



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event. Documents created by third parties may not meet all accessibility criteria.*

---

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 @coscity 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

President Crow-Iverson called the meeting to order at 9:00 AM.

**Present** 9 - Councilmember Tom Bailey, 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

Councilmember Williams attended the meeting virtually.

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

Presenter:  
Sarah B. Johnson, City Clerk

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

The minutes of the September 22, 2025 Work Session were approved by Consensus of City Council.

## **5. Presentations for General Information**

## **6. Staff and Appointee Reports**

### **6.A. [25-532](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 10-13-25](#)

There were no comments on this item.

## **7. Items for Introduction**

### **7.A. [25-457](#) A Resolution Approving the 2026 Budget for Pikes Peak Regional Building Department**

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](#)

Roger Lovell, Building Official, Pikes Peak Regional Building Department (PPRBD) presented the Resolution approving the 2026 budget for the PPRBD and provided an overview of 2025, accomplishments, strategic goals, twenty-year permit/ inspection trend, and 2026 budget highlights. He identified the summary of revenue/expenditures, revenue trend, and expenses.

Councilmember Donelson asked if the average valuation of single-family homes is thirty-six percent higher than in 2023. Mr. Lovell confirmed it is.

Councilmember Leinweber asked if the supply chain issues and costs are still high. Mr. Lovell confirmed that material costs have remained high and tariff uncertainties may add to those costs.

Councilmember Henjum asked if personnel staffing has contributed to the budget decrease. Mr. Lovell stated they have been able to stay low in that

category by monitoring workloads and not filling some vacant positions.

Councilmember Rainey asked what cause the spike in revenue in June 2022. Mr. Lovell stated it could be related to a large project such as a hailstorm or the Amazon distribution warehouse.

Councilmember Leinweber asked if they track speed to market efficiency. Mr. Lovell confirmed they monitor the turnaround time for plans.

**7.B.**     [25-545](#)

A Resolution of the City of Colorado Springs approving an Amended Service Plan for the Peak Metropolitan District Nos. 1, 2, and 3.

Related Files: N/A  
Council District #4

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](#)

[Staff Presentation Peak Metro District Nos. 1-7 Regular Meeting 10-28-25](#)

[Staff Presentation Peak Metro District Nos. 1-7 Work Session 10-13-25](#)

Drew Foxx, Planner II, City Planning Department, presented the Resolutions approving an amended service plan for the Peak Metropolitan District Nos. 1 through 7. He provided an overview of the proposed amendments, district location, project area, and next steps.

Councilmember Donelson asked if the Peak Innovation Park supports these proposed amendments. Mr. Foxx confirmed they do.

**7.C.**     [25-546](#)

A Resolution of the City of Colorado Springs approving an Amended Service Plan for the Peak Metropolitan District Nos. 4, 5, 6, and 7.

Related Files: N/A  
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](#)  
[Staff Presentation Peak Metro District Nos. 1-7 Regular Meeting 10-28-25](#)  
[Staff Presentation Peak Metro District Nos. 1-7 Work Session 10-13-25](#)

Please see comments in Agenda item 7.B.

- 7.D. [25-483](#) A Resolution of the City of Colorado Springs approving an amended service plan of the Hancock Metropolitan District Nos. 1 and 2 generally located west of the future intersection of Chelton Road and Hancock Expressway.

Related items: Hancock Metropolitan District Nos 1 and 2 Property Inclusion  
Council District #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](#)  
[Hancock MD CC Presentation 20251028](#)  
[Hancock MD WS Presentation 20251013](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving amended service plan of the Hancock Metropolitan District Nos. 1 and 2. She provided an overview of the request, location, district policies, amendment details, proposed inclusion, and next steps.

Councilmember Rainey asked if the proposed amendments are compatible with the intent of the Service Plan as identified in the letter from the WBA Local Government Law Firm. Ms. Stocker confirmed they were.

Councilmember Leinweber asked if the diagonal at the Hancock Expressway will be abandoned. Ms. Stocker stated it is her understanding that it will be vacated and connected to meet Chelton Road.

- 7.E. [25-484](#) A Resolution of the City of Colorado Springs allowing the inclusion of certain property into the boundary of the Hancock Metropolitan District Nos. 1 and 2.

Related items: Hancock Metropolitan District Nos. 1 and 2 Service Plan Amendment  
Council District #4

Presenter:

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

**Attachments:** [Hancock 2025 Inclusion Resolution](#)  
[Exhibit A Petition for Inclusion](#)  
[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](#)  
[Affidavit of Publication, Notice of Hearing on Inclusion](#)  
[Hancock MD CC Presentation 20251028](#)

Please see comments in Agenda item 7.D.

- 7.F. [25-524](#) 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:** [Resolution DRE Fee Schedule 8.2025](#)  
[2026 Proposed DRE Fee Schedule Comparison 9.18.2025](#)  
[Exhibit A - DRE Fee Schedule 2026](#)  
[Signed Resolution No. 183-24](#)  
[DREAC Mtg. Minutes 8.28.2025 draft](#)  
[CC Presentation Staff DRE 10282025](#)

Kevin Walker, Planning Director, Planning Department, presented the Resolution establishing fees and charges associated with the building permit applications for the Development Review Enterprise (DRE). He provided an overview of the methodology, calibration efforts, and establishment of fees/charges.

Councilmember Henjum asked why the hillside and sign programs are identified for increases in fees and charges. Mr. Sexton stated it is due to both of those permitting type programs requiring inspections.

President Crow-Iverson asked if the reserve drawn down for staff salaries. Mr. Sexton stated they will go toward supporting fire construction services.

Councilmember Donelson asked if the City does not charge more in fees than what the cost is to provide services. Mr. Sexton confirmed that is correct with the inclusion of adding a portion to the reserve fund for special circumstances/costs such as vehicle repair.

Councilmember asked what the total budget is for DRE. Mr. Sexton stated it is \$1.5 million and with the reserve fund it is \$3 million. Kevin Walker, Director, Planning Department, stated the reserve fund has been dropping precipitously over the past few years compared to what it was in the past and they are reviewing it to determine the right number for the reserve fund.

Councilmember Henjum and President Crow-Iverson requested a more detailed analysis of the reserve fund and what it has previously been spent on. Mr. Sexton agreed to provide that information.

#### **Items 7G through 7X 2026 Business Improvement District Budget Presentation**

**Estimated Time: 45 minutes**

- 7.G.**    [25-486](#)    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, Planning 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](#)  
[2026 Annual BID Reporting WS Pres V1](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Allison Stocker, Planner II, Planning and Neighborhood Services, presented the proposed 2026 budget for the Colorado Springs Downtown Development Authority (DDA) and the proposed 2026 operating plans and budgets for the eighteen Business Improvement Districts (BID). She explained the annual budget and mill levy approval by City Council is required for the DDA and annual budget and operating plan approvals by City Council are required for BIDs. Ms. Stocker identified the list of BIDs, mostly developed districts, planned debt issuances, proposed mill levy changes, Public Improvement Fees (PIFs), boundary changes, 5.25 percent property tax waiver, BID websites, and next steps.

Councilmember Henjum requested additional information on the MW Retail District. Ms. Stocker provided a brief overview of the district location, previously approved amendments, and PIF.

Councilmember Henjum asked if these districts have the authority to choose to waive the tax limits. Ms. Stocker confirmed they could. Kevin Walker, Director, Planning Department, stated the district board members cannot do it on their own, they need to take it to a vote of the electors which is under State statutes.

Councilmember Donelson requested the spreadsheet be sent to City Council. Ms. Stocker stated she would provide that information.

Councilmember Henjum asked if there were any districts with privately placed debt that would be refinanced. Ms. Stocker stated any plans for refinancing should be included in their Operation Plans.

**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.

Related Files: N/A  
Council District #6

Presenter:  
Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning 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](#)  
[2026 Annual BID Reporting WS Pres V1](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
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](#)  
[2026 Annual BID Reporting WS Pres V1](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
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](#)  
[2026 Annual BID Reporting WS Pres V1](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
Council District #3

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning 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](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City 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](#)  
[2026 Annual BID Reporting WS Pres V1](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

- 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 and Main North Business Improvement District.

Related Files: N/A  
Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning 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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
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](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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 Colorado Springs Business Improvement District.

Related Files: N/A  
Council District #3

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning 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](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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, Planning 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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

- 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, Planning 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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

- 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, Planning 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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
Council District #2

Presenter:

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

**Attachments:** [2026 InterquestTownCenter Unsigned Resolution](#)  
[2026 Operating Plan - Interquest Town Center \(Updated\)\(10452310.1\)](#)  
[2025 InterquestTownCenter BID Opertaing Plan](#)  
[BID Annual Report Fact Sheet - Interquest Town Center BID\(10452308.1\)](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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.

Related Files: N/A  
Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning 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](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

- 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, Planning Director, City Planning Department

**Attachments:** [2026 ParkUnion Unsigned Resolution](#)  
[2026 Operating Plan - Park Union](#)  
[2025 ParkUnion BID Operating Plan](#)  
[BID Annual Report Fact Sheet - Park Union BID](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

**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, Planning 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](#)  
[2026 Annual BID Reporting CC Pres V1](#)

Please see comments in Agenda item 7.G.

**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.

Related Files: N/A  
Council District #2

Presenter:

Allison Stocker, Senior Planner, Planning Department  
Kevin Walker, Planning Director, 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](#)  
[2026\\_Annual\\_BID\\_Reporting\\_CC\\_Pres\\_V1](#)

Please see comments in Agenda item 7.G.

## **8. Items Under Study**

There were no Items Under Study.

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

Councilmember Leinweber stated he attended the Colorado Outdoor Leadership Summit in Estes Park and requested City Council recognize the release of twenty hostages.

Councilmember Donelson recognized the new Colorado Springs Police Department (CSPD) Officers who were sworn in last week. He stated he and Councilmember Henjum attended the ribbon cutting ceremony at Bentley Commons where Councilmember Gold spoke, and the presentation by UCHealth at their hospital which shined a light on the struggles of being reimbursed.

Councilmember Henjum stated the City needs to look more strategically at how they use tax dollars to support tourism and outdoor recreation.

Councilmember Rainey stated he and Councilmember Donelson attended the CSPD Academy Graduation ceremony and expressed appreciation for their service and sacrifice protecting the City. He stated he attended the Fostering Hope event and recognized the services they provide to the youth. Councilmember Rainey stated he also participated in filling and fixing potholes around the City and there will be a Colorado Springs Fire Department graduation coming up.

Councilmember Gold thanked her colleagues and COSILoveYou for their efforts and support of affordable housing, she stated Pikes Peak Bulletin has been acquired by Juaquin Mobley, she and Councilmember Leinweber attended the National Alliance on Mental Illness (NAMI) breakfast, and identified today is Indigenous Peoples Day, October 15, 2025 marks the end of Hispanic Heritage Month, October is Domestic Violence Awareness

Month, and Filipino American History Month.

## **10. Executive Session**

### **10A. Open**

There was no Open Executive Session.

### **10B. Closed**

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

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 \(SEB edit 10.7.25\)](#)

Marc Smith, Acting City Attorney, City Attorney's Office, stated that the piece of this Closed Executive Session regarding receiving legal advice has been withdrawn and 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 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.

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.

### **11. Adjourn**

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned at 11:50 AM.

Sarah B. Johnson, City Clerk