



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, August 12, 2024

10:00 AM

Council Chambers

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### How to Watch the Meeting

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- 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

President Helms called the meeting to order at 10:02 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.B. to be removed from the August 13, 2024 City Council meeting Consent Calendar.

Consensus of City Council agreed to this change.

### 4. Review of Previous Meeting Minutes

4.A. [24-431](#) City Council Work Session Meeting Minutes July 22, 2024

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [7-22-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the July 22, 2024 Work Session were approved by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

**5A.A.** [24-426](#) Siron v. Wolfe, El Paso County District Court Case No. 2024CV31153

Presenter:

Wynetta Massey, City Attorney

**Attachments:** [24-426---2024-08-12\\_CouncilRepresentationMemo](#)

Ben Bolinger, Corporate Division Chief, Office of the City Attorney, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the Officer.

President Helms polled City Council regarding authorizing the City to represent the Officer. Consensus of City Council agreed.

### **5B. Closed**

There was no Closed Executive Session.

## **6. Presentations for General Information**

**6.A.** [24-401](#) Colorado Springs Chamber and EDC - 2024 mid-year Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Dani Barger, Senior Vice President, Marketing, Communications & Sales

Colorado Springs Chamber and EDC

**Attachments:** [CSEDC 2024 6-month LART KPIs July 2024](#)

Dani Barger, Senior Vice President, Marketing, Communications, and Sales, Colorado Springs Chamber and EDC, presented the 2024 mid-year Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of LART, their perception study, earned media, digital advertising, online presence, blogs, and ongoing outreach. She identified the COS Airport interactive photo booth, COS Airport window clings, billboards, light pole banners, Broadmoor in-room collateral, pop-up banners, booth handouts, lapel pins, stickers, and ongoing outreach, and twenty-four economic development leads from the Space Symposium.

Councilmember Henjum asked if the cost-of-living calculator was specific

to the Pikes Peak Region and what it calculates. Ms. Barger confirmed it was for the Pikes Peak Region and it measures housing, groceries, and how much money is needed to be earned in order to meet their needs.

Councilmember Leinweber requested that the City's outdoor recreation and amenities be highlighted more in written text.

**6.B.**     [24-384](#)     COS Creek Plan Update

Presenter:

Jan Martin, President, Pikes Peak Waterways

Chris Lieber, Project Manager, Pikes Peak Waterways

**Attachments:**   [COS Creek Plan - City Council Presentation.August2024](#)

Jan Martin, President, Pikes Peak Waterways (PPW), provided an overview the members of PPW, their mission/vision, why it was founded, collaboration/partnerships, partnership/funding, website, and goals.

Councilmember Henjum asked how long the new PPW logo has been in place. Ms. Martin stated approximately two years.

Chris Lieber, Project Manager, PPW, went over the COS Creek Plan, regional context, community focus, project scope, existing conditions, current condition, alternative futures prototype, community outreach/support, progress, momentum, and next steps. He identified eight key projects, America the Beautiful Park, and goals.

Councilmember Henjum asked what the expectation for City funding toward the America the Beautiful Park project is. Mr. Lieber stated they are working toward receiving philanthropic donations and grant funding.

Councilmember Henjum asked how City Council can support the efforts. Mr. Lieber stated by supporting inclusion of these kinds of projects when the Parks, Recreation, and Cultural Services Master Plan is updated, the needed drop structure for the Creek is constructed, and bridges are added.

Councilmember Leinweber asked how they know this is a good thing for Colorado Springs. Mr. Lieber stated the results of the economic impact study and parallels what they have learned from Denver, Fort Collins, and other Colorado jurisdictions and their investments in their creeks.

Councilmember Leinweber asked why Fountain Creek along Highway 24 has not been considered for improvements or part of this project. Mr. Lieber stated they hope the prototypes they have developed will be applied to other corridors within the City.

Councilmember Leinweber asked if the volume of water in the creek is sustainable. Richard Mulledy, Director, Public Works, stated he believes there will be more precipitation events, the base flow has increased over time, and does not believe the creek will dry up.

Councilmember Leinweber asked how the water quality can be improved so families feel safe playing in it. Mr. Mulledy stated in the last ten years, the water quality has dramatically improved due to stormwater infrastructure and programs and they have a system to monitor to make sure it is safe.

Councilmember Donelson requested additional information regarding Parks infrastructure into the flood plain and the future costs. Mr. Mulledy stated that is a concern when there is a storm event because Fountain Creek and Monument Creek are one of the most difficult to manage due to the dramatic changes in the base flows, but they are working on design infrastructure that the creeks will still pass in a safe way.

Councilmember Donelson asked if there is an increased risk of flooding to the neighborhoods along the Creek. Mr. Mulledy stated there is not.

Councilmember Donelson asked who owned the buildings surrounding America the Beautiful Park. Mr. Lieber stated they are part of the Park Union Master Plan but is not park of the COS Creek Plan and a portion of the land is owned by NorWood Development.

Councilmember Donelson asked if this type of project increased in property value for land adjacent to it. Mr. Lieber confirmed there was an increase of forty-five percent of property value in Denver, CO for a similar project.

Councilmember Donelson asked Mr. Lieber to disclose his occupation. Mr. Lieber stated he is a principal with N.E.S., Inc. who employs landscape architects and land planners in the community.

Councilmember Talarico requested more frequent updates on this project. Ms. Martin agreed to provide more information on a regular basis.

**6.C.**    [24-369](#)

Creating a Family Friendly City - Early Childhood Business Council

Presenter:

Liz Denson, President & CEO of Early Connections Learning Centers;  
Co-Chair of Alliance for Kids

Max Cupp, Executive Director of Exponential Impact

SherryLynn Boyles, President & CEO of Joint Initiatives for Youth and

## Families

Attachments: [ECBC Slides for City Council 8.12.24 Work Session](#)

Liz Denson, President and Chief Executive Officer, Early Connections Learning Centers, provided an overview of the Early Childhood Summit Results and Report, impact of childcare/challenges, benefits for families, benefits for community.

Max Cupp, Executive Director, Exponential Impact, went over childcare and the economy, and workers available for open positions in El Paso County, Early Childhood Business Council (ECBC), ECBC founders, and opportunities.

SherryLynn Boyles, President and Chief Executive Office (CEO), Joint Initiatives for Youth and Families, identified the Early Childhood Summit goals/outcomes, policy directions, and next steps.

Councilmember Leinweber asked if there are zoning restrictions for childcare facilities. Ms. Boyles confirmed there are various restrictions and parameters between residential and commercial zoning.

Councilmember Leinweber asked if a family could have a childcare business in their home. Ms. Boyles confirmed residential zoning does provide for that.

Councilmember Risley spoke about the costly and burdensome process for someone submitting to open a business. Ms. Boyles stated childcare is important infrastructure for the economy and identified how City Council can support their initiatives.

Councilmember Leinweber asked if El Paso County is supportive of their mission. Ms. Boyles stated they have started outreach with the County and members of the County was present at the summit.

Councilmember Donelson stated he is interested in benefits for mothers or fathers who stay home with their children.

Councilmember Donelson asked if a person would have to obtain a license to provide day care. Ms. Boyles stated there is an option to obtain a license, but there is a category of friends, family, and neighbors who do not need a license, and they want to provide make more resources available to them.

6.D. [24-371](#) Pikes Peak Honor Bell

Presenter:

Larry Peterson, Board Member, Honor Bell Foundation  
Laurie Kuntz, Executive Director, Honor Bell Foundation  
Skyler Holmes, Director, Pikes Peak National Cemetery

**Attachments:** [PPHB Colorado Springs Cuty Council Meeting](#)

Larry Peterson, Board Member, Honor Bell Foundation (HBF), provided an overview of the Honor Bell Foundation, their team, vision, mission, what they do with dignity, honor, and respect, aspects of the Honor Bell, military honors, meaning of the Honor Bell's seven tolls, Pikes Peak Honor Bell, and parade configuration.

Skyler Holmes, Director Pikes Peak National Cemetery, spoke about the number of requests for Honor Bells and how the Pikes Peak Honor Bell is a benefit to the community.

Laurie Kuntz, HBF Executive Director, stated the Honor Bell is the only one in the nation and their goal is to have one at every national cemetery.

Councilmember Donelson asked how people could donate to this initiative. Ms. Kuntz stated they can donate on their website at [HonorBell.org](https://www.honorbell.org) <<http://www.honorbell.org>> or mail a check.

Councilmember Donelson asked if rifle volleys are available to all military veterans who have served. Mr. Holmes stated the Department of Defense (DOD) will not support rifle volleys to veterans who did not retire from the military, so they provide National Guard members to provide that for families.

## **7. Staff and Appointee Reports**

### **7.A. [24-430](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 8-12-24.docx](#)

Councilmember Donelson asked if the Public Hearings listed on Page 2 of the Agenda Planner will be held at the August 27, 2024 City Council meeting. Sarah B. Johnson, City Clerk, confirmed they will be and that the date header for the August 27, 2024 meeting must have been inadvertently deleted.

## **8. Items for Introduction**

- 8.A.** [24-393](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Ovation Metropolitan District serving an area consisting of 60.28 acres generally located south of the intersection of Powers and Interquest Boulevard, east of Kettle Creek, and north of Old Ranch Road.
- Presenter:  
Allison Stocker AICP, Planner II, Planning and Community Development Department  
Kevin Walker, Interim Planning and Community Development Director

**Attachments:** [Ovation District - Resolution - FINAL](#)  
[Cover Letter - Ovation MD 7-9-2024](#)  
[Ovation full submittal - Final 7-16-2024](#)  
[Ovation Service Plan - Final 7-16-2024](#)  
[Ovation MD Director Parcel and FIA\(9062126.1\)](#)  
[Ovation MD District Disclosure](#)  
[Ovation Budget Committee PPT WorkSession](#)

Allison Stocker, Planner II, Planning and Neighborhood Services Department, presented the Resolution approving a Service Plan for the Ovation Metropolitan District serving a final collective area consisting of 60.28 acres generally located south of the intersection of Powers and Interquest Boulevard, east of Kettle Creek, and north of Old Ranch Road. She provided an overview of the Service Plan, district location, project area, background, and next steps.

There were no comments on this item.

- 8.B.** [24-395](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Percheron Park and Recreation District located in the north portion of Banning Lewis Ranch on the north and south sides of Woodmen Road.
- Presenter:  
Kyle Fenner, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning and Neighborhood Services Director

**Attachments:** [Resolution Percheron Parks and Recreation District](#)  
[Cover Letter - Percheron Regional Park and Recreation District](#)  
[Percheron Park Rec District Draft Service Plan REDLINE](#)  
[Percheron Park Rec District Draft Service Plan CLEAN](#)  
[Example Builder Disclosure](#)  
[Exhibit A Percheron Initial Boundaries](#)  
[Exhibit B Percheron Vicinity Map](#)  
[Exhibit C \(1-2\) Initial & Future Inclusion Map](#)  
[Exhibit D \(1-3\) Summary of Public Improvements Financed](#)  
[Exhibit E Description of Permitted Services](#)  
[Applicant Presentation Percheron Park and Recreation District](#)  
[Staff PowerPoint Percheron Park and Recreation District CITY COUNCIL](#)  
[Staff PowerPoint Percheron Park and Recreation District](#)

Kyle Fenner, Senior Planner, Planning and Neighborhood Services Department, presented the Resolution approving a Service Plan for the Percheron Park and Recreation District serving an area of 681 acres located in the northernmost portion of Banning Lewis Ranch. He provided an overview of the Service Plan, district policy, Service Plan status, proposed exceptions, location, background, and next steps.

President Helms asked why the mill levy will be increased. Ms. Fenner stated it is due to additional park development funding.

President Helms asked how many homes are anticipated for this development. Ms. Fenner stated 2,650 homes.

Councilmember Henjum asked if there are any other overlays like this within the City. Ms. Fenner stated this is unique and they have worked with the Parks, Recreation, and Cultural Services Department.

Councilmember Henjum asked what the long-term impact would be regarding maintenance of the parks once it is a citizen run board and there is a determination to reduce the mill levy and the impact of the inequity of funding toward other City parks. Ms. Fenner stated even though this overlay is unique, there are fire district and school district overlays in the City and the money the City would have used toward these parks can now be allocated to other parks.

Councilmember Henjum asked if there will charges for some of the park amenities. Ms. Fenner stated that is something that is contemplated for the future.



Nicole Peykov, Spencer Fane, LLP, representing the applicant, identified the district location, district boundaries, park and recreation district information, model Service Plan, deviations, proposed park and recreation improvements, public improvement cost estimates, financial plan, development summary projection for residential/commercial, bond structure/parameters, and conditions for approval.

President Helms asked if the parks in this area will be open to everyone. Ms. Peykov confirmed they will be open to the public just like any City park is.

Councilmember Donelson asked what the \$21 million for trails corridor and open space is going toward. Tim Siebert, Nor'Wood Development Group, representing the applicant, stated it would go toward capital costs such as drainage improvements, trail corridors, and landscaping irrigation.

Councilmember Donelson requested additional information regarding the difference between parks and trails corridor/open space. Mr. Siebert identified the different aspects between the two designations.

Councilmember Henjum asked what happened with the Park Land Dedication Ordinance (PLDO). Mr. Siebert provided a brief overview of the PLDO and stated the proposed mill levy will also be applied to commercial property and will account for approximately forty to fifty percent of the revenue generated.

Councilmember Henjum asked if there has been pushback from other residents who pay higher mill levies. Kevin Walker, Interim Director, Planning and Community Development, stated many developments with resident run boards are now experiencing the lack of funds that are necessary to maintain the level of maintenance they want because levies are mostly capped at ten, so they are seeing a reduction in service.

**8.C.** [24-438](#)

A Resolution Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 5, 2024, Coordinated Election

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [IGA Resolution.docx](#)

[FinalCity of Colorado Springs\\_November 2024.pdf](#)

[Signed Resolution No. 103-24.pdf](#)

Sarah B. Johnson, City Clerk, presented the Intergovernmental Agreement (IGA) with the El Paso County Clerk and Recorder for the November 5,

2024 Coordinated Election. and stated the estimated cost is \$ 605,458.67 for the City to participate. She stated this is a back-to-back item because the IGA would need to be filed with the El Paso County Clerk and Recorder by August 27, 2024.

Councilmember Leinweber asked what the cost of the April municipal election is. Ms. Johnson stated it is approximately \$400,000 to \$450,000, but the County has many more requirements under state law to put in place in a federal general election year which cost more money including: additional election judges, additional locations, and additional security for election workers, the processes, and the procedures.

## **9. Items Under Study**

There were no Items Under Study.

## **10. Councilmember Reports and Open Discussion**

Councilmember Henjum stated her husband was severely injured in a bike crash, wearing a helmet saved his life, and encouraged everyone to wear a helmet when riding a bike. She stated she attended the Concrete Coyote and One Body event of adding mosaics to the MLK bypass bridge and honored Uncle Bud. Councilmember spoke about the military's restrictions regarding military personnel visiting the Citadel Mall and the work being done to address the issues in the area.

President Pro Tem Crow-Iverson expressed appreciation for the Honor Bell presentation and honored her ninety-eight-year-old veteran uncle who served in the Naval Reserves during the Korean War, retired from the Pueblo Police Department, and who passed away on July 27, 2024.

Councilmember Leinweber spoke regarding the negative effect on small businesses if the Credit Card Competition Act is passed. He stated he attended the opening of the new facility for Exponential Impact and encouraged everyone to attend the State of the Outdoors on Tuesday, August 20, 2024, at 4:00 PM.

Councilmember Talarico expressed appreciation for the Honor Bell presentation and stated she attended the soft opening of the Ford Amphitheater.

Councilmember Donelson stated he attended the Colorado Springs Police Department (CSPD) graduation ceremony and the 79th anniversary event

of the Korean Day of Liberation. He honored CSPD Officer Denny Ives who was killed in the line of duty on August 7, 1975 and thanked Officer Ives for his service and his family for their sacrifice.

Councilmember Donelson read an email from a citizen who stated she and her family are experiencing stress and anxiety due to the noise pollution and fireworks from the Ford Amphitheater. Councilmember Doneslon requested the City to not permit any further fireworks at the Ford Amphitheater until the City has installed its own monitor devices to measure the noise pollution and decibels.

Councilmember Avila stated she and Councilmember Talarico attended the Park Summer Day at Hillside Community Center and gave a commencement speech for middle schoolers who received training on cybersecurity at University of Colorado, Colorado Springs (UCCS). She stated she attended a reception for the American GI Forum/El Cinco De Mayo and attended the Council of Municipal Court. Councilmember Avila stated she and her husband, Leroy, who has a cochlear implant, spoke at the cochlear implant conference.

President Helms stated he attended the CSPD graduation ceremony, and the soft opening of the Ford Amphitheater and they will address some of the issues which Councilmember Donelson mentioned.

## **11. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 2:28 PM.

Sarah B. Johnson, City Clerk