



# 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 10, 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 10:01 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

### 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. [24-247](#) City Council Work Session Meeting Minutes May 13, 2024

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [5-13-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the May 13, 2024 Work Session were approved by Consensus of City Council.

### 5. Presentations for General Information

**5.A.** [24-222](#) Colorado Youth Outdoors Update

Presenter:

Bob Hewson, President and CEO, Colorado Youth Outdoors  
Brian Risley, Councilmember At Large

**Attachments:** [About CYO for City of Colo Springs](#)

Councilmember Risley introduced Bob Hewson, President and CEO, Colorado Youth Outdoors, who provided an overview of Colorado Youth Outdoors, why they are in operation, their locations, their vision/goal/objective, and next steps.

Councilmember Henjum asked how youth from impoverished communities can participate in CYO. Mr. Hewson stated they offer reduced or free scholarships to those families.

Councilmember Henjum asked if CYO partners with the City and County in northern Colorado. Mr. Hewson confirmed they do.

Councilmember Henjum asked if they research outcomes of their programs. Mr. Hewson confirmed they do this by conducting a post survey of their participants.

Councilmember Leinweber asked what feedback they had participating in the Colorado Get Outdoors Day. Martin Trujillo, Executive Director, Colorado Springs, stated it was a terrific experience.

Councilmember Leinweber asked how they work with the parents and guardians of the participants. Mr. Hewson explained how their programs incorporate parents and guardians to build relationships with their children.

Councilmember Leinweber asked how they encourage parents to be role models for the skills these children are learning. Mr. Hewson stated they encourage them by getting the parents to participate in the same activities as their children and learn skills side-by-side.

Councilmember Risley stated he supports helping to make CYO successful in Colorado Springs.

**6. Staff and Appointee Reports****6.A.** [24-085](#) City Financial Report - Q1 2024

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [June Financial Report thru Q1.24](#)

Charae McDaniel, Chief Financial Officer, presented the Quarter 1 2024 financial update and went over revenue activity through April 30, 2024, sales tax trends, general fund revenue, general fund expenditures, and economic indicators.

Councilmember Leinweber commented that his outdoor recreation business has unexpectedly seen an increase in sales and tours.

Councilmember Donelson asked if the purchases by the wealthy and the struggle for workers to just get by accounts for the variability in spending. Ms. McDaniel confirmed that is a factor.

Councilmember Donelson and President Helms requested how many projects make up the 588 multi-family units.

Councilmember Henjum asked how the valuation is calculated. Ms. McDaniel stated that information is provided by reports from the Pikes Peak Regional Building Department.

Councilmember Donelson requested the national, Colorado, and comparable size counties home median sales price included in future presentations as a comparison tool. Ms. McDaniel confirmed they will add that information.

President Helms stated the hotel occupancy rate could be misleading due to the increase in new hotels being built which increases the stock. Ms. McDaniels stated they do evaluate the overall average.

**6.B.** [24-245](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 6-10-24.docx](#)

Councilmember Donelson asked if the Printers Hill zone change item will be coming to a Work Session before being voted on by Council. Sarah B. Johnson, City Clerk, stated it will not because generally these types of Planning items only go before the Planning Commission and then to City Council.

Councilmember Donelson asked if the rezone of Beckers Lane was located in the Garden of the Gods Park. Britt Haley, Director, Parks, Recreation, and Cultural Services, stated this is a land exchange with the Garden Of The Gods Trading Post of 1.6 acres which they need to get

rezoned into the City.

## **7. Items for Introduction**

- 7.A. [24-244](#) A Resolution Authorizing the Acquisition of Approximately 2.54 Acres of Property, Identified as the Red Rock Canyon Open Space Extension, through the Trails, Open Space and Parks (TOPS) Program

Presenter:

Britt Haley, Director, Parks Recreation and Cultural Services  
Department

Lonna Thelen, Program Manager, Trails, Open Space and Parks  
(TOPS) Program

David Deitemeyer, Senior Program Administrator, Trails, Open Space  
and Parks (TOPS) Program

**Attachments:** [Resolution\\_Red Rock Canyon Open Space Extension- FINAL](#)  
[CC Work Session - Red Rock Canyon Open Space Extension](#)

Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, presented the Resolution authorizing the acquisition of approximately 2.54 acres of property, identified as the Red Rock Canyon Open Space Extension, through the TOPS and the Ordinance for a supplemental appropriation to the Trails, Open Space and Parks Fund in the amount of \$875,000 to complete the acquisition. She provided an overview of the property, exterior photos, interior photos, Red Rock Canyon Open Space extension, transaction information, TOPS fund balance, site opportunities, site map, tentative timeline, and recommendation.

Councilmember Henjum asked what “disturbed property” means. Ms. Thelen stated it means the property is not in its natural state so there is not as much vegetation on it, and it has been used.

Councilmember Donelson asked how far this site is from the 26th Street trailhead. Ms. Thelen stated it is located less than a quarter mile from the site.

Councilmember Leinweber stated parking in this area is very limited. Ms. Thelen explained how this will provide additional parking for the area.

Councilmember Henjum asked what other acquisitions are planned for the TOPS Program. Ms. Thelen stated there are a couple in the queue, but they have enough in the TOPS Program fund to cover those potential acquisitions.

- 7.B. [24-276](#) An Ordinance Amending Budget Ordinance No. 23-65 (2024 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails,

Open Space and Parks Fund in the Amount of \$875,000 to complete the Acquisition of approximately to 2.54 Acres of Property, identified as the Red Rock Canyon Open Space Extension, for the Purpose of Public Open Space and Trails

Presenter:

Britt Haley, Director, Parks Recreation and Cultural Services  
Department

Lonna Thelen, Program Manager, Trails, Open Space and Parks  
(TOPS) Program

David Deitemeyer, Senior Program Administrator, Trails, Open Space  
and Parks (TOPS) Program

**Attachments:** [Ordinance - TOPS supplemental approp - Red Rocks Open Space Extension](#)

Please see comments in Agenda item 7.A.

**7.C.** [24-274](#)

A Resolution Approving the City Council's 2024 Strategic Plan Pursuant to City Charter §3-10(C) to Provide for the Future of the City and for the Mayor's Consideration in the Development of the 2025 Municipal Administrative Budget

Presenter:

Nancy Henjum, Councilmember District 5

Brian Risley, Councilmember At Large

Carly Hoff, Senior Legislative Analyst

Emily Evans, City Council Administrator

**Attachments:** [City Council Strategic Plan JUNE 2024](#)  
[City Council Strategic Plan 2024 PP Final](#)

Carly Hoff, Senior Legislative Analyst, presented the Resolution approving the City Council's 2024 Strategic Plan and for the Mayor's Consideration in the Development of the 2025 Municipal Administrative Budget and provided an overview of the City Council Strategic Plan, City Charter requirements, strategic planning meetings, stakeholder process, vision/mission statement, core values, strategic initiatives, and next steps.

Councilmember Henjum stated one of her individual goals is making the revitalization of the area of the Citadel Mall a priority.

## **8. Items Under Study**

There were no Items Under Study.

## **9. Executive Session**

### **9A. Open**

There was no Open Executive Session.

## **9B. Closed**

### **9B.A. [24-231](#)**

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 and discussing strategy for negotiations and instructing negotiators regarding two (2) economic development and incentive agreements.

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:** [24-231 Econ Dev Closed Session Council Notice draft 5 8 2024](#)

Trevor Gloss, Attorney, City Attorney's Office, 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 and discussing strategy for negotiations and instructing negotiators regarding two (2) economic development and incentive agreements.

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.

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

Councilmember Leinweber stated he attended the Get Outdoors Day which was free to the public and well attended and he also attended the

State of the Utility event.

Councilmember Donelson stated on June 1, 2024 there was a queer prom at one of the City's community centers which invited the LGBTQIA2+ community age thirteen to twenty-four years and he feels it is inappropriate and wrong for the City to provide a venue for this type of event especially because of the age range and he does not feel the City should bring the cultural wars to the crosswalks by painting them the colors of the Pride flag.

Councilmember Risley stated he attended the State of the Utility event and expressed appreciation for being asked to participate in the interviews for the Public Works Director position.

Councilmember Henjum stated she attended the Downtown Art Walk celebration, one of the 1,000 Neighborhood Gathering events in her District, the State of the Utility event, the ribbon cutting ceremony for the soft opening of the Men of Influence/Women of Impact organization at the Citadel Mall on Friday, June 7, 2024, and she was honored to read the Joint Proclamation with Councilmember Talarico and Mayor Yemi for the Pride Fest, and marched in the Pride Parade with her church carrying a very long Pride flag.

President Pro Tem Crow-Iverson stated she attended the State of the Utility event and due to its importance, she hopes it will occur every year going forward.

President Helms stated he attended the Colorado Springs Western Street Breakfast Token Presentation on Wednesday, June 5, 2024, to assist with advertising the Colorado Springs Western Street Breakfast which will be held on June 20, 2024 starting at 5:30 AM and the Pikes Peak or Bust Rodeo will be held in mid-July.

## **11. Adjourn**

Upon conclusion of the Closed Executive Session and there being no further business to come before City Council, President Helms adjourned the meeting at 12:14 PM.

Sarah B. Johnson, City Clerk