



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, September 9, 2024

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** 7 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, and Councilmember Brian Risley
- Excused** 2 - Councilmember Mike O'Malley, and Councilmember Michelle Talarico

1.A. [24-478](#) Mayor's 2024 State of the City Address

Presenter:
Mayor Yemi Mobolade

Mayor Yemi expressed appreciation for City employees, citizens, and partnerships for their contributions to the City's success, and presented the 2024 State of the City Address "Our Road to the Future" which highlighted the City's achievements in 2024 and provided a roadmap for 2025. He also encouraged everyone to vote in support of ballot question 2C.

2. Changes to Agenda

President Helms stated City staff has requested Agenda items 8.A. through 8.C. be postponed to the September 23, 2024 Work Session meeting.

Consensus of City Council agreed to this change on the agenda.

3. Regular Meeting Comments

Sarah B. Johnson, City Clerk, stated the September 10, 2024 City Council meeting will begin at 1:00 P.M.

Councilmember Leinweber asked about the changes to Citizens Discussion at the September 10, 2024 meeting. President Helms stated due to the number of requests received from citizens regarding the Ford amphitheater, he has decided to limit the number of citizens commenting to fifty citizens who will have two minutes each to speak.

Councilmember Donelson stated there should be an equal split of those who are permitted to speak in favor and opposition of the amphitheater.

Councilmember Avila stated she is concerned that citizens who would like to speak regarding topics other than the amphitheater will not have the opportunity to speak. President Helms stated as of today, there is only one citizen signed up to speak on another topic, but they will allow ten citizens to speak on other topics.

4. Review of Previous Meeting Minutes

4.A. [24-493](#) City Council Work Session Meeting Minutes August 26, 2024

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [8-26-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the August 26, 2024 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

6.A. [24-402](#) Cultural Affairs Office of the Pikes Peak Region (COPPeR) - 2024 mid-year Lodgers and Auto Rental Tax (LART) contract update to City

Council

Presenter:

Angela Seals, President and CEO, COPPeR

Attachments: [Cultural Office LART Midyear 2024 Report Slidedeck](#)

Angela Seals, President and CEO, Cultural Office of the Pikes Peak Region (COPPeR), presented the six-month Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of their mission, service area, focus arenas of impact, building an arts destination, the impact of cultural tourists, cultural promotion/tourism key performance indicators (KPIs), creative economy KPIs, special community initiatives KPIs, fiscal management/accountability KPIs, and ongoing advocacy KPIs.

Councilmember Risley asked what the qualifier is for local versus non-local attendees. Ms. Seals stated local attendees are people who reside in El Paso or Teller County.

Councilmember Risley asked if the revenue from non-local attendees staying in Colorado Springs was calculated. Ms. Seals stated the spending includes hotels, restaurants, events, and babysitters.

Councilmember Risley asked how much of the revenue is people buying art at shows. Ms. Seals stated this was calculated on performances only.

Councilmember Leinweber asked which events COPPeR takes the lead on. Ms. Seals stated COPPeR is not a presenting or producing arts organization, they are a service organization unless it is concerning a Creative Sector.

Councilmember Henjum asked what the feedback received from the attendees of the Creative Sector fair was. Ms. Seals stated there is a hunger, particularly from small businesses and artists, for this type of programming but could use more depth for the advanced organization.

President Pro Tem Crow-Iverson asked what percentage of COPPeR's budget is funded by LART. Ms. Seals stated LART funding is \$450,000 of their \$650,000 budget which is seventy-one percent of their budget. President Pro Tem Crow-Iverson requested an additional KPI that directly relates to tourism. Ms. Seals stated their cultural promotion/tourism KPI illustrates that.

Councilmember Leinweber stated there are two components to tourism which is how to get tourists to the City and what they do when they are in the City, they look at how to get their dollars and he would like to see a strong leadership of the art community which will promote tourism. Ms.

Seals stated she agrees there needs to be more advancing of cultural tourism.

Councilmember Henjum asked when COPPeR was founded. Ms. Seals stated it started in 2006.

Councilmember Henjum requested Ms. Seals meet with President Pro Tem Crow-Iverson to discuss what is included in the KPIs and what could be included in future presentations. Ms. Seals agreed to Councilmember Henjum's request.

Councilmember Risley encouraged COPPeR to diversify their funding streams and align their KPIs with what Colorado Springs is truly known for.

7. Staff and Appointee Reports

7.A. [24-495](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 9-9-24](#)

There were no comments on this item.

8. Items for Introduction

8.A. [24-442](#) An ordinance including certain property into the boundaries of the Gold Hill North Business Improvement District (Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Cover Letter](#)

[Gold Hill Inclusion ORD - TDG](#)

[Gold Hill North MD No. 1 and BID Financial Plan](#)

[Gold Hill North MD No. 1 and BID Financing Overview](#)

[Map 2024](#)

[Staff PowerPoint Gold Hill BID Inclusion 2024_v.2](#)

This item was postponed until the September 23, 2024 Work Session.

8.B. [24-443](#) An ordinance excluding certain property from the boundaries of the Gold Hill North Business Improvement District (Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services
Department

Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Cover Letter](#)

[Gold Hill Exclusion ORD - TDG](#)

[Gold Hill Inclusion & Exclusion Map 2024](#)

[Gold Hill North MD No. 1 and BID Financial Plan](#)

[Staff PowerPoint Gold Hill BID Exclusion 2024 v.2](#)

This item was postponed until the September 23, 2024 Work Session.

8.C. [24-496](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of tax supported and special revenue bonds by the Gold Hill North Business Improvement District (Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Cover Letter & Bond Docs 2024-08-16](#)

[2024 Gold Hill North BID Operating Plan and Budget](#)

[RESOLUTION Gold Hill North BID Debt Issuance TDG](#)

[Service Plan - Gold Hill MD Nos. 1 and 2 revised](#)

[Staff PowerPoint Gold Hill BID Debt Issuance 2024 v.2](#)

This item was postponed until the September 23, 2024 Work Session.

8.D. [24-480](#)

A Resolution of the City of Colorado Springs approving an Amended and Restated Service Plan for the Rock Metropolitan District serving an area in the center of the northern portion of Colorado Springs.

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Letter re Amended and Restated Service Plan 2024-08-06](#)

[2024 RESOLUTION Rock Metro District](#)

[Amended and Restated Service Plan 2024-08-29 \(Redline\) v.2](#)

[Amended and Restated Service Plan 2024-08-29 \(Clean\) v.2](#)

[Vicinity Map](#)

[Staff PowerPoint Rock v.2](#)

Kyle Fenner, Senior Planner, Planning and Neighborhood Services, presented the Resolution approving an amended and restated Service Plan for the Rock Metropolitan District. She provided an overview of the Service Plan, slight deviation from model, background of the district, and location. Kevin Walker, Interim Director, Planning and Neighborhood Services stated they are supportive of this change, and it conforms more with what the Special District Policy Committee adopted.

Councilmember Henjum requested additional information regarding what this change means. Mr. Walker stated it is saying that upon a certain date, after the adoption, there may be changes to the way that the state legislature assesses different kinds of residential real estate and if there was substantial reduction in the amount of revenue collected by a certain mill levy, the district could adjust to that same percentage so there was not a reduction in the amount of revenue from that mill levies setting.

Councilmember Donelson asked if this is approved, if the mills will be increased to fifty mills from thirty mills for the district and to twenty mills from ten mills for operation and maintenance. Mr. Walker confirmed they will.

Councilmember Donelson asked why they did not ask for these amounts when the Service Plan was initially approved. Mr. Walker stated that at the time, thirty and ten were the maximum amounts they could request.

Councilmember Donelson asked what additional infrastructure will be added. Mr. Walker stated there would not be any additional infrastructure, but special districts cannot fund infrastructure with the special district municipal bond market dollars and by allowing the higher mill levy, they are able to fund more of the infrastructure but still not one hundred percent of the infrastructure.

9. Items Under Study

- 9.A. [ANEX-23-00](#) An informational presentation for the Annexation Policy Checkpoint on the proposed Summit View Addition No. 1 Annexation
[21WS](#)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services
Kevin Walker, Interim Planning and Neighborhood Services Director

Attachments: [Project Statement Summit View Addition No. 1](#)
[Annexation Plat Summit View](#)
[FIA](#)
[Vicinity Map](#)
[Petition - Mark Landess](#)
[Petition - Templeton Gap](#)
[Summit View Addition - Staff Presentation_CS](#)
[DRAFT 2 Annexation Agreement Summit View 8.13.24](#)

Chris Sullivan, Senior Planner, Planning and Community Development Department, provided an informational presentation for the Annexation Policy Checkpoint on the proposed Summit View Addition No. 1 Annexation. He provided a brief overview of the vicinity map and guidelines.

Councilmember Henjum asked which district this property is located in. Sarah B. Johnson, City Clerk, stated it is located in District 6.

Councilmember Donelson asked if this property is owned by one developer. Mr. Sullivan stated it will be but is currently owned by two individuals.

Councilmember Donelson asked if the project site has been annexed into the City. Mr. Sullivan stated it has gone through petition acceptance and is currently being reviewed for annexation.

Councilmember Leinweber asked how the residents of the enclave pay for City services. Mr. Sullivan stated they do not which is why it is in the City's best interest to annex those enclaves in.

Craig Dossey, Vertex Consulting Services, representing the applicant, went over the location, proposed development, annexation requirements, guidelines, and other considerations.

Councilmember Henjum asked if the stormwater system will be designed to meet the City's stormwater standards. Mr. Dossey stated they are designing it for capacity within the culverts going underneath Templeton Gap Road and they are required to have two detention ponds on site which are both for water quality as well as detaining the flows.

Councilmember Risley, President Helms, Councilmember Henjum, and Councilmember Leinweber expressed support of this annexation.

Councilmember Donelson requested information at a future presentation regarding how City services will be burdened once this parcel is developed.

- 9.B. [ANEX-23-00](#) An informational presentation for the Annexation Policy Checkpoint on
[27WS](#) the proposed PTAA Addition No. 1 Annexation

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Director of Planning and Neighborhood Services

Attachments: [Attachment 1 - Annexation - Project Statement](#)
[Attachment 2 - PTAA - Annexation Plat 11x17](#)
[Attachment 3 - Fiscal Impact Study](#)
[Attachment 4 - Zone Change - Project Statement](#)
[Attachment 5 - Zone Map Depiction](#)
[Attachment 6 - Land Use Plan - Project Statement](#)
[Attachment 7 - Land Use Plan](#)
[Attachment 8 - Enclave Map](#)
[Vicinity Map](#)
[PTAA Addition No. 1 Annexation - Staff Presentation](#)

Councilmember Risley stated even though he believes he could remain fair and impartial, he recused himself due his firm being an architect on this project.

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services, provided an informational presentation for the Annexation Policy Checkpoint on the proposed PTAA Addition No. 1 Annexation. He provided a brief overview of the vicinity map and guidelines.

Nina Ruiz, Vertex Consulting Services, representing the applicant, went over the location, proposed development, annexation requirements, guidelines, and other considerations.

President Helms stated he is concerned with the school exited onto the high-speed road of Marksheffel Road with no stop sign or signal at the intersection. Ms. Ruiz stated there will be a dedicated turn lane and it will be right turn only.

Councilmember Donelson asked if Huber Road is a two-lane road. Ms. Ruiz confirmed it is.

Councilmember Donelson asked when the Stetson Hills Boulevard extension is planned for. Craig Dossey, Vertex Consulting Services, representing the applicant, stated when they talked to the City Traffic Department, essentially the extension of Dublin Boulevard would occur when that portion of Banning Lewis Ranch needs that connection, and the Master Plan shows that road being built out to four lanes, traveling a little southeast of the parcel and then connecting to Banning Lewis Ranch Parkway.

Councilmember Donelson asked how many students will be attending the school. Ms. Ruiz stated there will be 800 students and the traffic study identified that the road is adequate to serve the school, and a signal is not warranted at this time.

Councilmember Donelson asked if the intersection of Huber Road and Stetson Hills Boulevard is signalized. Ms. Ruiz confirmed it is and they may revisit making their main access road south to Tamlin Road. Kevin Walker, Interim Director of Planning and Neighborhood Services, stated accompanying this annexation will be a rezoning and Development Plan where those questions can be addressed.

Councilmember Henjum expressed support of this annexation.

Mr. Dossey stated they will illustrate the City's planned improvements to Mark Sheffel Road at their next presentation.

10. Councilmember Reports and Open Discussion

Councilmember Leinweber stated he and Councilmember Henjum attended the Urban Arts Party.

Councilmember Donelson honored Officer John William Rowan, Chief of Detectives, Colorado Springs Police Department, who was killed in the line of duty on September 13, 1918, and he thanked the United States Air Force Academy (USAFA) superintendent for the invitation to the USAFA football game.

Councilmember Avila stated she attended the Peak Education Anniversary fundraiser and the opening of the new playground at the Colorado Springs School for the Deaf and Blind. She also spoke about the number of attempted assassinations on President Abraham Lincoln even before he was elected and how fragile democracy is and needs to be fought for constantly.

Councilmember Risley stated on August 28, 2024, he and Councilmember Henjum spoke on a AnnexCOS panel, and attended the Colorado Springs Business Journal Economic Summit at Boot Barn Hall.

Councilmember Henjum stated she met with the Pikes Peak Lodgers Association regarding the Lodgers and Automobile Rental Tax (LART), attended a Neighborhood Gathering at the Remnant International Ministry, thanked a citizen named Clyde for picking up litter on the Rock Island Trail, and stated the military ban of the Citadel Mall has been removed.

President Pro Tem Crow-Iverson stated she also attended the AnnexCOS panel and spoke about the twelve young adults from Full Circle who indicated that marijuana use was the gateway to their problems.

President Helms stated he and Councilmember O'Malley attended the Labor Day Lift Off and rode in a hot air balloon and ended up landing in the Harrison High School parking lot, he spoke at the North End Rotary Club luncheon, and the USAFA football game.

Sarah B. Johnson, City Clerk, stated the City ballot questions for the November 5, 2024 election will be numbered 2C (renewal of the special tax for roads), 2D (Charter Amendment), and Issue 300 (citizen initiative).

11. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 2:05 PM.

Sarah B. Johnson, City Clerk