



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, May 13, 2025

9:00 AM

Council Chambers

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Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

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 9:02 AM.

Present: 9 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., Councilmember Brian Risley, and Councilmember Brandy Williams

2. Invocation and Pledge of Allegiance

The Invocation was made by Reverend Amy Strader from the First United Methodist Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Councilmember Donelson requested items 4B.F. through 4B.J. to be removed from the Consent Calendar.

Consensus of Council agreed to these changes on the agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4B. First Presentation:

4B.A. [25-233](#) City Council Regular Meeting Minutes April 22, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [4-22-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [25-208](#) A Resolution of the City of Colorado Springs approving an Amended and Restated 2025 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [FirstMain 2 AmendRestate Resolution Revised](#)

[Exhibit 1 Proposed First & Main 2 Amended & Restated Operating Plan 2025](#)

[Exhibit A District Contact Information](#)

[Exhibit B 2025 Budget](#)

[Exhibit C District Map](#)

[Exhibit D Terms&Definitions](#)

[Exhibit E Budget Change Comparison](#)

[Exhibit F Current 2025 Operating Plan & Budget](#)

[Staff First&Main 2 Amend&Restate Presentation WS](#)

[Exhibit G Redlined Amend&Restate 2025 Operating Plan](#)

[First&Main 2 Petitioner Cover Memo Amend & Bond](#)

[Signed Resolution No. 58-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.C. [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_FirstMain_2_Presentation_CC_Combined vf](#)

[Signed Resolution No. 59-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [25-226](#)

A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Attachments: [18300ROW UE-15A](#)

[2 Stetson Hills - Resolution](#)

[5 Stetson Hills - Presentation - Utilities](#)

[Signed Resolution No. 60-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.E. [25-234](#)

The City Clerk reports that on April 7, 2025, there was filed with her a petition for the annexation of Miller Downs at Wyoming Lane Addition No. 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Miller Downs at Wyoming Lane Addition No. 1 Petition for Annexation.pdf](#)
[Miller Downs at Wyoming Lane Addition No. 1 Legal Description.pdf](#)
[Miller Downs at Wyoming Lane Addition No. 1 Annexation Plat.pdf](#)
[Miller Downs at Wyoming Lane Addition No. 1 Vicinity Map.pdf](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Risley, seconded by Councilmember Bailey, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

5. Recognitions

5.A. [25-241](#) A Joint Proclamation Recognizing May 2025 as Mental Health Awareness Month

Presenter:

David Leinweber, Councilmember At Large
Mayor Yemi Mobolade

Attachments: [Joint Proclamation Mental Health Awareness Month](#)

Councilmember Leinweber stated two of his employees committed suicide within the same year and identified the need for mental health resources within the community.

Mayor Yemi explained how mental health resources benefit the City in many different ways.

Mayor Yemi and Councilmember Leinweber read the Proclamation recognizing May 2025 as Mental Health Awareness Month.

David Galvan, Mental Health Advocate, Suicide Prevention Trainer, identified the suicide prevention hotline 988.

Councilmember Henjum stated the City's Community Response Team is also a benefit the City offers residents in response to mental health issues.

5.B. [25-242](#) A Resolution Recognizing May 18 To May 24, 2025 As National Public

Works Week

Presenter:

Brandy Williams, Councilmember District 3

Richard Mulledy, Public Works Director

Gayle Sturdivant, Deputy Public Works Director/Chief Engineer

Attachments: [National Public Works Week](#)
[Signed Resolution No. 61-25.pdf](#)

Councilmember Williams stated how important public infrastructure is to the community, expressed appreciation for all Public Works employees, and read a Resolution recognizing May 18 To May 24, 2025 as National Public Works Week.

Rich Mulledy, Public Works Director, acknowledged the hard work of Public Works employees and identified the accomplishments of the various Public Works teams.

Councilmember Henjum and Councilmember Donelson expressed appreciation for the responsiveness of the Public Works employees.

Motion by Councilmember Risley, seconded by Councilmember Williams, that the Resolution recognizing May 18 To May 24, 2025 as National Public Works Week be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

5.C. [25-243](#) A Resolution Recognizing May 9, 2025 as Military Spouse Appreciation Day

Presenter:

Kimberly Gold, Councilmember District 4

Attachments: [Military Spouse Appreciation Day Resolution](#)
[Signed Resolution No. 62-25.pdf](#)

Councilmember Gold, active-duty military spouse, introduced Sarah Frye, active-duty spouse, member of the Military Spouses Community Coalition, and Program Manager for Hiring Our Heros Program, provided a brief overview the life of a military spouse and requested the conversation about childcare and housing for military spouses to continue.

Jennifer Vaughn, President, and Allison Jalbert, First Vice President, Mountain Post Mountain Spouses Club from Fort Carson spoke about the

thrift shop they run as a fundraiser for scholarships for military dependents and the other resources they provide to assist military spouses.

Councilmember Gold read the Resolution recognizing May 9, 2025 as Military Spouse Appreciation Day.

Councilmember Henjum recognized Councilmember Gold and Ayana Garcia, Program Administrator, City Council Legislative Services, who were previously awarded Military Spouse of the Year and recognized her mom who was a military spouse.

Councilmember Donelson expressed appreciation for his mom and his wife, Holly, who endured the burdens of being a military spouse.

Councilmember Gold expressed appreciation for the Resolution, Jessie Kimber, who oversees the Military Spouse Community Coalition and Amanda Scott, Co-Chair, Military Spouse Community Coalition.

Motion by Councilmember Henjum, seconded by Councilmember Risley, that the Resolution recognizing May 9, 2025 as Military Spouse Appreciation Day be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

6. Mayor's Business

There was no Mayor's Business.

7. Items Called Off Consent Calendar

- 4B.F.** [SUBD-24-0156](#) An ordinance vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street. (Legislative - 1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: SUBD-24-0156
Located in Council District 5

Presenter:
Johnny Malpica, Senior Comprehensive Planner, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [SUBD-24-0156 ORDINANCE DRAFT JPM](#)[Exhibit A - Legal Description](#)[Exhibit B - Vacation Plat](#)[Exhibit C - Vicinity Map](#)[Signed Ordinance No. 25-50.pdf](#)

Councilmember Donelson stated he pulled these items from the Consent Calendar because Council is voting on the first reading. Kevin Walker, Director, Planning Department, stated they are following the Unified Development Code (UDC) process, these items have had appropriate notice, and a public hearing at the Planning Commission where they passed with unanimous approval.

Councilmember Henjum, Councilmember Williams, and Councilmember Bailey stated they believe having the first reading to set a hearing date on the Consent Calendar creates more efficiency in the government process and keeps the matters quasi-judicial and free from ex parte communications.

Councilmember Donelson stated he believes a two-week period after a hearing gives Council the opportunity to hear what the citizens have to say and more time to consider the matter.

Motion by Councilmember Williams, seconded by Councilmember Henjum, that the Ordinance vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street for the purpose of providing notice and setting a public hearing date for May 27, 2025 to consider the Fillmore Place Vacation of Public Right-of-Way be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 4B.G.** [ZONE-25-0001](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.41 acres located at 1222 North Academy Boulevard that is split zoned R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: ZONE-25-0001
Located in Council District 5

Presenter:

Ethan Shafer, Urban Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [Staff Report for ZONE-25-0001](#)
[Attachment 1 - Land Use Statement](#)
[Attachment 2 - Project Description](#)
[Attachment 3 - Legal Description and Exhibit](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance ZONE-25-0001 1222 N Academy Blvd](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Exhibit](#)
[CC Presentation for ZONE-25-0001](#)
[Signed Ordinance No. 25-51.pdf](#)

Please see comments in Agenda item 4B.F.

Motion by Councilmember Williams, seconded by Councilmember Bailey, that the Ordinance vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street for the purpose of providing notice and setting a public hearing date for May 27, 2025 to consider the Fillmore Place Vacation of Public Right-of-Way be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 4B.H. [ZONE-25-0002](#)** An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard that is split zoned R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: ZONE-25-0002
Located in Council District 5

Presenter:
Ethan Shafer, Urban Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [Staff Report for ZONE-25-0002](#)
[Attachment 1 - Land Use Statement](#)
[Attachment 2 - Project Description](#)
[Attachment 3 - Legal Description and Exhibit](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance ZONE-25-0002 1202 N Academy Blvd](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Exhibit](#)
[CC Presentation for ZONE-25-0002](#)
[Signed Ordinance No. 25-52.pdf](#)

Please see comments in Agenda item 4B.F.

Motion by Councilmember Williams, seconded by Councilmember Risley, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale) for the purpose of providing notice and setting a public hearing date for May 27th, 2025, to consider the Sunnyside AA LLC (1202 North Academy Boulevard) zone change ordinance be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 4B.I.** [ZONE-22-0005](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.39 acres (16,884 square feet) located at 2024 East Boulder Street and 408 Iowa Avenue from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium.

(Quasi-Judicial) (1st Reading only to set the public hearing for May 27, 2025)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, City Planning Director

Attachments: [Staff Report 2024 E Boulder](#)
[Attachment 1-Zone Map](#)
[Attachment 2-First Addition to Knob Hill](#)
[Attachment 3-Context Map](#)
[Attachment 4-Concept Plan](#)
[Attachment 5-Project and Land Use Statement](#)
[Attachment 6-Rezone Legal and Drawing](#)
[Attachment 7-Knob Hill Plan](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance 2024 E Boulder](#)
[Exhibit A and B Legal Description and Drawing 2024 E Boulder Final](#)
[Concept Plan Final](#)
[CC Staff Pres 2024 E Boulder](#)
[Signed Ordinance No. 25-53.pdf](#)

Please see comments in Agenda item 4B.F.

Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.39 acres (16,884 square feet) located at 2024 East Boulder Street and 408 Iowa Avenue from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium for the purpose of providing public notice and setting the public hearing date for Tuesday, May 12, 2025, at 9:00 am, to consider the 2024 E Boulder Zone Map Amendment (Rezoning) be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 4B.J.** [ZONE-24-00](#) An Ordinance amending the zoning map of the City of Colorado Springs to establish a HP-O (Historic Preservation Overlay) pertaining to 4.15 acres located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street on the North and St Vrain Street on the south and to be known as the Parkside Historic District.

[18](#)

(Quasi-Judicial) (1st Reading only to set the public hearing for May 27, 2025)

Presenter:

William Gray, Senior Planner, City Planning Department

Located in Council District 3

Attachments: [Staff Report Parkside Historic District](#)
[Attachment 1-Parkside District Nomination](#)
[Attachment 2-Changes Summary](#)
[Attachment 3-Context Map](#)
[Attachment 4-Public Comment](#)
[Attachment 5-Design Standards](#)
[Attachment 6-Interpretive Guide](#)
[Attachment 7-February HPB Minutes](#)
[Attachment 8-March HPB Minutes](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance Parkside Historic District](#)
[Exhibit A and B Legal Description and Drawing](#)
[HPB Meeting Mins 2.3.25 FINAL](#)
[HPB Meeting Mins 3.3.25 FINAL](#)
[CC Staff Pres Parkside Historic District](#)
[Signed Ordinance No. 25-54.pdf](#)

Please see comments in Agenda item 4B.F.

Motion by Councilmember Risley, seconded by Councilmember Williams, that the Ordinance amending the zoning map of the City of Colorado Springs to establish a HP-O (Historic Preservation Overlay) pertaining to 4.15 acres located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street on the North and St Vrain Street on the south and to be known as the Parkside Historic District for the purpose of providing public notice and setting the public hearing date for Tuesday, May 27, 2025, at 9:00 am, to consider the Parkside Historic District (Rezoning) be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

There was no Unfinished Business.

10. New Business

10.A. [25-253](#)

A Resolution Affirming the City of Colorado Springs is Law Abiding and a Non-Sanctuary City

Presenter:

Roland Rainey, Councilmember District 6

Attachments: [Affirming Law Abiding and Non-Sanctuary City](#)
[Signed Resolution No. 63-25.pdf](#)

Councilmember Rainey presented the Resolution reaffirming the City of Colorado Springs will remain a law-abiding and Non-Sanctuary City. He identified the professional manner in which the local and state law enforcement conducted themselves during the recent raid and in order to be the safest city in America, they need to address the issues which disrupt the safety of citizens

Citizens Susan Garsoe, Michelle Deborah Weisblat-Dane, Chris Cury, Chauncy Johnson, Gloria Martinez, and Christian Seal spoke in opposition to the Resolution.

Councilmember Gold spoke about the need to support law enforcement, but this Resolution feels like political theater instead of public service.

Councilmember Williams stated she does not see this Resolution as racist and the Resolution states they will not use City resources for this particular concern.

Councilmember Bailey stated there are rules for coming into the United States and the City needs to take action steps toward making the community a safer place to live.

Councilmember Henjum stated passing these types of Resolutions do nothing to address crime and it makes the City less of a welcoming place, but she does trust that the City will support local, state and federal laws including the Constitution of the United States.

Councilmember Leinweber stated this country is a country of immigrants which has made it as strong as it is, this document is not racist, and they cannot have freedom without Rule of Law. He stated that often times the crimes associated with these types of raids are not addressed and he will always be in support of not working against the federal government.

Motion by Councilmember Risley, seconded by Councilmember Bailey, that the Resolution affirming the City of Colorado Springs is Law Abiding and a Non-Sanctuary City be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

No: 2 - Gold, and Henjum

- 10.B.** [25-246](#) Ratification of Councilmember Liaisons to City Council Appointed Boards, Commissions, and Committees and Councilmember Membership on Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At-Large

Attachments: [Summary of Boards, Commissions, and Committees Councilmember Assignments Final rev](#)

President Crow-Iverson presented the ratification of Councilmember liaisons to City Council appointed Boards, Commissions, and Committees and Councilmember membership on Boards, Commissions, and Committees.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Risley, that the ratification of the proposed list of Councilmember Liaisons to City Council Appointed Boards, Commissions, and Committees and Councilmember Membership on Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 10.C.** [25-247](#) Appointments to Pikes Peak Area Council of Governments Board of Directors and Pikes Peak Rural Transportation Authority Board of Directors

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At-Large

Attachments: [05132025 Appointments to PPACG and PPRTA](#)

President Crow-Iverson presented the appointments to Pikes Peak Area Council of Governments Board of Directors and Pikes Peak Rural Transportation Authority Board of Directors.

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Leinweber, that the appointments to Pikes Peak Area Council of Governments Board of Directors and Pikes Peak Rural Transportation Authority Board of Directors be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 10.D.** [25-177](#) An Ordinance amending Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$194,000 for additional projects and events recommended by the LART Citizen Advisory Committee

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [2025 LART Off-Cycle SuppAppropORD 4.21.25 with Exhibit A](#)
[Signed Ordinance No. 25-55.pdf](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation of \$194,000 to the Lodgers and Automobile Rental Tax (LART) fund for four additional projects and events as recommended by the LART Citizen Advisory Committee (CAC) and provided a brief overview of the LART fund.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance approving a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund for additional projects and events recommended by the LART Citizen Advisory Committee be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 10.E.** [25-204](#) A Resolution declaring the intent of the City of Colorado Springs, Colorado, to issue revenue bonds in connection with financing residential facilities for low- and middle-income families or persons
Presenter:

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments: [COS-2025 Inducement Resolution](#)
[COS-2025 Notice to DOLA](#)
[COS-2025 Opinion](#)
[2025 Private Activity Bond Carryforward](#)
[Signed Resolution No. 64-25.pdf](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Resolution declaring the intent of the City to carry forward its 2025 allocation of Private Activity Bonds (PAB) and provided an overview of the PAB 2025 allocations,

carryforward purposes, use and carryforward options, available PAB, and progress on previously issued projects.

Councilmember Bailey requested additional information about the bonds. Ms. Cox explained that they are issued tax exempt bond capacity annually through the state, which they typically issue for low-income housing tax credit projects and the only costs to the City are the costs associated with the process of approving and issuing the bonds which are recaptured from the developer.

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the Resolution declaring the intent of the City of Colorado Springs, Colorado, to issue revenue bonds in connection with financing residential facilities for low- and middle-income families or persons be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

10.F. [25-205](#)

A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments.

Presenter:

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments: [Bradley Ridge 2025 Inducement Resolution](#)
[Bradley Ridge Inducement Resolution 05132025](#)
[Signed Resolution No. 65-25.pdf](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Resolution declaring the intent of the City to use its multifamily housing revenue bonds for the purpose of financing the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments. She provided an overview of the development, Private Activity Bond (PAB) sources, PAB inducement approval considerations, PAB inducement, timeline, and next steps.

There were no comments on this item.

Motion by Councilmember Gold, seconded by Councilmember Williams, that the Resolution authorizing the issuance and delivery of the City's multi-family housing revenue bonds for Bradley Ridge in one or more series, in an aggregate principal amount not to exceed \$76,832,222.72 be adopted. The motion passed by

a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

10.G. [25-206](#)

An ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Royal Pine Apartments Project), Series 2025 A, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$60,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds; approving and authorizing execution of an indenture of trust, a loan agreement with the borrower, a bond placement agreement, and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith

Presenter:

Katie Sunderlin, Housing Solutions Manager

Aimee Cox, Chief Housing and Homelessness Response Officer

Attachments: [Ordinance-Royal Pine Apartments 2025](#)
[Bond Placement Agreement-Royal Pine Apartments 2025](#)
[Indenture of Trust-Royal Pine Apartments 2025](#)
[Loan Agreement-Royal Pine Apartments 2025](#)
[Tax Regulatory Agreement-Royal Pine Apartments 2025](#)
[Royal Pine Ordinance PowerPoint](#)
[Signed Ordinance No. 25-56.pdf](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Ordinance authorizing the issuance and delivery of its multifamily housing revenue bonds (Royal Pine Apartments Project), Series 2025 A, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$60,000,000 for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City. She provided an overview of the development, why the project requires the use of Private Activity Bonds (PAB), PAB inducement approval considerations, PAB inducement, timeline, and next steps.

Councilmember Donelson asked if the City has any liability for the taxable bonds if project cannot pay them. John Bales, representing the applicant, stated the City is not responsible for any payments, the obligation is on the

borrower and the project only.

Councilmember Donelson asked if the PABs have any federal, state, or local tax on them. Mr. Bales stated they do not.

Councilmember Bailey asked if the action being voted on today is allowing the developer to use a tool for financing at a lower rate which they are passing onto the tenants in the form of lower rents. Ms. Cox confirmed that it is.

Councilmember Henjum stated this is very important and will help increase the amount of affordable housing in the City.

Councilmember Donelson asked if the PABs are needed for this project to move forward. Ms. Cox confirmed they are.

Councilmember Donelson stated there is not a right to live anywhere in the City. Councilmember Bailey stated the future tenants of this property will need to certify their income levels in order to live at the rates set by the developer and providing this option in this part of town should be embraced for the greater good of the City. Councilmember Donelson stated the property owner had to rezone this property and it is not government's role to put housing at different cost points in various parts of the City where it may not be acceptable by the neighbors. Councilmember Bailey stated that it is the property owner's right to request a rezone.

President Pro Tem Risley reminded Council that this is a financing matter, not a land use matter.

Citizens Sarah Markham, Laura Wilkey, Russell Elsberry, Greg Decker, Jeff Burget, and Tim Lewin spoke in opposition of the project.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance authorizing the issuance and delivery of the City's multi-family housing revenue bonds for Royal Pine in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$60,000,000 be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

11. Public Hearing

Prospect Village - A Tiny House Community**Estimated Time: 30 minutes**

- 11.A. [ZONE-24-00](#) An ordinance to amend the zoning map of the City of Colorado Springs
[17](#) pertaining to 0.78 acres located at 3103 North Prospect Street from R-5
(Multi-Family Hight) to R-Flex High.
(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments: [Staff Report Prospect Village](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Flanagans Subdivision](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Context Map](#)

[Attachment 5-Public Comment](#)

[Attachment 6-Prospect Village Community Meeting](#)

[Attachment 7-Impact Analysis](#)

[Attachment 8-Development Plan](#)

[Attachment 9-Project Statement](#)

[Attachment 10-Final Plat](#)

[Addtl Public Comment CPC Review](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Ordinance Prospect Village](#)

[Exhibit A and B - Legal Description and Drawing](#)

[CC Staff Pres Prospect Village WEG](#)

[CC Applicant Pres Prospect Village](#)

[CC Staff Pres Prospect Village WEG](#)

[Signed Ordinance No. 25-49.pdf](#)

William Gray, Senior Planner, Planning Department, presented Ordinance No. 25-49 to amend the zoning map of the City pertaining to 0.78 acres located at 3103 North Prospect Street from R-5 (Multi-Family Hight) to R-Flex High. He provided a brief overview of the vicinity map, site aerial/photos, project summary, zoning/context map, Development Plan, development standards adjustments, PlanCOS compliance, agency review, timeline of review, stakeholder involvement, application review criteria, and optional motions.

John Olson, Board Member, We Fortify, Urban Landscapes Design Revolution, representing the applicant, identified the site vicinity, and existing conditions.

Shelly Jensen, Chief Executive Officer, We Fortify, representing the applicant, went over the development goals, community impact, and Elevate Villages.

Mr. Olson provided an overview of the working fusion plan, Prospect Village Plan, City applications, R-5 eighteen-unit concept, and tiny house concept. He went over the Conditional Use application, defined lot area, side/front setbacks, on-site separation, parking requirements, Development Plan, preliminary landscaping plan, final plat, and conceptual plan.

Councilmember Henjum asked if the two structures on the lot will be utilized. Mr. Olson stated their goal is to utilize them as community space.

Councilmember Gold asked what trauma informed design is. Ms. Jensen stated it means all the beds are located on the main level and no egress windows in the loft in case of a panic attack. She said they also use pine walls, soft colors, and the houses are fully furnished with new furniture and appliances to create a welcoming environment.

Citizens Melissa Hardy and Rob Spitzer spoke in support of the project.

Motion by Councilmember Risley, seconded by Councilmember Gold, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.78 acres located at 3103 North Prospect Street from R-5 (Multi-Family High) to R-Flex High, based upon the findings that the request complies with the Criteria for Approval for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D be finally passed. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.B.** [CUDP-24-00](#) A Conditional Use to allow a Tiny House Community in the R-Flex High
[14](#) zone district located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [7.5.601 CONDITIONAL USE](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Conditional Use to allow a Tiny House Community land use in the R-Flex High zone district located at 3103 North Prospect Street, based upon the findings that the request complies with the Criteria for Approval for Conditional Use as set forth in City Code Section 7.5.601.C.2 with the following conditions: 1. Conditional Use applies only to Lot 1, Prospect Village, 2. The number of tiny homes is limited to 18, 3. The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.C. [DEPN-24-01](#) A Development Plan for a Tiny House Community consisting of 18 tiny homes, community building, and resident storage building in the R-Flex High zone district consisting of 0.78 acres (34,048 square feet) located at 3103 North Prospect Street.
[23](#) (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments: [7.5.515 DEVELOPMENT PLAN](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Prospect Village - A Tiny House Community Development Plan located at 3103 North Prospect Street based upon the findings that the request complies with the Criteria for Approval for a Development Plan as set forth in City Code Section 7.5.515.D.1, with the following conditions: 1. An approved Final Drainage Letter is provided, 2. Add note to the Development Plan under the Project Description subheading stating: The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income, 3. A completed Geologic Hazard Study Not Applicable Form is provided, 4. Add a note regarding fire access to the Development Plan stating: An all-weather reflective sign with white background and red reflective letters will be provided on the gate that indicates "Fire Department Access", 5. Add a note regarding the existing well to the Development Plan stating: Use of the existing ground water well will require an augmentation plan with Colorado Springs Utilities and the water would be metered and billed at an augmentation rate. There is no guarantee that an augmentation plan would be approved by Colorado Springs Utilities, 6. Relocate and/or modify water and wastewater service lines to meet horizontal separation requirements for Tiny House No. 4, 9, 8, 10 and 11, 7. All City Review Agency comments are fully addressed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.D. [DVSA-25-00](#)
[01](#) A Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 650 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 650 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition: 1. Development Standard Adjustment applies only to Lot 1, Prospect Village. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.E. [DVSA-24-00](#)
[04](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments: [7.3.301 RESIDENTIAL USES](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition: 1. Development Standard

Adjustment applies only to Lot 1, Prospect Village. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.F.** [DVSA-24-00](#) [05](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)
[7.3.301 RESIDENTIAL USES](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition: 1. Development Standard Adjustment applies only to Lot 1, Prospect Village. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.G.** [DVSA-24-00](#) [06](#) A Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [7.3.301 RESIDENTIAL USES](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Williams, to approve the Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2)

space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition: 1. Development Standard Adjustment applies only to Lot 1, Prospect Village. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.H. [DVSA-24-00](#)** A Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street.
[11](#) (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)
[7.3.301 RESIDENTIAL USES](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, to approve the Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition: 1. Development Standard Adjustment applies only to Lot 1, Prospect Village. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

12. Added Item Agenda

There were no items added to the Agenda.

13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

Citizen Lee Brooks spoke in support of the law enforcement officers who keep the City safe and requested the glass in police vehicles be bullet proof.

Citizens Linda Wurst, Betty Field, Susan Smith, Janet Roventini, Arlene Burke, Katherine Field, Jerima King, Will Smith, Max Kronstadt, Stephanie Vigil, Lisa Newsome, Peter Baril, Laura Williams, and Angela Bresciani

spoke in support of Betty Field, against Ms. Field's eviction notice from the Centennial Plaza Apartments, and the need for assistance from Colorado Springs Housing Authority (CSHA).

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 2:41 PM.

Sarah B. Johnson, City Clerk