



# City of Colorado Springs

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

## Meeting Minutes City Council Work Session

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Monday, February 9, 2026

9:00 AM

Council Chambers

### How to Watch the Meeting

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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 9:00 AM.

**Present** 8 - President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and President Pro Tem Brian Risley

**Excused** 1 - Councilmember Tom Bailey

Councilmember Williams attended the meeting virtually.

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Henjum requested item 4B.D. be removed from the February 10, 2026 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

### 4. Review of Previous Meeting Minutes

4.A. [26-054](#) City Council Work Session Meeting Minutes January 26, 2026

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [1-26-26 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 26, 2026 Work Session were approved by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

There was no Closed Executive Session.

### **5B. Closed**

There was no Closed Executive Session.

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

- 6.A.** [25-666](#) Overview of collaboration between City Horticulture and Horticultural Art Society (HAS)

Presenter:

Alex Crochet, City Horticulturist, City of Colorado Springs  
Lynne Pearson, Board Trustee, Horticultural Art Society

**Attachments:** [City Horticulture Presentation](#)  
[Horticultural Art Society City Council 02092026](#)

Lynne Pearson, Board Trustee, Horticultural Art Society (HAS), identified who they are, where they are: Demonstration Garden, Heritage Garden, Pinetum, what they do, what they contribute, how they do it, and the value they bring.

Alex Crochet, City Horticulturist, provided a brief overview of the collaboration between City Horticulture and HAS, community engagement, inaugural plant fundraiser, exciting additions for community engagement, flower beds throughout the City, land stewardship, historic greenhouse complex, and 2026 focuses.

Several Councilmembers expressed appreciation for all the efforts of HAS and City Horticulture.

Councilmember Leinweber requested additional information regarding how this collaboration has affected City parks because twenty years ago, a majority of parks had blue grass as turf. Kim King, Acting Director, Parks, Recreation and Cultural Services (PRCS), explained the City's "Springs in Bloom Adopt a Bed" program which was a precursor to volunteers contributing to the City, development of the City's greenhouses, and goals

toward sustainability. Eric Becker, Maintenance and Operations Manager, PRCS, identified that blue grass is good for active use/sports areas, but not for passive use so over the past fourteen years, they have converted approximately one hundred acres of the passive blue grass areas to a more resilient native grass.

**6.B.**     [26-033](#)           Pikes Peak Regional Building Department Year in Review Presentation

Presenter:

Greg Dingrando, Public Information Officer for the Pikes Peak Regional Building Department

**Attachments:**   [PPRBD Year in Review 2025](#)

Greg Dingrando, Public Information Officer, Pikes Peak Regional Building Department (PPRBD), provided an overview of PPRBD 2025 highlights, number of permits, new homes, major developments within the City, breakdown by neighborhood, reroof permits, new commercial permits, 2025 apartment projects, City permit numbers, plan reviews, inspections, single-family home fees, and PPRBD classes.

Councilmember Henjum asked if the office building conversion to apartments will be affordable or attainable housing. Mr. Dingrando stated he does not have that information.

Councilmember Henjum and Councilmember Leinweber requested additional information regarding the location of the El Pomar Conference Center. Kevin Walker, Director, Planning Department, stated it is located immediately behind the Penrose Center.

Councilmember Rainey asked how many jobs were brought to the community due to the new construction. Shawna Lippert, Economic Development Officer, stated they would provide that information.

Councilmember Leinweber asked if there is a balance of residential growth near new commercial growth. Mr. Walker stated they will provide that information.

Councilmember Leinweber asked if the number of new housing permits is where it needs to be. Roger Lovell, Director, PPRBD, stated their numbers reflect the average number of permits over the years.

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

**7.A.**     [26-051](#)           Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 2-9-26.pdf](#)

There were no comments on this item.

## **8. Items for Introduction**

- 8.A. [26-007](#) A Resolution Approving the 2026 Annual Action Plan for the use of federal block grant funds (CDBG, HOME, and ESG) provided through the U.S. Department of Housing and Urban Development.

Presenter:

Aimee Cox, Chief Housing and Homelessness Officer  
Barb Van Hoy, Policy, Planning and Engagement Coordinator  
Housing and Homelessness Response Department

**Attachments:** [2026 Action Plan Council Resolution](#)  
[2026 AAP for City Council](#)  
[Graphic Summary City Council](#)  
[2026 AAP City Council Presentation.v2](#)  
[Signed Resolution 12-26.pdf](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, introduced the Resolution approving the 2026 Annual Action Plan (AAP) for the use of federal block grant funds Community Development Block Grant Program (CDBG), Home Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) provided through the U.S. Department of Housing and Urban Development (HUD).

Barb Van Hoy, Policy, Planning and Engagement Coordinator, Housing and Homelessness Response Department, provided an overview of the annual HUD grants, resources, partnership, priorities, funds allocation, outcomes, anticipated annual HUD funds, housing and homelessness response priorities, allocation by priority, other key objectives, and how public participation influences the Plan.

Councilmember Rainey asked if there were any state regulations which would affect federal funding. Ms. Van Hoy stated not that she is aware of.

Councilmember Donelson asked how the amount of the funds compares to 2025 and 2024. Ms. Van Hoy stated the amount for 2026 is exactly the same.

President Crow-Iverson requested additional information regarding the missing middle housing. Ms. Cox stated their funds are primarily to be

used for people earning eighty percent of the Area Median Income or less, which includes missing middle housing such as duplex and four-plex projects.

Councilmember Rainey asked what the qualifications are for people to receive Tenant Rental Assistance. Ms. Cox stated this rental assistant support is for people experiencing or at risk of homelessness.

Councilmember Leinweber asked if Tenant Rental Assistance is enough for the eight thousand people experiencing homelessness. Ms. Cox stated it is not.

Councilmember Donelson requested additional information regarding funds allocation. Ms. Van Hoy provided examples of the distribution of each of the funds.

Councilmember Donelson asked who reviews the applications for funding. Ms. Van Hoy stated they organize internal application review committees to review those applications. Councilmember Donelson suggested that City Council consider being part of that review in the future.

- 8.B.**     [26-011](#)     A Resolution of the City of Colorado Springs Approving a limited second amendment to the amended and restated service plan for the Bradley Heights Metropolitan District Nos. 1, 2, and 3.

Located in Council District 4

Presenter:

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

**Attachments:**   [Metro-BradleyHeightsServiceAmend-RES-2026-01-06](#)  
[Attachment 1 Bradley Heights Filing No 5A Plat](#)  
[Attachment 2 Bradley Heights Filing No 5B Plat](#)  
[Attachment 3 Bradley Heights MD 1-3 Subject Alleyways](#)  
[Attachment 4 Res 205-23 Bradley Heights MD Current Service Plan](#)  
[Attachment 5 Bradley Heights Concept Plan](#)  
[Bradley Heights MD 1-3 2nd Amendment WS Pt2 Presentation](#)  
[Exhibit 1 2nd Amendment Bradley Heights MD v2](#)  
[Exhibit D Description of Services v2](#)  
[Bradley Heights MD 1-3 2nd Amendment CC Presentation](#)  
[Signed Resolution 06-26.pdf](#)

Allison Stocker, Senior Planner, City Planning Department, presented the Resolution approving a limited second amendment to the amended and restated service plan for the Bradley Heights Metropolitan District Nos. 1, 2, and 3. She provided an overview of the request, district location, description of services, alleys to be maintained, parks, trails, and open space.

Councilmember Donelson asked if there is a proposed change to the mill levy. Ms. Stocker stated there is not.

- 8.C.**    [26-059](#)    A resolution of the City of Colorado Springs, Colorado approving the issuance of Tuscany Plaza Metropolitan District Limited Tax General Obligation Bond Series 2026 in an aggregate amount not to exceed \$4,225,243.00 for properties located northeast of Powers Boulevard and Dublin Boulevard.

Council District: 6

Presenter:

Drew Foxx, Planner II, Planning Department

Kevin Walker, Planning Director, Planning Department

**Attachments:**    [Bond-TuscanyPlazaMetro-RES-2026-02-02](#)  
[Attachment #1 Tuscany Plaza MD Service Plan](#)  
[Attachment #2 Tuscany Plaza MD Boundary Vicinity Maps](#)  
[Tuscany Plaza MD Cost Certification & Bonding Report](#)  
[Tuscany Plaza MD Draft Debt Issuance Resolution](#)  
[Tuscany Plaza MD Letter of Intent](#)  
[Tuscany Plaza MD Series 2026 Bond Financial Plan](#)  
[Tuscany Plaza MD Presentation](#)  
[Signed Resolution 08-26.pdf](#)

Drew Foxx, Planner II, City Planning Department, presented the Resolution approving the issuance of Tuscany Plaza Metropolitan District Limited Tax General Obligation Bond Series 2026 in an aggregate amount not to exceed \$4,225,243.00 for properties located northeast of Powers Boulevard and Dublin Boulevard. He provided an overview of the proposed debt issuance, district location, background, areas of improvement by developer, expenditures, and images of improvements.

Councilmember Henjum asked what the difference is between stormwater improvements and flood surface detention improvements. Kevin Walker, Director, Planning Department, stated stormwater improvements are public improvements and flood surface detention improvements are private improvements.

Councilmember Rainey asked if the improvements being made by American Furniture Warehouse site is included in this request. Mr. Walker stated this request is for improvements which have already been completed.

- 8.D. [26-028](#) A Resolution Authorizing the Disposal of Surplus City Property to Project Tree (the “Purchaser”)

Presenter:

Troy Stover, Business Park Development Director, City of Colorado Springs

**Attachments:** [Project Tree Resolution](#)  
[Project Tree Presentation](#)  
[Signed Resolution 07-26.pdf](#)

Troy Stover, Business Park Development Director, presented the Resolution authorizing the disposal of surplus City property to Project Tree (the “Purchaser”). He provided an overview of the project, site location, property disposal information, and staff recommendation.

There were no comments on this item.

- 8.E. [26-029](#) A Resolution Authorizing the Disposal of Surplus City Property to Project Manitou (“the Purchaser”)

Presenter:

Troy Stover, Business Park Development Director, City of Colorado Springs

**Attachments:** [Project Manitou Resolution](#)  
[Project Manitou Presentation](#)  
[Signed Resolution 04-26.pdf](#)

Troy Stover, Business Park Development Director, presented the Resolution authorizing the disposal of surplus City property to Project Manitou (the “Purchaser”). He provided an overview of the project, site location, property disposal information, and staff recommendation.

There were no comments on this item.

## **9. Items Under Study**

There were no Items Under Study.

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

Councilmember Rainey stated he and his office hosted Phil Martinez, Executive Director of the Red Cross a couple weeks ago, Mr. Martinez will be presenting an overview of his roles and responsibilities to City Council on February 23, 2026, and he has been working with the Mayor's office on a Joint Proclamation to recognize and highlight the month of March being Red Cross Month. He stated he spoke with the director for Spacious Skies as a follow up from their conversation on the data dashboard regarding different perspectives from citizens depending on where they lived within the City and he attended the Space Force Northern Command activation ceremony at Peterson Space Force Base last week

Councilmember Gold stated she will be hosting a District 4 Town Hall for the Southeastern Community Plan and invited everyone to attend.

Councilmember Leinweber stated he and Councilmember Donelson participated on the Wildfire Mitigation Advisory Board and that since 2021, there has been over \$3.5 million spent in fire mitigation up and down the Front Range, they project around \$1 in spending for 2026 and those areas will include Cheyenne Mountain State Park, Ponder Heights, Cloud Camp Bridge, Union Meadows, Blodgett Fuel Reduction Project, and Gold Stage Road.

Councilmember Henjum stated she and Councilmember Leinweber met with approximately forty providers, including staff from the El Paso County Department of Human Services (DHS) on Friday, February 6, 2026, regarding the unhoused in the community.

Councilmember Leinweber stated the Springs Resue Mission does provide parking for people experiencing homelessness, but they prefer that those individuals sleep inside the facility.

## **11. Adjourn**

There being no further business to come before City Council, Council adjourned at 11:24 AM.

Sarah B. Johnson, City Clerk