



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, May 12, 2025

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 Crow-Iverson called the meeting to order at 9:01 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

President Pro Tem Risley attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Councilmember Donelson requested items 4B.F. through 4B.J. to be removed from the Consent Calendar.

Consensus of City Council agreed to these changes on the agenda.

4. Review of Previous Meeting Minutes

4.A. [25-232](#)

City Council Work Session Meeting Minutes April 21, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-21-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 21, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

5A.A. [25-252](#) Laura Voepel v. Reuban Crews, et al., Case No. 25-cv-00506-KAS

Presenter:
Wynetta Massey, City Attorney

Attachments: [25-252 2025-05-12 CityCouncilMemo](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the City employees.

President Crow-Iverson polled City Council regarding authorizing the City to represent the Officers. Consensus of City Council agreed.

5B. Closed

5B.A. [25-251](#) In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a), (b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be addressed involve consultation with the City Attorney for legal advice and discussion regarding (i) instructions to negotiators and strategy for a real estate acquisition, and (ii) instructions to 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: [25-251-Real Estate Acquisition Econ Dev Agreement 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 issues to be addressed involve consultation with the City Attorney on (i) strategy for a real estate acquisition for a public works project and negotiations and (ii) instructions for negotiators regarding an economic development and incentive agreement.

President Crow-Iverson 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.

6. Presentations for General Information

6.A. [25-250](#) Update from Pikes Peak Outdoor Recreation Alliance

Presenter:

Becky Leinweber, Executive Director, Pikes Peak Outdoor Recreation Alliance

Attachments: [PPORA Slides](#)

Connor Hall, Lead, Office of Colorado's Outdoor Recreation Industry, provided an overview of their goals, steering committees, Pikes Peak Outdoor Recreation Alliance (PPORA)/other regional partnerships: strategy implementors, and the map of partnerships across Colorado.

Becky Leinweber, Executive Director, PPORA, presented an overview of the Outdoor Pikes Peak Initiative (OPPI), OPPI goals, focus group work, listening sessions, meetings with elected officials, vision statements, strategies, action items, and mission of PPORA.

Jeff Moser, Chair, and Toby Gannett, former Chair, PPORA, identified PPORA's structure and capacity.

Councilmember Henjum requested information regarding the source of the \$50 million. Ms. Leinweber stated it is from Great Outdoors Colorado.

Councilmember Leinweber requested additional information regarding how Colorado Springs Utilities (CSU) works with PPORA and OPPI. Chris

Olney, Senior Government Affairs Specialist, CSU, explained how they work with PPORA and OPPI to develop solutions for infrastructure, water resources, and water sheds.

Councilmember Henjum asked what success or challenges PPORA has encountered with adaptative leadership. Ms. Leinweber stated working with land management entities had some challenges in the beginning but by collaborating with other agencies, they have addressed some of those issues and have made a great amount of progress.

Councilmember Williams asked if there is a specific cost for the planned work on Pikes Peak. Ms. Leinweber stated they do not have that information at this time.

Councilmember Williams asked if other jurisdictions in the region can apply for the \$50 million grant. Ms. Leinweber stated that funding is different from other GOCO funding and the \$50 million is only available for regional partnerships.

Councilmember Williams asked if GOCO has established a maximum amount of the grant. Ms. Leinweber stated for implementation funding the minimum will be \$250,000 up to approximately \$2 to \$5 million.

Councilmember Rainey asked if the Governor's Office has a priority list of projects. Mr. Hall stated they are trying to respect community plans and find a balance between all of them.

6.B. [25-161](#) Pikes Peak Area Council of Governments Pikes Peak Commission on Aging

Presenter:

Erin Maruzzella, Commissioner, Pikes Peak Commission on Aging

Attachments: [Commission on Aging Slides](#)

Erin Maruzzella, Commissioner, Pikes Peak Commission on Aging (PPCOA) presented the aging and older adult leadership landscape in Colorado, aging stakeholder framework, Colorado Commission on Aging (CCOA), Pikes Peak Commission on Aging (PPCOA), and Colorado Center for Aging (CCA). She identified their key highlights - Q1 2025 service delivery, future priorities, engagement opportunities, and requested City Council to partner with them.

Councilmember Williams asked who appoints members to PPCOA. Ms. Maruzzella stated Governor Polis.

Councilmember Leinweber asked if Alzheimer's Disease and dementia

are being addressed. Ms. Maruzzella explained that they now have more experts to address specific cognitive behaviors, and they are continuing to research Alzheimer's to provide resources to the community.

Councilmember Donelson asked who appoints the members to the PPCOA to represent the City. Ms. Maruzzella stated City Council.

Councilmember Donelson asked how many members represent the Pikes Peak Region. Jody Barker, Director, Area Agency on Aging, stated there are six appointed members and they would like to add additional at-large members.

Councilmember Donelson stated they need a commission which focuses on more on the elderly. Mr. Maruzzella stated they focus on needs and opportunities to make things better for older adults.

Councilmember Bailey asked if there are any partnerships with universities. Ms. Maruzzella stated the University of Colorado, Colorado Springs, and Pikes Peak State College are age-friendly and are great partners.

Councilmember Henjum asked if Colorado Springs has an age-friendly designation. Ms. Maruzzella confirmed it did through Innovations in Aging and AARP through June 2024 when Innovations in Aging closed and there is a group of volunteers working to re-establish the group.

6.C. [25-176](#)

Colorado Springs Sports Corp - 2024 year-end Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Megan Leatham, President and CEO, Colorado Springs Sports Corp
Davis Tutt, Director of Sports Tourism & Olympic Engagement,
Colorado Springs Sports Corp

Attachments: [CS Sports Corp - 2024 LART year-end City Council Presentation 05-12-25](#)

Jamie Fabos, Chief of Staff, provided an overview of the City's tourism enhancement tax Lodgers and Auto Rental Tax (LART), goal, philosophy, history, revision process, report highlights, and action steps. She identified the simplification of event funding, Key Performance Indicators (KPI) focus, strategic view, changes to committee, event granting process, LART Administrator, and frequently asked questions.

Councilmember Donelson asked how other cities fund events. Ms. Fabos stated other jurisdictions have Arts Districts and other tax sources.

Councilmember Donelson asked if the LART application period is still open. Ms. Fabos confirmed it is.

Councilmember Donelson asked if the LART percentages for each of the four categories are being proposed or set by Council. Ms. Fabos stated the Council liaisons and the LART Committee would work together to come to an agreement. Charae McDaniel, Chief Financial Officer, stated the amounts for the contracted entities will be included in budget appropriation process for Council review. Megan Latham, President and CEO, Colorado Springs Sports Corp (CSSC) stated the percentage will also be based on the number of applications received for each of the categories.

Councilmember Donelson stated he believes the LART Administrator should have an office at the City, not the CSSC, which is one of the contracted agencies. Ms. Fabos stated the previous Council had concern of growing government, which is why it is a contracted position.

Councilmember Donelson asked how the LART Administrator position was advertised. Ms. Leatham stated the CSSC has hired a person using their own money even though the contract with the City will not be effective until July 1, 2025 so applicants had one point of contact.

Councilmember Donelson asked if applications for LART funding will go through CSSC. Ms. Leatham stated they will continue to go through the City's DocuSign process.

Councilmember Williams asked if the other contracted agencies have objected to the LART Administrator being housed at CSSC. Ms. Fabos stated they have not.

Ms. Leatham provided a brief overview of CSSC.

Davis Tutt, Director of Sports Tourism and Olympic Engagement, CSSC, identified their key performance indicators (KPI), 2024 endorsed events, 2024 impact, and 2025 outlook.

Councilmember Leinweber asked what the City needs to become more competitive. Ms. Leatham stated the City lacks a massive indoor/outdoor sports complex.

6.D. [25-175](#)

Colorado Springs Chamber and EDC - 2024 year-end 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: [Colorado Springs Chamber + EDC LART 2024 year-end KPI report 5-12-2025](#)

Dani Barger, Senior Vice President, Marketing, Communications and Sales, Colorado Springs Chamber and EDC, presented the 2024 year-end Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of LART, the Chamber and EDC, their perception study, their goals/objectives, earned media, digital advertising, online presence, blogs, ongoing outreach, COS Airport interactive photo booth/window clings, billboards, Broadmoor in-room collateral, pop-up banners, lapel pins, stickers, and additional campaign activations.

Councilmember Donelson asked how frequently the perception study will be conducted. Ms. Barger stated every three years.

Councilmember Donelson asked how the key performance indicators (KPI) are established. Ms. Barger stated those are outlined in the contract with the City. Charae McDaniel, Chief Financial Officer, explained that they are reviewed yearly so amendments can be made if necessary.

Councilmember Rainey asked how the Chamber and EDC define a lead. Ms. Barger stated she will provide that information.

7. Staff and Appointee Reports

7.A. [25-231](#) Agenda Planner Review

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-12-25.pdf](#)

There were no comments on this item.

8. Items for Introduction

8.A. [25-227](#) A Resolution Authorizing the Acquisition of Approximately 5.75 Acres of Property, Identified as the Cumbre Vista Park Extension, through the Park Land Dedication Ordinance (PLDO) Program

Presenter:
Britt Haley, Director, Parks, Recreation and Cultural Services
Department
Lonna Thelen, Parks, Recreation and Cultural Services Design and
Development Manager

Attachments: [CC - PLDO supplemental for Cumbre Vista Expansion - LT](#)
[Resolution SD20 Cumbre Vista](#)

Lonna Thelen, Parks, Recreation and Cultural Services (PRCS) Design, and Development Manager, presented the Resolution authorizing the acquisition of approximately 5.75 acres of property, identified as the Cumbre Vista Park Extension, through the Park Land Dedication Ordinance (PLDO) Program and the Ordinance amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a supplemental appropriation to the Park Land Dedication Ordinance (PLDO) fund in the amount of \$794,740 to be used for the purchase of a 5.75-acre property from El Paso County School District 20. She provided an overview of the site location, vicinity map, existing Cumbre Vista Park, PLDO fund balance, and motion.

Councilmember Henjum asked if PLDO funds can be used to develop parks. Ms. Thelen explained how PLDO funds can be used with their primary purpose being to purchase land.

President Pro Tem Risley asked how the purchase price was established. Ms. Thelen stated School District 20 proposed a sale price and then PRCS followed Real Estate procedures which included an appraisal prior to entering a contract.

- 8.B.** [25-203](#) An Ordinance amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Park Land Dedication Ordinance Fund in the Amount of \$794,740 to be used for the purchase of a 5.75 acre property from El Paso County School District 20.

Presenter:

Britt Haley, Director, Parks, Recreation and Cultural Services
Department

Lonna Thelen, Parks, Recreation and Cultural Services Design and
Development Manager

Attachments: [CC - PLDO supplemental for Cumbre Vista Expansion - LT](#)
[Ordinance - PLDO Supplemental Appropriation - Cumbre Vista Expansion](#)

Please see comments in Agenda item 8.A.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Donelson stated he was at Coyote Willow Lane during one of the concerts at the Ford Amphitheater, it was very loud, and he would not want to have to live there while one of the concerts was occurring. He also stated he, Councilmember Henjum and Councilmember Williams attended the grand opening ceremony for the interim Rockrimmon Library and recognized the individuals with the Colorado Springs Police and Fire Department who were promoted over the past few weeks.

Councilmember Henjum stated she met with several groups including Richard's Rubbish Roundup, the Trails and Open Space Coalition (TOSC), the neighborhood groups, and Kris Cooper, Fire Marshal, Colorado Springs Fire Department, regarding the trash cleanup and wildfire mitigation efforts for the Rock Island Trail. She also stated she attended the OneBody Ent, We Are Still Neighbors, event which reminded everyone that the Juneteenth event will be held at the Citadel Mall this year.

Councilmember Leinweber stated last week was Small Business Week which was full of sold-out events and was very exciting.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 12:49 PM.

Sarah B. Johnson, City Clerk