



City of Colorado Springs

Work Session Meeting Agenda - Final Council Work Session

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

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Monday, October 13, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @cocity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- 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

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4.A. [25-533](#) City Council Work Session Meeting Minutes September 22, 2025

Est. Time: 5
minutes

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [9-22-25 City Council Work Session Meeting Minutes Final](#)

5. Presentations for General Information

6. Staff and Appointee Reports

- 6.A. [25-532](#) Agenda Planner Review
Est. Time: 5
minutes
Presenter:
Sarah B. Johnson, City Clerk
Attachments: [Agenda Planner Review 10-13-25](#)

7. Items for Introduction

- 7.A. [25-457](#) A Resolution Approving the 2026 Budget for Pikes Peak Regional
Est. Time: 20
minutes
Presenter:
Roger Lovell, Building Official, Pikes Peak Regional Building
Department
Lauren Burrus, Director of Finance, Pikes Peak Regional Building
Department
Attachments: [2026 PPRBD Budget Resolution-10-13-25](#)
[2026 Budget 2.1](#)
[2026 Budget Presentation - COS](#)
- 7.B. [25-545](#) A Resolution of the City of Colorado Springs approving an
Est. Time: 10
minutes
amended service plan for the Peak Metropolitan District Nos. 1, 2,
and 3.
Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department
Attachments: [Peak MD 1-3 Resolution](#)
[Exhibit 1 Proposed Amendment Peak MD 1 - 3](#)
[Project Statement](#)
[Current Service Plan Peak MD 1-3](#)
[Redline Peak MD 1-3](#)

- 7.C. [25-546](#)
Est. Time: 5
minutes

A Resolution of the City of Colorado Springs approving an amended service plan for the Peak Metropolitan Districts Nos. 4, 5, 6, and 7.

Council District #4

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Peak MD 4-7 Resolution](#)

[Exhibit 1 Proposed Amendment Peak MD 4-7](#)

[Project Statement](#)

[Current Service Plan Peak MD 4 -7](#)

[Redline Peak MD 4-7](#)

- 7.D. [25-483](#)
Est. Time: 15
minutes

A Resolution of the City of Colorado Springs approving an amended service plan of the Hancock Metropolitan District Nos. 1 & 2 generally located west of the future intersection of Chelton Road and Hancock Expressway.

Council District No. 4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Hancock MD ServicePlan Amendment Resolution](#)

[CPC PUP 22-00037 Existing District Concept Plan](#)

[Exhibit 1 First Amendment to Amended Consolidated Service Plan](#)

[Hancock MD 1&2 Vicinity Map](#)

[Petitioner Hancock MD Cover Memo](#)

[Redline Amendments To Amended Consolidated Service Plan, 2025-09-19](#)

[Resolution 97-23 Hancock MD ServicePlan](#)

[Unsigned Petition for Inclusion Hancock MD 1&2](#)

- 7.E. [25-484](#)
Est. Time: 5
minutes

A Resolution of the City of Colorado Springs approving the inclusion of certain property into the boundary of the Hancock Metropolitan District Nos. 1 and 2.

Council District No. 4

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[Hancock 2025 Inclusion Resolution](#)

[Exhibit A - Petition for Inclusion signed](#)

[DEPN-25-0018 Approved Plan Inclusion Parcel](#)

[Developer Memo Hancock MD Inclusion](#)

[Hancock MD Inclusion Property Legal Description](#)

[Hancock MD Vicinity Map](#)

[Petitioner Memo Hancock MD Inclusion](#)

[Resolution 97-23 Hancock MD ServicePlan](#)

- 7.F. [25-524](#)
Est. Time: 5
minutes

A Resolution of the City Council of the City of Colorado Springs, Colorado rescinding Resolution No. 183-24 and establishing fees and charges associated with the building permit applications for the Development Review Enterprise.
(Legislative)

Presenter:

Daniel Sexton, Planning Manager, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[2026 Proposed DRE Fee Schedule Comparison 9.18.2025](#)

[Resolution DRE Fee Schedule 8.2025](#)

[Exhibit A - DRE Fee Schedule 2026](#)

[Signed Resolution No. 183-24](#)

[DREAC Mtg. Minutes 8.28.2025 draft](#)

Items 7G through 7X 2026 Business Improvement District Budget Presentation
Estimated Time: 45 minutes

7.G. [25-486](#)**Est. Time:** 45
minutes

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for
the Barnes & Powers North Business Improvement District.

Related Files: N/A
Council District #6

Presenter:

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

Attachments:[2026 Barnes North Unsigned Resolution](#)[2026 Operating Plan - Barnes Powers North BID](#)[2025 Barnes&Powers North BID Operating Plan](#)[BID Annual Report Fact Sheet - Barnes & Powers North](#)**7.H. [25-487](#)**

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for
the Barnes & Powers South Business Improvement District.

Council District #6

Presenter:

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

Attachments:[2026 Barnes South Unsigned Resolution](#)[2026 Operating Plan - Barnes & Powers South BID](#)[2025 Barnes&Powers South BID Operating Plan](#)[BID Annual Report Fact Sheet - Barnes & Powers South BID](#)

7.I. [25-488](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Briargate Center Business Improvement District.

Council District #2

Presenter:

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

Attachments:

[2026_Briargate_Center_Unsigned_Resolution](#)

[2026 Operating Plan and Budget - Briargate Business Center](#)

[2025_Briargate_Center_BID_Operating_Plan](#)

[BID Annual Report Fact Sheet - Briargate Business BID](#)

[Briargate Center BID Annual Report Fact Sheet \(6124506\)](#)

7.J. [25-489](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Catalyst Campus Business Improvement District.

Council District #3

Presenter:

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

Attachments:

[2026_Catalyst_Campus_Unsigned_Resolution](#)

[2026 Operating Plan and Budget - Catalyst Campus](#)

[2025_Catalyst_Campus_Operating_Plan](#)

[BID Annual Report Fact Sheet - Catalyst Campus BID](#)

7.K. [25-490](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District.

Council District #3

Presenter:

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

Attachments:

[2026_Creekwalk Unsigned Resolution](#)

[2026 Operating Plan - Creekwalk Marketplace BID](#)

[2025_CreekwalkMarketplace BID Operating Plan](#)

[BID Annual Report Fact Sheet - Creekwalk BID](#)

7.L. [25-491](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First and Main Business Improvement District.

Council District #6

Presenter:

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

Attachments:

[2026_1st&Main Unsigned Resolution](#)

[2026 Operating Plan - First & Main BID](#)

[2025 First&Main BID V3 OperatingPlan](#)

[BID Annual Report Fact Sheet - First & Main v2](#)

7.M. [25-492](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First and Main Business Improvement District No. 2.

Council District #6

Presenter:

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

Attachments:

[2026_1st&Main2 Unsigned Resolution](#)

[2026 Operating Plan - First & Main BID No. 2](#)

[2025 First&Main BID No. 2 V3 OperatingPlan](#)

[BID Annual Report Fact Sheet - First & Main BID No. 2](#)

7.N. [25-493](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First & Main North Business Improvement District.

Related Files: N/A
Council District #6

Presenter:

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

Attachments:

[2026_1st&MainNorth Unsigned Resolution](#)

[2026 Operating Plan - First & Main North BID\(10405723.1\)](#)

[2025_First&Main_North_BID_Operating Plan](#)

[BID Annual Report Fact Sheet - First & Main North BID](#)

7.O. [25-494](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Gold Hill North Business Improvement District.

Council District #3

Presenter:

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

Attachments:

[2026_GoldHillNorth Unsigned Resolution](#)

[2026 Operating Plan - Gold Hill North BID](#)

[2025_GoldHill_North_BID_OperatingPlan](#)

[BID Annual Report Fact Sheet - Gold Hill North BID](#)

7.P. [25-495](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Greater Downtown Business Improvement District.

Related Files: N/A
Council District #3

Presenter:

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

Attachments:

[2026_Greater_Downtown_Unsigned_Resolution](#)
[2026 Operating Plan and Budget - Greater Downtown](#)
[2025_Greater Downtown_Operating Plan](#)
[BID Annual Report Fact Sheet - Greater Downtown](#)

7.Q. [25-496](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the GSF Business Improvement District.

Related Files: N/A
Council District #3

Presenter:

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

Attachments:

[2026_GSFDistrict_Unsigned_Resolution](#)
[2026 Operating Plan - GSF BID\(10400188.1\)](#)
[2025_GSF_BID_Operating Plan](#)
[BID Annual Report Fact Sheet - GSF BID](#)

7.R. [25-497](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest North Business Improvement District.

Related Files: N/A
Council District #2

Presenter:

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

Attachments:

[2026 Interquest North Unsigned Resolution](#)

[2026 Operating Plan and Budget - Interquest North BID\(10394380.1\)](#)

[2025 Interquest North BID Operating Plan](#)

[BID Annual Report Fact Sheet - Interquest North BID](#)

7.S. [25-498](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest South Business Improvement District.

Related Files: N/A
Council District #2

Presenter:

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

Attachments:

[2026 Interquest South Unsigned Resolution](#)

[2026 Operating Plan - Interquest South BID](#)

[2025 Interquest South BID Operating Plan](#)

[BID Annual Report Fact Sheet - Interquest South BID](#)

7.T. [25-499](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest Town Center Business Improvement District.

Council District #2

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[2026_InterquestTownCenter_Unsigned_Resolution](#)

[2026 Operating Plan - Interquest Town Center](#)

[2025_InterquestTownCenter_BID_Operating Plan](#)

[BID Annual Report Fact Sheet - Interquest Town Center BID](#)

7.U. [25-500](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the MW Retail Business Improvement District.

Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments:

[2026_MWRetail_Unsigned_Resolution](#)

[2026 Operating Plan and Budget - MW Retail BID](#)

[2025_MWRetail_OperatingPlan](#)

[BID Annual Report Fact Sheet - MW Retail BID](#)

7.V. [25-501](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Park Union Business Improvement District.

Related Files: N/A
Council District #3

Presenter:

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

Attachments:

[2026_ParkUnion_Unsigned_Resolution](#)

[2025_ParkUnion_BID_Operating_Plan](#)

[BID Annual Report Fact Sheet - Park Union BID](#)

[2026 Operating Plan - Park Union](#)

7.W. [25-502](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District.

Related Files: N/A
Council District #6

Presenter:

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

Attachments:

[2026_PowersWoodmen_Unsigned_Resolution](#)

[2026 Operating Plan and Budget - Powers and Woodmen Commercial BID](#)

[2025_Powers&Woodmen_Commercial_BID_Operating_Plan](#)

[BID Annual Report Fact Sheet - Powers & Woodmen BID](#)

7.X. [25-503](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for
the TrueNorth Commons Business Improvement District.

Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments:

[2026_TrueNorthCommons_Unsigned_Resolution](#)

[2026 Operating Plan and Budget - TrueNorth Commons BID](#)

[2025_TrueNorth_OperatingPlan](#)

[BID Annual Report Fact Sheet - TrueNorth Commons BID](#)

8. Items Under Study**9. Councilmember Reports and Open Discussion****10. Executive Session****10A. Open****10B. Closed**

10B.A [25-560](#)

Est. Time: 1 hour
and 30 minutes

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 discussed involve instruction to negotiators and consultation with the City Attorney for the purpose of receiving legal advice regarding (i) the sale of real property within Peak Innovation Park, (ii) an Intergovernmental Agreement for facilities acquisition and payment related to Peak Innovation Park, (iii) an Intergovernmental Agreement for facilities acquisition and payment related to Peak Innovation Park, (iv) an economic development and incentive agreement, and (v) legal advice regarding criminal penalties associated with public camping.

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:

Marc Smith, Acting City Attorney

Attachments:

[25-560 Closed Session Memo \(SEB edit 10.7.25\)](#)

11. Adjourn