



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, June 23, 2025

9:00 AM

Council Chambers

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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 Crow-Iverson called the meeting to order at 9:00 AM.

**Present** 9 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and Councilmember Brian Risley

Councilmember Gold and Councilmember Leinweber 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. [25-321](#) City Council Work Session Meeting Minutes June 9, 2025

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [6-9-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the June 9, 2025 Work Session were approved by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

There was no Open Executive Session.

### **5B. Closed**

There were no Presentations for General Information.

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

There were no Presentations for General Information.

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

### **7.A. [25-320](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 6-23-25](#)

There were no comments on this item.

## **8. Items for Introduction**

### **8.A. [25-339](#) A Resolution Approving an Intergovernmental Agreement for the Renewal of the CDL Third Party Testing Unit License between the City of Colorado Springs and the State of Colorado**

Presenter:

Danielle Delgado, Human Resources Manager, Human Resources

**Attachments:** [Resolution - CDL Testing.docx](#)  
[City of Colorado Springs CDL IGA \(Rev\)](#)

Danielle Delgado, Human Resources Manager, Human Resources, presented the Resolution approving an Intergovernmental Agreement (IGA) for the renewal of the CDL third party testing unit license between the City and the State of Colorado.

There were no comments on this item.

### **8.B. [25-335](#) A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire public improvement easements and**

temporary construction easements, on real property owned by Vande Lay Capital Partners, LLC & BIG CSCO Owner, LLC, for the Academy Boulevard Reconstruction - Fountain Boulevard to Milton Proby Parkway Project and for the Chelton Road - Multi-Use Path Project using PPRTA funds

Presenter:

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

**Attachments:** [01 VLCP & BIG CSCO - Location Map](#)  
[02 VLCP & BIG CSCO - Resolution.docx](#)  
[03 PIE 53 & PIE 53A Exhibits](#)  
[04 TCE 53 & TCE 53A Exhibits](#)  
[05 PIE 53B Exhibits A & B](#)  
[06 TCE 53B Exhibits A & B](#)  
[07 Presentation](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire public improvement easements and temporary construction easements, on real property owned by Vande Lay Capital Partners, LLC & BIG CSCO Owner, LLC, for the Academy Boulevard Reconstruction - Fountain Boulevard to Milton Proby Parkway Project and for the Chelton Road - Multi-Use Path Project using Pikes Peak Rural Transportation Authority (PPRTA) funds. She provided an overview of the location map, property need for the Academy project/trail project, negotiation history, and procedure manual information.

Councilmember Henjum requested additional information regarding the trail connection. Ms. Sturdivant stated they have been constructing on-street bike facilities on other portions of Chelton Road, and this will provide a more robust crossing across Academy Boulevard.

**8.C. [25-216](#)**

An Ordinance amending section 409 (Appoint Hearing Officers) of Part 4 (Powers and Duties of the City Attorney) of Article 2 (Officers of the City) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appointment of Hearing Officers

Presenter:

Rebecca Greenberg, Senior Attorney, City Attorney's Office  
Kevin Bruce, Operations Manager and Chief Safety Officer, Public Works Department

**Attachments:** [Ch1-PowerCityAttorneyHearingOfficers-ORD\\_2025-04-07](#)

[AR 2025-03.pdf](#)

[25-216 Powerpoint Presentation - Authority to Appoint Hearing Officers](#)

Rebecca Greenberg, Senior Attorney, City Attorney's Office, presented the Ordinance amending City Code pertaining to appointment of Hearing Officers. She provided an overview of the background and stated it is a necessary change in order to effectuate the dispute resolution process for the Transit Safety Committee (TSC).

Councilmember Bailey asked why the City did not develop bylaws for the TSC when it was created and how they ended up at this point. Ms. Greenberg stated it has been quite a procedure to reach a dispute resolution process between management and labor and they both have agreed on the appointment of Hearing Officers as the solution. Lan Rao, Transit Division Manager, provided a brief background of the TSC and how she was previously authorized to be the tiebreaker when a TSC was put into place by Federal Transit Administration (FTA) and with recent legislation, both parties have agreed that Hearing Officers are the best solution.

Councilmember Rainey stated he has the same concerns as Councilmember Bailey that this may not be the best solution for all cases.

Councilmember Donelson stated Metro Mountain Transit is subject to FTA Transportation federal funding and therefore is subject to their rules and requirements.

Councilmember Bailey and Councilmember Williams stated they have concerns because City Council had no previous role in this change in City Code.

**8.D. 25-315** A Resolution of the City of Colorado Springs amending the MW Retail Business Improvement District 2025 Operating Plan

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

**Attachments:** MWRetail\_BID\_Service\_Plan\_Amendment\_Resolution  
Resolution\_167-22\_2023\_Operating\_Plan\_&\_Budget  
2025 Amended Operating Plan and Budget - MW Retail BID (Redlines  
Updated 5-27-25)(10014362.2)  
2025 Amended Operating Plan and Budget - MW Retail BID (Clean)  
(10064164.1)  
Exhibit\_A\_MWRetail\_BID\_2025\_Amended\_Operating\_Plan  
Exhibit\_B\_2025\_Updated\_Financial\_Plan  
Exhibit\_E\_2023\_Operating\_Plan\_Public\_Improvements\_&\_Financial\_  
Plan  
2025\_Current\_MWRetail\_Operating\_Plan\_&\_Budget  
Executive Summary - MW Retail Amended 2025 Operating Plan and  
Budget(10032560.3)  
2025 Amended Operating Plan and Budget - MW Retail BID (Redlines  
Updated 5-27-25)(10014362.2)  
Staff\_MWRetail\_BID\_Amendment\_Presentation

Allison Stocker, Senior Planner, Planning Department, presented the Resolution amending the MW Retail Business Improvement District (BID) 2025 Operating Plan. She provided an overview of the background, district map, history, amendment request, public/private improvements, revised financial plan, Public Improvement Fee (PIF) revenue projections, and next steps.

Councilmember Donaldson requested a copy of the PowerPoint presentation which was presented and asked who will receive the three percent PIF and the one and a half percent collection fee. Brendan Desmond, Spencer Fane, representing the applicant, stated one and a half percent of the PIF collected goes to the district accountant for administration fees for collecting the PIF on behalf of the district

Councilmember Donelson asked if this district has any private party placed debt. Mr. Desmond stated it does not, it only has publicly issued debt.

Councilmember Donelson asked if a portion of the mill levy is used to pay down the bonds. Mr. Desmond stated the mill levy is only used for operations and maintenance and the Bonds are solely paid down by the PIF.

Councilmember Donelson asked if the mill levy would remain at ten mills. Mr. Desmond confirmed it would.

Councilmember Donelson asked if the PIF will be charged for the storage facility. Mr. Desmond stated he will provide that information.

Councilmember Donelson asked if the district had been sold. Mr.

Desmond stated he will provide that information.

- 8.E. 25-187** An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to public art.  
(Legislative)

Related Files: N/A  
Located in All Council District

**Presenter:**

Daniel Sexton, DRE Planning Manager, Planning Department  
Michael Montgomery, Deputy City Council Administrator  
Kevin Walker, Planning Director, Planning Department

**Attachments:** Staff Report\_Public Art Ordinance  
Attachment 1 - UDC-PAC-Amendment-2025-05-05  
Attachment 2 - Public Art Commission Meeting Minutes  
Attachment 3 - Ord. 25-41\_Signed  
Staff Presentation\_Public Art Ordinance  
Planning Commission Meeting - Public Art - 05\_14\_2025

Daniel Sexton, Planning Manager, Planning Department, presented the Ordinance amending City Code pertaining to Public Art Ordinance. He provided an overview of the project summary, background/history, highlighted changes, criteria for approval, and statement of compliance.

Councilmember Donelson stated if approved, this Ordinance would remove the input of the Public Art Commission (PAC) and the neighborhood. Mr. Sexton stated the applications received by the Planning Department will continue to provide a public notice process to allow neighborhood input.

Councilmember Henjum asked if there would be a process on the Administration side which utilizes a committee or ad hoc to evaluate public art on public property. Mr. Sexton stated several City Departments reviewed this proposed Ordinance and if City Council chooses to have a committee review public art, City Code could be modified as needed.

Councilmember Bailey asked if there is something behind driving this Ordinance at this time and how often this issue has come up in the past. Mr. Sexton stated there is currently an application in process which addressed this issue and in the past two years, since the implementation of the Unified Development Code (UDC), they have not seen a need for the implementation of this portion of the UDC. Caitlin Moldenhauer, Attorney, City Attorney's Office, stated that since City Council dissolved the PAC,

and there are still references to the PAC in the UDC, they need to remove those references in the UDC.

Councilmember Donelson asked if just those references could be removed. Ms. Moldenhauer confirmed they could.

- 8.F. [25-293](#) A Resolution Repealing Resolution No. 71-24 and Establishing Fees and Charges for the Parks, Recreation and Cultural Services Cemetery Enterprise for 2026

Presenter:

Kim King, Assistant Director - Parks, Recreation and Cultural Services  
Cheryl Godbout, Cemetery Operations Manager

Attachments: [Exhibit A - 2026 Cemetery Fees and Charges - Proposed](#)  
[June 2025 - Cemetery Enterprise Fees and Charges PowerPoint](#)  
[Parks-CemeteryFeeIncrease-RES-2025-05-29-Draft.docx](#)

Kim King, Assistant Director, Parks, Recreation and Cultural Services, presented the Resolution repealing Resolution No. 71-24 and establishing fees and charges for the Parks, Recreation and Cultural Services Cemetery Enterprise for 2026. She provided an overview of City Code 14.2.304, fees/charges process,

Cheryl Godbout, Cemetery Operations Manager, identified the service levels, revenues versus expenditures, new fees, and important dates.

Councilmember Donelson asked if the opening of the Pikes Peak Cemetery has had an impact. Ms. Godbout confirmed it has had a large impact on the number of veteran burials.

Councilmember Bailey asked what the staffing increases have had on the cemetery budget. Ms. Godbout provided an overview of the responsibilities of the eight staff members which has remained relatively stable.

Councilmember Bailey asked what the cost is for maintaining the historical buildings. Ms. Godbout stated she does not have that exact information but knows that they do have much needed renovations which have significant costs.

Councilmember Bailey asked if there is a broader, more comprehensive fee increase planned for next year. Ms. Godbout confirmed there is but they need to keep their cremation fees competitive so they will still have more expenses than revenue.

Councilmember Donelson stated he fully supports this proposed increase.

Councilmember Henjum commented that the City's cemeteries are of historical significance to the community.

**8.G.**    [25-270](#)

A Resolution Finding a Public Purpose in the Leasing of the City Auditorium to AVA Presents, LLC

Presenter:

Ryan Trujillo, Deputy Chief of Staff

Henry Martin, Director of Facilities

Kim King, Assistant Director - Parks, Recreation and Cultural Services

**Attachments:**    [Parks-CityAudLease-RES-2025-06-10-Draftv2 - final edit](#)

Ryan Trujillo, Deputy Chief of Staff, introduced the Resolution finding a public purpose in the leasing of the City Auditorium to AVA Presents, LLC. He provided an overview of the history of the auditorium, Solutions Team process, and successful vendor selection, and future Council action.

Jesse Morreale, AVA Presents, representing the vendor, identified their qualifications, relevant experience, goals, continued evaluation, public safety, preservation of the historical relevance of the auditorium, and previous AVA projects.

Councilmember Williams expressed appreciation of the project.

Councilmember Donelson asked how much of the Royal Oak Theater was preserved. Mr. Morreale stated they had to make significant changes to the electrical, heating, and air conditioning to make it more modern for public comfort and safety while maintaining the configuration of the building.

Councilmember Donelson asked how the City will address the long-term infrastructure needs for the building. Mr. Trujillo stated there will be a very robust partnership with the leasee regarding the capital infrastructure which will be needed.

Councilmember Risley requested additional information regarding the City's responsibility as a landlord and the needed repairs. Mr. Morreale provided an overview of the private/public partnership with the City maintaining the ownership, but that AVA will take responsibility of the maintenance and significant upgrades for the building. Councilmember Risley stated he believes there needs to be more clarity of the lease in order to capture the spirit of the deal. Mr. Trujillo stated they have worked on including the responsibilities of landlord and tenant in the lease agreement. Caitlin Moldenhauer, City Attorney, City Attorney's Office, stated those requirements are outlined in the second paragraph of Section 9.A. of the lease agreement.



Councilmember Henjum asked if the auditorium is located in the Downtown Business Improvement District (BID). Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority (CSURA), stated because it is City-owned, it does not contribute to the BID, but it is in an Urban Renewal designated area which is set to expire in 2031 with approximately \$1.5 to \$1.6 million earmarked for that area where they could divert some of that Tax Improvement Fee (TIF) to the City auditorium.

Councilmember Henjum stated this building is part of the Historic National Register and asked what restrictions or benefits come from that. Mr. Trujillo stated it allows the City to apply for grants for buildings with that designation.

Councilmember Henjum expressed support of this proposed project.

Councilmember Bailey requested additional information regarding the cost associated with the historical preservation of this building. Mr. Trujillo stated the historical preservation is mostly concerning the outside facade of the building and will provide more information regarding the potential costs.

## **9. Items Under Study**

- 9.A.**     [ANEX-25-00](#)     An informational presentation for the Annexation Policy Checkpoint on  
             [06WS](#)                     the proposed Miller Downs at Wyoming Lane Addition No. 1 Annexation

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department  
Kevin Walker, Director of Planning Department

**Attachments:**     [Attachment 1 - Vicinity Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Legal Description and Zoning Exhibit](#)

[Attachment 5 - Land Use Plan](#)

[Attachment 6- Annexation Policy Checkpoint Guidelines](#)

[Miller-Downs at Wyoming Lane - Checkpoint - Staff Presentation](#)

Tamara Baxter, Planning Supervisor, Planning Department, presented the informational presentation for the Annexation Policy Checkpoint on the proposed Miller Downs at Wyoming Lane Addition No. 1 Annexation. She provided an overview of the vicinity map, applications, and guidelines.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over the vicinity map, CSU's application of City Code

12.4.305.B., City Code 7.5.701.A.4.-requirements of annexation, electric service area overlap, City Code 7.5.701.A.3.b-Conditions for Annexation, water/wastewater/natural gas/electric/fiber infrastructure, and CSU capital cost estimate.

Councilmember Henjum asked which part of CSU's wastewater system this would be tying into. Mr. English stated the Las Vegas Treatment Plant.

Noah Bremer, Kimley Horn and Associates, representing the applicant, identified the site location, contiguity to the City, zoning context, compliance with PlanCOS/El Paso County Master Plans, City roadways, proposed connections, employment center, benefits, impacts, and PlanCOS alignment.

Councilmember Williams asked if surrounding owners have been asked if they would like to participate in also annexing into the City. Mr. stated they did hold a neighborhood meeting in December, so neighbors were aware of the plan, but none of them expressed interest in participating in this annexation.

Consensus of City Council agreed to move forward with this proposed annexation.

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

Councilmember Henjum provided a brief overview of her three-week leadership training program for leaders in state and local government in Boston, MA and stated there was a great appreciation expressed at the training for City staff and City Council.

Councilmember Donelson played a video taken at the City funded Pride Parade in downtown Colorado Springs where the speaker in the video was hailing Satan.

## **11. Adjourn**

There being no further business to come before City Council, Council adjourned at 11:22 AM.

Sarah B. Johnson, City Clerk