



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, March 24, 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

Councilmember O'Malley arrived at approximately 9:50 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 Mike O'Malley, and Councilmember Michelle Talarico
- Excused** 1 - Councilmember Brian Risley

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

President Helms requested Agenda item 4B.C. be removed from the March 25, 2025 City Council meeting Consent Calendar.

4. Review of Previous Meeting Minutes

- 4.A. [25-158](#) City Council Work Session Meeting Minutes March 10, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [3-10-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the March 10, 2025 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

5.A. [25-123](#) Suicide Prevention Collaborative of El Paso County

Presenter:

Cassandra Walton, Executive Director, Pikes Peak Suicide Prevention
Ollie Smith, Communications and Advocacy Director, Inside Out Youth Services

Ollie Smith, Communications and Advocacy Director, Inside Out Youth Services, and Cassandra Walton, Executive Director, Pikes Peak Suicide Prevention (PPSPP) presented an overview of The Suicide Prevention Collaborative of El Paso County and safer messaging methods for suicide prevention.

President Helms stated City Councilmember strive to respond to citizens in a sophisticated and compassionate way.

Several Councilmembers spoke about the importance of finding a strategy for preventing suicide for all members of the community.

6. Staff and Appointee Reports

6.A. [25-157](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 3-24-25](#)

There were no comments on this item.

7. Items for Introduction

7.A. [25-125](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Kokua

Presenter:

Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectKokua 2025](#)
[EDA Project Kokua - DRAFT 02-28-2025 SL](#)
[Project Kokua EDA Presentation Work Session](#)

Shawna Lippert, Economic Development Manager, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Kokua. She provided an overview of Project Kokua, proposed EDA, EDA requirements, four-year and ten-year expansion, economic impact, fiscal impact, and incentives. Ms. Lippert went over the financial safeguards and staff recommendation.

There were no comments on this item.

- 7.B.** [25-160](#) Ordinance No. 25-44 excluding certain property from the boundaries of the Gold Hill North Business Improvement District (Legislative)

Presenter:

Kevin Walker, Director, City Planning Department

Attachments: [Letter to the City re Corrected Ordinance, 2025-02-20](#)
[2025 Draft Ordinance for Exclusion, City of Colorado Springs](#)
[22-062-BID EXC 4](#)
[22-062-BID MD2 EXC 5](#)
[22-062-BID EXC 6](#)
[Petition for Exclusion of Property](#)
[Staff PowerPoint Gold Hill BID Exclusion 2025](#)
[Affidavit of Publication - Gold Hill North BID Exclusion](#)

Kevin Walker, Director, City Planning Department, presented the Ordinance excluding certain property into the boundaries of the Gold Hill North Business Improvement District (BID). He provided an overview of the background, summary of exclusions, proposed exclusions, and staff recommendation.

Councilmember Donelson asked if the applicant knew about this inclusion prior to a week ago. Mr. Walker stated they were not aware when they excluded property last fall and made the application approximately three weeks ago.

Councilmember Leinweber, Councilmember Donelson, and Councilmember Henjum asked if the surrounding ninety acres are zoned the same as these 1,700 feet of property. Mr. Walker confirmed it is, and this exclusion is due to mistakes by the applicant's surveyor.

- 7.C.** [25-150](#) Authorization of First & Main Business Improvement District to issue debt in the form of Series 2025 Limited Tax General Obligation Bond. (Legislative Item)

Presenter:

Allison, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [BondIssFirst&Main-RES-2025-03-07](#)

[BID_District_Map](#)

[First and Main BID Draft GC Opinion Letter](#)

[First and Main BID No 1 - Bond Resolution](#)

[FMBID1 Bond Counsel Opinion Letter 2025](#)

[LT_GO Fairness Letter by RBC](#)

[Petitioner Bond Cover Letter](#)

[Preliminary Cashflows 2025 thru 2055](#)

[Public Improvement Cost Estimate](#)

[2025 FirstMain BID V3 OperatingPlan](#)

[Staff First&Main Presentation WS](#)

[Staff First&Main Presentation CC](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving the issuance of a Limited Tax General Obligation Bonds by First and Main Business Improvement District (BID) in an amount not to exceed \$3,294,184.00. She provided an overview of the background of the BID, district location, bond history, public improvements, and next steps.

Councilmember Henjum requested additional information regarding the public improvements. Ms. Stocker explained that the projects listed are both private and public improvements.

7.D. [25-151](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado, Approving the Issuance of Limited Tax General Obligation Bonds by First and Main Business Improvement District No. 2 in an Amount not to Exceed \$1,484,000.

Presenter:

Allison, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [BondIssuanceFirstMain-RES-2025-03-07](#)
[2025 Bond Resolution - First and Main BID 2](#)
[2025 First and Main BID NO. 2 Bond Counsel Opinion](#)
[2025 Firs Mai BID No. 2 V3 OperatingPlan](#)
[District Map](#)
[First and Main BID No 2 Preliminary Cash Flows](#)
[First and Main BID NO. 2 GC Opinion](#)
[LT GO Fairness Letter by RBC](#)
[Petitioner Bond CoverLetter to City](#)
[Public Improvements List](#)
[Staff First&Main 2 Presentation WS](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolutions approving the issuance of a Limited Tax General Obligation Bonds by First and Main Business Improvement District (BID) No. 2 in an amount not to exceed \$1,484,000. She provided an overview of the background of the BID, district location, bond history, public improvements, and next steps.

Councilmember Henjum asked what the legal parameters are for public improvements. Kevin Walker, Director, Planning Department, stated the BID infrastructure is owned privately, but is open to the public.

- 7.E. [25-093](#) A Resolution adopting the City Council's Annual Report to the Citizens for April 1, 2024 to March 31, 2025

Presenter:

Emily Evans, City Council Administrator

Alex Ryden, City Council Senior Public Communications Specialist

Attachments: [Annual Report Resolution](#)
[City Council-2025 Annual Report Full PROOF2](#)

Alex Ryden, City Council Communications Specialist, gave a brief background and the process for creating the City Council annual report to the Citizens for April 1, 2024 to March 31, 2025. He identified some of the highlights for the report which included the year in review, outgoing Councilmembers, Strategic Plan update, City Budget overview, City Council/Mayor collaborations, community events, noteworthy items, update of the boards/commissions/committees, Colorado Springs Utilities (CSU) Board, legislative services, and civic engagement. Mr. Ryden requested feedback regarding any additions or changes from City Council.

Councilmember Henjum recommended the report include information regarding Legislative Servies and how people can sign up to receive the

“At the Dias” newsletter.

- 7.F. 25-179** A Resolution authorizing the Use of Possession and/or Eminent Domain to acquire real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.

Presenter:

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

Attachments: 1_Stetson Hills - Location Map
2_Stetson Hills - Resolution
3_Resolution - Exhibit A
4_Stetson Hills - Presentation

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution authorizing the Use of Possession and/or Eminent Domain to acquire real property, permanent easements, and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project. She provided an overview of the location map, property need, negotiation history, and Procedure Manual information.

Councilmember O'Malley stated City staff, and the contractor have done amazing work on this project.

Councilmember Leinweber asked if the City is acquiring the entire property. Ms. Sturdivant explained they are not; the properties being acquired only total approximately 9,000 square feet.

- 7.G. 25-182** Certification of Sufficiency for Petition REF 2025-002

Presenter:

Sarah B. Johnson, City Clerk

Attachments: Statement of sufficiency REF 2025-002.pdf

Sarah B. Johnson, City Clerk, presented the Certification of Sufficiency for Petition Referendum REF 2025-002, which was provided to City Council and noticed as a final determination of sufficiency pursuant to City Charter on March 21, 2025. She stated that on February 26, 2025, the Petitioner's Committee submitted 31,817 petition signatures regarding the Karman Line Annexation, and of those, 18,863 signatures have been verified sufficient, which is 1,217 over the minimum number required. Ms. Johnson stated pursuant to City Charter, City Council will reconsider Ordinance 25-16 at the April 8, 2025 City Council meeting, and repeal said ordinance or hold a Special Election within ninety days of March 21, 2025, and they

are currently in the fifteen-day protest period.

President Helms asked what would occur if there was a protest filed. Ms. Johnson stated they would need to halt the ninety-day period and hold a protest hearing with a Hearing Officer.

Trevor Gloss, Attorney, City Attorney's Office, clarified that the two options before City Council are to repeal Ordinance 25-16 or hold a Special Election.

Councilmember Donelson asked if someone could protest the verified signatures as a whole or would they need to identify the specific signatures being protested. Ms. Johnson stated the City Code and City Charter requires they be identified individually and since there were 1,217 signatures over the minimum requirement, there would need to be 1,218 signatures protested to cause the petition to be declared insufficient.

Councilmember Donelson stated he read in the Gazette that there was a potential concern that the signature gatherers (circulators) were not telling people exactly what the petition was about and asked if just the validity of the names, signatures, and addresses were verified by the City Clerk's Office and not what the circulators were telling signers. Ms. Johnson confirmed the City Clerk's Office verified the names, signatures and addresses, not what was said by the circulators.

President Helms asked if legal action would affect City Council hearing this item on April 8, 2025. Mr. Gloss stated he is not aware of any legal action pending which would cause a delay.

President Helms asked if it will be a public hearing with citizen comment at the April 8, 2024 City Council meeting. Mr. Gloss stated the City Charter does not identify that it must be a public hearing.

Councilmember O'Malley asked how much a Special Election will cost and when it would need to be held. Ms. Johnson stated it would cost approximately \$450,000 to \$500,000 and her recommendation would be June 17, 2025, which is the last Tuesday within the ninety-day period.

Councilmember Henjum stated she will not be in attendance at the April 8, 2024 City Council meeting due to her daughter having surgery on that day, but would try to call in if possible.

President Helms asked if this item is Legislative or Quasi-Judicial. Mr. Gloss stated it is purely legislative.

- 7.H. [CODE-24-0006](#) Ordinance No. 25-45 amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units.
(Legislative)

Related Files: CODE-24-0006
Located in All Council Districts

Presenter:

Daniel Sexton, DRE Planning Manager, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [UDC-Accessory Dwelling Units Ord - 3.25.2025 - Parking WUI-O Appeal Owner and Height v3 - clean.docx](#)
[ADU Ordinance CC Work Session 3.24.2025 Staff Presentation Final](#)
[ADU Ordinance - Table of Proposed Changes - 3.24.2025](#)
[Fire Code Appendix K](#)

Kevin Walker, Director, Planning Department, Planning Department, presented the Ordinance amending the Unified Development Code (UDC) pertaining to accessory dwelling units (ADU) and provided an overview of the amendments requested by City Council.

President Helms asked if an ADU permit could be appealed. Mr. Walker stated a building permit cannot be appealed but an Administrative Relief can be.

President Helms asked if only integrated ADU's are permitted in the Wildland Urban Interface (WUI). Mr. Walker confirmed that if a single-family homeowner located in the WUI wanted to add a bedroom or garage, that is permitted, but they could not build a separate structure and then attach it to the home.

Councilmember Leinweber asked if structures located in the WUI are required to have higher fire-resistant materials used. Chris Cooper, Deputy Fire Marshal, Colorado Springs Fire Department (CSFD) stated the WUI Fire Code addresses requirements concerning fuels, mitigation, and structure hardening.

Councilmember Leinweber stated he believes that ADU's in the WUI are more fire safe than the scrub oak currently located there.

Councilmember Henjum requested additional information regarding properties which are within a historic overlay. Mr. Walker stated those properties would require a review by the Historic Preservation Board.

Councilmember Henjum asked if someone could request a variance regarding the building height limit. Mr. Walker confirmed they could.

Councilmember Henjum requested additional information regarding when appeals would be allowed. Mr. Walker stated if an Administrative Relief or a variance is requested, it would be subject to an appeal process.

Councilmember Henjum asked if the proposed Ordinance would require the person applying for an ADU permit to occupy the main residence. Mr. Walker confirmed it does. Councilmember Henjum asked if they anticipate that requirement will impact the number of ADUs. Mr. Walker stated he does not believe it will have a substantive impact on the number of ADUs because they have not seen very many investor-owned or scrape-offs ADUs.

Councilmember Donelson stated they have not experienced investor-owned or scrape-offs because detached ADUs are currently not permitted on R1 zoned properties and asked how many lots are zoned R1. Mr. Walker stated approximately 130,000 but at least have of those are zoned Planned Unit Development (PUD), Planned Development Zone (PDZ), or some other designation which already allow detached ADUs.

Councilmember Donelson stated he is concerned about ADUs being built in neighborhoods with sloping lots which would impact views with no opportunity for an appeal, the owner selling their property to a developer shortly after building an ADU, the Wildfire Resiliency Zone being a separate zone than the WUI, increased traffic in the WUI, and increased cost of insurance for structures within the WUI.

Councilmember Donelson asked how much the cost increase will be for an ADU located in the WUI. Deputy Fire Marshal Cooper stated approximately two percent.

Councilmember Donelson asked if a basement unit can be rented out. Mr. Walker stated there are some zones which allow that.

Councilmember Donelson asked how ADUs will impact utilities. Todd Sturdivant, Customer Utilities Connection Manager, Colorado Springs Utilities (CSU) stated their infrastructure can support ADUs because in most cases, the size of the ADU has not added much demand to the existing service line to the house.

Councilmember Donelson asked if CSU's infrastructure is adequate for adoption of ADUs in the neighborhoods. Mr. Sturdivant confirmed it is. Mr. Walker stated the application process for an ADU requires the owner to

get a letter from CSU that the infrastructure and connections are adequate. Mr. Sturdivant stated if they were not adequate, it would be the owner's responsibility to upgrade it.

Councilmember O'Malley asked if ADUs will be added primarily to older existing structures and not new construction. Mr. Walker confirmed that the lot size of newer developments would not be able to accommodate an ADU.

Councilmember O'Malley asked if there needs to be more research done regarding the effects ADUs will have on the older utility infrastructure. Mr. Sturdivant stated electric is addressed by the Pikes Peak Regional Building Department (PPRBD) Code and the engineer's findings will determine whether the flows would require an upgrade.

Councilmember Henjum asked what the difference is between the Wildfire Resiliency Zone and the WUI. Mr. Walker stated currently, there is no difference, it is a future destination. Deputy Fire Marshal Cooper explained that the state has established a Wildfire Resiliency Board which is currently reviewing a state Wildfire Code which uses a different designation for wildfire risk than what the City uses locally.

President Helms asked if there is anticipated to be an explosion of ADUs built if this Ordinance is passed. Mr. Walker stated it will not because in order to meet City Code requirements, they are expensive to build, and they have only seen sixty ADUs built in past five years.

Councilmember Donelson stated he does not understand why they would change City Code regulations on ADUs if it would not make an impact on affordable housing availability or change the characteristics of neighborhoods especially because it would make a large impact on the lives of the individual homeowners which neighbor the properties with ADUs.

Councilmember Leinweber stated he believes this will provide opportunities for families to house family members who may need assistance with housing.

Councilmember Leinweber asked what percentage of R1 zoned properties would have the option of building an ADU if the proposed Ordinance passed. Mr. Walker stated sixty to seventy percent of the lots would qualify but there would be slope, vegetation, and access considerations which may prohibit the building of an ADU.

President Helms stated because of the number of changes to the original

Ordinance, he would like to offer a public hearing to citizens at the March 25, 2025 City Council meeting. Consensus of City Council agreed to President Helms' recommendation.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Leinweber stated in order to fund the system to monitor assault weapons (State Bill 25-003), the state will be taking money from the State Parks Pass which will divert funding from trails, parks, and outdoor recreation and he feels it is completely inappropriate. He stated he met with the Boulder, CO Rescue Mission and the Housing and Homeless Coordinator regarding how they have reduced homelessness by providing \$42 million to the effort.

President Helms stated he and Councilmember Donelson attended the Honor Bell artifact reveal and dedication ceremony on Saturday, March 22, 2025 which will be tolled at service member's funerals and will be permanently located in the City.

10. Executive Session

10A. Open

There was no Open Executive Session.

10B. Closed

10B.A. [25-181](#)

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) 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 for the purpose of receiving legal advice regarding retention of outside counsel and preservation of attorney-client confidentiality.

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: [25-181 Closed Session memo - 3-18-25](#)

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 for the purpose of receiving legal advice regarding retention of outside counsel and preservation of attorney-client confidentiality.

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 1:29 PM.

Sarah B. Johnson, City Clerk