments.com. Jamie Fabos, Chief of Staff, stated the Planning Department is working on a Housing Assessment which will be available by summer 2025.

Councilmember Henjum asked how citizens should respond if they do not find a permit for construction for that location. Mr. Dingrando stated they could call PPRBD so they can look at the plans.

Councilmember Henjum asked how construction which has not applied for a permit is dealt with. Mr. Lovell explained they have a Non-compliance Department which addresses those situations. President Pro Tem Crow-Iverson asked if PPRBD works with Colorado

Springs Utilities (CSU) regarding educating people regarding utilities and conservation. Mr. Lovell stated they mainly focus on the requirements, but they will look at providing additional information regarding that.

President Helms asked if PPRBD keeps builders informed of any new Code changes which are upcoming. Mr. Dingrando and Mr. Lovell confirmed they do and explained how they work with contractors regarding new revisions to the Code.

**6. Staff and Appointee Reports**

**6.A. [25-095](#) Agenda Planner Review**

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 2-10-25](#)

There were no comments on this item.

**7. Items for Introduction**

There were no Items for Introduction.

**8. Items Under Study**

There were no Items Under Study.

**9. Councilmember Reports and Open Discussion**

President Pro Tem Crow-Iverson stated she hosted a Boy Scout Troop meeting in City Council Chambers on Monday, February 3, 2025, at 6:30 PM, which resulted in a very fun civics class.

Councilmember Avila stated Colorado College (CC) is having alumni gatherings all over the world to celebrate their sesquicentennial and at alumni, Nancy Hernandez's gathering event, she spoke with Allison Pena who wrote her essay to get into CC on Panorama Park.

**10. Executive Session**

**10A. Open**

There was no Open Executive Session.

**10B. Closed**

**10B.A [25-099](#)** 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 discussing strategy for negotiations and instructing negotiators regarding an economic development and incentive agreement.

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:** [25-099 Project Chocolate Closed Session Council Notice](#)

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 discussing strategy for negotiations and instructing negotiators regarding an economic development and incentive 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 a Closed Executive Session.

## **11. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 10:51 AM.

Sarah B. Johnson, City Clerk