



# City of Colorado Springs

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

## Meeting Minutes City Council

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Monday, November 10, 2025

9:00 AM

Council Chambers

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**This meeting will begin at the conclusion of the City Council Work Session meeting.**

### How to Watch the Meeting

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### **1. Call to Order and Roll Call**

President Crow-Iverson called the meeting to order at 9:57 AM.

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

### **2. Changes to Agenda/Postponements**

There were no changes to the Agenda.

### **3. 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.)**

**3A. Second Presentation:****3B. First Presentation:**

**3B.A.** [25-613](#) City Council Regular Meeting Minutes October 28, 2025

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [10-28-2025 City Council Meeting Minutes Final](#)

**The Minutes were approved on the Consent Calendar.**

**3B.B.** [25-420](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Miller Downs Metropolitan District located generally northwest of the intersection of North Marksheffel Road and Dublin Boulevard.

Related Items: ANEX-24-0016, ZONE-25-0016 and LUPL-25-0006  
Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [MillerDowns\\_MD\\_Resolution](#)  
[Eminent Domain Limits Map](#)  
[Exhibit\\_1\\_ServicePlan\\_Miller Downs Metropolitan District\\_V2](#)  
[Exhibit\\_A\\_Legal Description](#)  
[Exhibit\\_B\\_Vicinity Map](#)  
[Exhibit\\_C\\_Initial District Boundary Map](#)  
[Exhibit\\_D1\\_List of Public Improvements](#)  
[Exhibit\\_D2\\_Financial Plan](#)  
[Exhibit\\_E\\_Description of Services](#)  
[Redlined\\_Comparison to ModelServicePlan\\_MillerDowns\\_MD](#)  
[Petitioner\\_Cover\\_Memo\\_MillerDowns\\_MD\\_Creation](#)  
[District\\_Representative\\_Memo re Eminent Domain](#)  
[Example\\_Eminent\\_Domain\\_Case\\_BradleyHeightsMD\\_2023](#)  
[Quail Brush Approved Development Plan\\_2017](#)  
[Quail\\_Brush\\_Creek\\_Filing\\_No\\_2\\_Plat](#)  
[Quail\\_Brush\\_Creek\\_Filing\\_No\\_4\\_Plat](#)  
[Quitclaim Deed - Tract I Quail Brush Creek Filing No. 2 \[Woodmen Heights Executed 10.20.25\] \(4930-7868-2484.1\)](#)  
[Staff\\_MillerDowns\\_MD\\_CC\\_Presentation](#)  
[Staff\\_MillerDowns\\_MD\\_WS\\_Presentation](#)  
[Signed Resolution No. 162-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.C. [25-455](#)** A Resolution Fixing and Certifying the 2025 Tax Levy for Taxes Payable in 2026 at 5.000 Mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado

Presenter:

Chelsea Gondeck, Interim CEO, Downtown Partnership

**Attachments:** [01\\_Res to Fix Mill Levy for DDA](#)  
[2025.10.27 DDA & BID City Council](#)  
[Signed Resolution No. 163-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.D. [25-456](#)** A Resolution Approving the 2026 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado

Presenter:

Chelsea Gondeck, Interim CEO, Downtown Partnership

**Attachments:** [02\\_Res to Approve Budget for DDA](#)  
[09.16.2025 2026 DDA Preliminary Budget to the City](#)  
[Signed Resolution No. 164-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.E. [25-512](#)** A Resolution of the Colorado Springs City Council approving the boundaries of a proposed area of the city to be submitted to the director of the Colorado Office of Economic Development for designation as a CHIPS Zone under the Colorado CHIPS Zone Act.

Presenter:

Shawna Lippert, Economic Development Manager  
Jessie Kimber, Economic Development Officer

**Attachments:** [Resolution\\_CHIPS Zone Establishment](#)  
[Exhibit A-CHIPS Zone](#)  
[CHIPS Zone Presentation](#)  
[Signed Resolution No. 165-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.F. [25-559](#)** A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Rey

Presenter:

Jessie Kimber, Economic Development Officer  
Shawna Lippert, Economic Development Manager

**Attachments:** [RES\\_ProjectRey\\_2025](#)  
[EDA Project Rey](#)  
[Project Rey EDA Presentation\\_Work Session](#)  
[Signed Resolution No. 166-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.G. [25-543](#)** A Resolution approving the Intergovernmental Agreement by and between the City of Colorado Springs, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 2  
(Legislative)

Presenter:

Troy Stover, Business Park Development Director, Airport Economic Development

**Attachments:** [RES Peak Metro Dist No. 2 IGA](#)  
[Peak MD 2 Maintenance IGA](#)  
[IGA MD#2 WorkSession Presentation](#)  
[Signed Resolution No. 167-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

**3B.H. [25-544](#)** An Ordinance Platting Block 205 and Block 243 in Evergreen Cemetery

Presenter:

Kimberly King, Assistant Director - Parks, Recreation and Cultural Services

Cheryl Godbout, Operations Manager - Cemetery Enterprise

**Attachments:** [10-27-25 - New Plattings - Evergreen Cemetery - Exhibit A.docx](#)  
[10-27-25 - New Plattings - Evergreen Cemetery - Exhibit B](#)  
[10-27-25 - New Plattings - Evergreen Cemetery - Exhibit C.docx](#)  
[10-27-25 -](#)  
[Parks-EvergreenCemeteryPlattingNewBlocks-ORDINANCE.docx](#)  
[10-27-25 - Evergreen Cemetery - Ordinance Platting Blocks 205 and 244 - PowerPoint.pptx](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

**3B.I. [25-440](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at zero (0.00) mills upon each dollar of assessed valuation within the Briargate Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Mill Levy for Briargate SIMD 11 10 25](#)  
[Signed Resolution No. 168-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

**3B.J. [25-441](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 1.009 mills upon each dollar of assessed valuation within the Colorado Avenue Gateway Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Fix Mill Levy for Colo Ave Gateway SIMD 11.10.25](#)  
[COLOAVEGATEWAYSIMD Tax Map 2025-08-21](#)  
[Gateway SIMD 2026 Budget Letter Signed JG](#)  
[Signed Resolution No. 169-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.K. [25-442](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.935 mills upon each dollar of assessed valuation within the Nor'wood Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Set Mill Levy for Norwood SIMD 11.10.25](#)  
[NORWOODSIMD Tax Map 2025-08-21](#)  
[Norwood SIMD 2026 Budget Letter Signed JG](#)  
[Signed Resolution No. 170-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.L. [25-443](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 13.416 mills upon each dollar of assessed valuation within the Old Colorado City Security & Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Set Mill Levy for Old Colorado City SIMD 11.10.25](#)  
[OLDCOLORADOCITYSMID Tax Map 2025-08-21](#)  
[Old Colorado City SIMD 2026 Budget letter Signed JG.pdf](#)  
[Signed Resolution No. 171-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.M. [25-445](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.858 mills upon each dollar of assessed valuation within the Stetson Hills Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Set Mill Levy for Stetson Hills SIMD 11.10.25](#)  
[STETSONHILLS-SIMD Tax Map 2025-08-21](#)  
[Stetson Hills SIMD 2026 Budget Letter Signed JG](#)  
[Signed Resolution No. 172-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.N. [25-446](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.615 mills upon each dollar of assessed valuation within the Woodstone Special Improvement Maintenance District

Presenter:  
Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Set Mill Levy for Woodstone SIMD 11.10.25](#)  
[WOODSTONESIMD Tax Map 2025-08-21](#)  
[Woodstone SIMD 2026 Budget Letter Signed JG](#)  
[Signed Resolution No. 173-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.O. [25-444](#)** A Resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at \$1.10 per front footage of real property within the Platte Avenue Special Improvement Maintenance District

Presenter:  
Charae McDaniel, Chief Financial Officer

**Attachments:** [Resolution re Set Mill Levy for Platte Ave SIMD 11.10.25](#)  
[PLATTEAVESIMD Tax Map 2025-08-21](#)  
[Platte SIMD 2026 Budget letter Signed JG](#)  
[Signed Resolution No. 174-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.P. [25-458](#)** An Ordinance Making and Certifying the 2025 Tax Levy for Taxes Payable in 2026 at 3.009 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 1.270 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.009 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs

Presenter:  
Charae McDaniel, Chief Financial Officer

**Attachments:** [ORD-2025 Tax Levy for 2026 w BPPT Credit](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 3B.Q. [25-460](#)** An Ordinance Repealing Ordinance No. 24-102 and Adopting the City of Colorado Springs - 2026 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:

Myra Romero, Chief Human Resources and Risk Office

Charae McDaniel, Chief Financial Officer

**Attachments:** [2026 Salary Schedule Ordinance](#)

[2026 Salary Schedule](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 3B.R. [25-607](#)** An Ordinance Amending Part 4 (Connection and Installation of System) of Article 4 (Water Code) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, pertaining to connection to Colorado Springs Utilities' Water System

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [CSU-ServiceLine-ORD-2025-09-23-2025](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 3B.S. [25-505](#)** A Resolution Declaring the Real Property Known as El Paso County Tax Schedule Number 7427205013 Surplus Property and Authorizing the Disposal of Such Property to Mark Hassen as the One Logical Purchaser

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [City Council Agenda Resolution\\_Ponder Heights Property Disposal FINAL Signed Resolution No. 175-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.T. [25-530](#)** A Resolution Declaring the Real Property Known as El Paso County Tax Schedule Number 7405331001 Surplus Property and Authorizing the Disposal of Such Property by Listing the Property with a Real Estate Consultant

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities



Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [City Council Resolution Charcas Road Property Disposal FINAL Signed Resolution No. 176-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.U. [25-567](#)** A Resolution Authorizing The Acquisition Of Real Property From BNSF Railway Co. To Be Used For The Kelker To South Plant Transmission Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [CC Resolution Property Acquisition BNSF FINAL Signed Resolution No. 177-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.V. [25-573](#)** A Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Copper Ridge Metropolitan District Tax-Exempt Bank Loan, Series 2025, in the estimated principal aggregate amount of \$50,906,000.00.

Council District # 2

Presenter:

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

**Attachments:** [CopperRidgeMetroLoan-RES-2025-10-20](#)  
[Petitioner CoverLetter CopperRidge MD Debt Issuance](#)  
[CopperRidge MD DistrictPresident Cover Letter](#)  
[Exhibit A CopperRidge MD Financial Plan](#)  
[CopperRidge MD 2025 Loan Agreement](#)  
[GeneralCounselOpinionLetter 2025Loan](#)  
[CopperRidge MD Series2025 TermSheet with NBHBank](#)  
[Resolution 51-08 Approved Copper Ridge Service Plan](#)  
[CopperRidge MD Bond Issuance Staff Presentation](#)  
[Signed Resolution No. 178-25.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

- 3B.W. [25-614](#)** The City Clerk reports that on October 29, 2025, there was filed with her a petition for the annexation of Lotus Siferd 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:** [Petition for Annexation - Lotus Siferd Addition No 1.pdf](#)  
[Lotus Siferd Addition No 1 Annex Plat.pdf](#)  
[Lotus Siferd Addition No 1 Legal Description.pdf](#)  
[Lotus Siferd Addition No 1 Vicinity Map.pdf](#)

**This Item was approved on the Consent Calendar.**

**3B.X. [25-615](#)**

The City Clerk reports that on October 29, 2025, there was filed with her a petition for the annexation of Orchid Street 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:** [Petition for Annexation - Orchid Street Addition No 1.pdf](#)  
[Orchid Street Addition No 1 - Annex Plat.pdf](#)  
[Orchid Street Addition No 1 - Legal Description.pdf](#)  
[Orchid Street Addition No 1 - Vicinity Map.pdf](#)

**This Item was approved on the Consent Calendar.**

**3B.Y. [CODE-25-0004](#)**

An Ordinance amending Chapter 7 (the "Unified Development Code" or "UDC") of the Code of the City of Colorado Springs 2001, as amended, as related to kennels.  
(Legislative)

Related Files: CODE-25-0004  
Located in All Council Districts

Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Kennel Ordinance 10.28.2025](#)  
[Kennels Memo vf.docx](#)  
[Staff Report Kennels Final 20250731](#)  
[CPC Minutes Excerpt - Kennel - 08\\_13\\_2025](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 3B.Z.** [ZONE-25-0019](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 6.07 acres located northeast of Stetson Hills Boulevard and Last Chance Drive from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay). (1st Reading and setting the public hearing date for November 25, 2025)  
(Quasi-Judicial)

Related Files: ZONE-25-0019  
Council District #6

Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Ordinance](#)

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibits A & B](#)

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

[BLR 50A Park Rezone - Staff Presentation](#)

[CPC Minutes Excerpt - BLR 50A Park Rezone - 10.08.2025](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 3B.AA** [ZONE-25-0016](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 3.41 acres located northeast of Dublin Boulevard and Vincent Drive from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays).  
(Quasi-Judicial)  
(1st Reading and setting the public hearing date for November 25, 2025)

Related Files: ZONE-25-0016  
Council District #1

Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Ordinance](#)  
[Staff Report](#)  
[Attachment 1 - Project Statement](#)  
[Attachment 2 - Land Use Statement](#)  
[Attachment 3 - Public Comments](#)  
[Attachment 4 - Public Comment Response Letter](#)  
[Attachment 5 - Exhibit A](#)  
[Attachment 6 - Exhibit B](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[980 Dublin Rezone - Staff Presentation](#)  
[CPC Minutes Excerpt - 980 Dublin - 10.08.2025](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

**3B.AB** [ZONE-25-00](#) An Ordinance to amend the zoning map of the City of Colorado Springs  
pertaining to 14,553 square feet (.33 acres) located at 35 East Ramona  
Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to  
MX-M CR SS-O (Mixed-Use Medium Scale with Condition of Record  
and Streamside Overlay). (1st Reading only to set the public hearing for  
November 25, 2025).  
(Quasi-Judicial)

Related Files: None  
Council District # 3

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

**Attachments:** [Ordinance 35 E Ramona Rezoning](#)  
[Staff Report 35 E Ramona Rezoning WEG Final V2](#)  
[Land Use Plan 35 E Ramona Rezoning Revised](#)  
[Attachment 1-Zoning Map](#)  
[Attachment 2-Ordinance No. 80-171](#)  
[Attachment 3-Ivywild Addition No 1](#)  
[Attachment 4-Context Map](#)  
[Attachment 5-Project Statement](#)  
[Attachment 6-Land Use Plan](#)  
[Attachment 7-Legal Description and Drawing](#)  
[Attachment 8-Vicinity Map](#)  
[CPC Minutes Excerpt - 35 E Ramona Ave - 10.08.2025](#)  
[35 E Ramona Rezoning CC Staff Presentation WEG](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

### **Approval of the Consent Agenda**

**Motion by Councilmember Bailey, seconded by President Pro Tem Risley, 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 9-0-0-0**

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

### **4. Recognitions**

**4.A. [25-597](#)** A Resolution honoring November 11, 2025 as Veterans Day

Presenter:

Roland Rainey, Councilmember District 6

**Attachments:** [Veterans Day](#)

[Signed Resolution No. 179-25.pdf](#)

Councilmember Rainey read a Resolution honoring November 11, 2025 as Veterans Day.

Jessie Kimber, Economic Development Officer, Economic Development Department, and several Councilmembers conveyed gratitude for those who have served and their families.

**Motion by Councilmember Gold, seconded by President Pro Tem Risley, that the Resolution honoring November 11, 2025 as Veterans Day 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. Mayor's Business**

**5.A. [25-619](#)** Updates from the Mayor's Office Representative

Presenter:

Jamie Fabos, Chief of Staff

Jamie Fabos, Chief of Staff, stated the City successfully raised approximately \$1 million from local philanthropies which needed to expand the ability to house our homeless residents in extreme/severe cold, they had a very successful event with nine state legislators, Councilmember Donelson, Councilmember Henjum, and Councilmember Bailey regarding tougher penalties on those who commit crimes, especially shoplifting,

against small businesses, and although there are potential impacts of the Federal Aviation Administration (FAA) reductions, they did see passenger traffic increase 8.7 percent in September over last year, and flights from Colorado Springs to Cancun are back with dates in November, December, January, March, and April.

## **6. Items Called Off Consent Calendar**

There were no items called off the Consent Calendar.

## **7. Utilities Business**

There was no Utilities Business.

## **8. Unfinished Business**

There was no Unfinished Business.

## **9. New Business**

- 9.A. [25-578](#) An Ordinance Amending Section 101 (Vehicular Traffic Limited) of Article 27 (Park Traffic Offenses) of chapter 10 (Motor Vehicle and Traffic) vehicular traffic limited of the code of the City of Colorado Springs 2001, as amended, pertaining to park traffic offenses.

Presenter:

Britt I. Haley, Director, Parks, Recreation and Cultural Services  
Department

Eric Becker, Maintenance and Operations Manager, Parks, Recreation  
and Cultural Services Department

**Attachments:** [Parks-VehicularTrafficLimited-ORD\\_draft](#)

Britt Haley, Director, Parks Recreation and Cultural Services Department, introduced the Ordinance amending City Code pertaining to park traffic offenses.

Councilmember Leinweber recognized Ms. Haley's leadership over the City's park system.

Citizen Gerald White spoke in opposition of the proposed Ordinance because he feels it is too simple and does not meet the needs concerning motorized vehicles. He stated the existing Ordinance states it is unlawful to drive any vehicle which would include bicycles, but it does address snowmobiles which are not a problem on the trails. Mr. White stated high powered scooters and electric one-wheels have not been properly addressed in the proposed Ordinance and requested the Ordinance be

postponed to take the time to fix the deficiencies and add in descriptions of motor vehicles that are consistent with what they are seeing on trails. He stated there are a great amount of infrastructure within the City that look like a Park's trail that are actually within the Public Works Department and the Ordinance should apply across the entire City.

Councilmember Henjum requested this item be postponed to the January 27, 2026 City Council meeting to allow time for the Colorado Transportation Advisory Committee (CTAB) to review and define motorized vehicles better. Caitlin Moldenhaur, Associate Attorney, City Attorney's Office, stated the Ordinance identifies the exceptions to in the second paragraph.

Councilmember Leinweber asked if the Park Rangers will have the capacity to issue citations. Eric Becker, Maintenance and Operations Manager, Parks, Recreation and Cultural Services Department, stated they will not, they will be working with Colorado Springs Police Department Officers regarding citations.

Councilmember Leinweber asked what the fee structure would be. Mr. Becker stated that it has not been determined yet.

Councilmember Donelson asked if Ms. Haley would prefer this Ordinance move forward today with possible future amendments added by CTAB if needed. Ms. Haley confirmed that is their preference so they can address the natural spaces.

Councilmember Henjum asked how long it would take to complete a more comprehensive Ordinance. Ms. Haley stated the earliest would be in March of 2026.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, to postpone the Ordinance amending Section 101 (Vehicular Traffic Limited) of Article 27 (Park Traffic Offenses) of chapter 10 (Motor Vehicle and Traffic) vehicular traffic limited of the code of the City of Colorado Springs 2001, as amended, pertaining to park traffic offenses to the January 27, 2026 City Council meeting. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Bailey, Gold, Henjum, and Leinweber

**No:** 5 - Crow-Iverson, Donelson, Rainey Jr., Risley, and Williams

**Motion by President Pro Tem Risley, seconded by Councilmember Donelson, that the Ordinance to amend Section 101 (Vehicular Traffic Limited) of Article 27 (Park Traffic Offenses) of Chapter 10 (Motor Vehicle and Traffic) of the Code of the City of Colorado Springs, 2001, regarding park traffic offenses be approved on first reading. 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

- 9.B.**    [25-581](#)        An Ordinance Amending Section 201 (General Penalty) of Part 2 (General Penalty) of Article 1 (Administration) of Chapter 1 (Administration, Personnel And Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to a Police Department Technology Surcharge

Presenter:

Charae McDaniel, Chief Financial Officer

Deputy Chief John Koch, Colorado Springs Police Department

Frederick Stein, Senior Attorney, City Attorney's Office

**Attachments:**    [CSPD-TechnologySurcharge-ORD-2025-10-13 DRAFT2](#)  
[2025 Police Technology Surcharge](#)

Deputy Chief John Koch, Colorado Springs Police Department (CSPD), presented the Ordinances pertaining to CSPD technology surcharge, and failure to pay fines, costs, and surcharges. He provided an overview of the current Ordinance, current violation information, proposed Ordinances, reasons behind the change, cost comparison, and implementation.

President Crow-Iverson asked how this program would be funded once behaviors have changes and the number of violations is reduced. Charae McDaniel, Chief Financial Officer, stated they would prioritize the efficiencies of the CSPD through the budget process.

President Crow-Iverson and President Pro Tem Risley stated instead of junk fees, their preference is an increase of the Public Safety Sales Tax (PSST).

Councilmember Henjum stated she does not believe that these penalties are junk fees because they are applied to people who are breaking the law.



Councilmember Rainey and Councilmember Bailey stated the City needs to find better ways of managing and forecasting the budget.

Councilmember Donelson and Councilmember Bailey stated they believe the public would support targeting the people who have broken the law to be responsible for the costs.

**Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Ordinance amending Section 201 (General Penalty) of Part 2 (General Penalty) of Article 1 (Administration) of Chapter 1 (Administration, Personnel And Finance) of the Code of the City of Colorado Springs 2001, as amended be approved as amended on first reading. The motion passed by a vote of 5-4-0-0**

**Aye:** 5 - Bailey, Donelson, Gold, Henjum, and Leinweber

**No:** 4 - Crow-Iverson, Rainey Jr., Risley, and Williams

- 9.C.**     [25-582](#)     An Ordinance Amending Section 106 (Failure to Pay Fine) of Article 3 (Procedures) of Chapter 11 (Municipal Court) of The Code of The City Of Colorado Springs 2001, as amended, Pertaining to Failure to Pay Fines, Costs, and Surcharges.

Presenter:

Commander John Koch, Colorado Springs Police Department  
Frederick Stein, Public Safety Attorney, City Attorney's Office

**Attachments:**   [MunCt-FailuretoPayFines-ORD-2025-10-15](#)

Please see comments in Agenda item 9.B.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance amending Section 106 (Failure to Pay Fine) of Article 3 (Procedures) of Chapter 11 (Municipal Court) of The Code of The City Of Colorado Springs 2001, as amended, Pertaining to Failure to Pay Fines, Costs, and Surcharges be approved on first reading. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Bailey, Donelson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

**No:** 2 - Crow-Iverson, and Risley

- 9.D.**     [25-459](#)     Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2026

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:**   [2026 Budget Ordinance-11.2025](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance adopting the Annual Budget and appropriating funds for the several purposes named in said Budget for the year ending December 31, 2026.

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Ordinance adopting the annual budget and appropriating funds for the several purposes named in said budget for the year ending December 31, 2026 be approved on first reading. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Bailey, Donelson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

**No:** 2 - Crow-Iverson, and Risley

- 9.E.**     [25-590](#)     An Ordinance Amending Section 110 (Camping on Public Property Prohibited) and Repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and Repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Camping Regulation, and Providing Penalties for the Violation Thereof.

Presenter:

Dave Donelson, Councilmember District 1

Lieutenant Ryan Tepley, Homeless Outreach Team, Colorado Springs Police Department

Sergeant Olav Chaney, Homeless Outreach Team, Colorado Springs Police Department

Emily Vandenberg, Prosecuting Attorney, City Attorney's Office

**Attachments:**     [Ch9-OffensesCampingProhibited-ORD-2025-10-13](#)

[Appendix to 9.6.110 Camping Prohibited Amendments](#)

[2025 Camping Ordinance - Council Presentation](#)

Councilmember Donelson introduced the Ordinance amending the Ordinance repealing and amending the City Code sections pertaining to camping regulations and providing penalties for the violation thereof.

Emily Vandenberg, Prosecuting Attorney, City Attorney's Office, stated they have been working closely with the Homeless Outreach Team (HOT), to identify their needs and provide the resources requested.

Lieutenant Ryan Tepley, HOT, CSPD, provided an overview of their current practice.

Ms. Vandenberg identified the current violation information, CSPD/court outreach efforts, proposed Ordinance, major changes, reasons behind the change, and implementation.

Councilmember Bailey asked how the process would work. Lt. Tepley stated once CSPD receives notice of violation, they post a 24-hour notice for the camp/vehicle to be moved.

Councilmember Bailey asked how many of the 114 notices given, how many moved their camp/vehicle. Lt. Tepley stated usually when people are contacted, they move, but it depends on the individual.

Councilmember Henjum asked what happens when someone receives a citation. Lt. Tepley stated they are issued a Serve and Release ticket with a court date and resources such as The Springs Rescue Mission.

Councilmember Henjum asked what occurs when someone refuses resources. Lt. Tepley provided an overview of what is considered accepting resources.

Councilmember Henjum asked if CSPD Officers will be addressing individuals camping in their vehicles. Lt. confirmed it would be.

Councilmember Henjum asked what the penalties are for illegal camping. Ms. Vandenberg stated the penalty is subject to a fine up to \$2,500, probation, and jail up to 189 days, or any combination of those.

Councilmember Henjum asked how many people have gone to jail for this violation. Ms. Vandenberg stated they would have to obtain that information from municipal court.

Councilmember Henjum asked if the El Paso County Sheriff was in support of this Ordinance. Councilmember Donelson stated he had spoken with Sheriff Roybal in the past, but they do not see this Ordinance creating a large impact on the jail system.

Councilmember Henjum stated the biggest concern she has with this

Ordinance is where people would go.

Councilmember Leinweber stated the City does need an Ordinance to address the camping, but the City also needs to have a strategic plan to deal with homelessness.

Councilmember Donelson asked if fines and court costs are waived for people experiencing homelessness. Ms. Vanderberg confirmed they did.

Citizens David Valliancourt and Rick Herman, spoke in support of the proposed Ordinance.

Citizens Susan Bolduc, Alisa Rizo, Tim Close, Rabbi Iah Pillsbury, Codi Natelli, Mark Johnson, Katherine Romber, Kayla Murphy, Dr. Jason Fournier, Mia McCall, Jacqueline Deutsch, Eric Deutsch, Mary Sprunger-Froese, Beth Roalstad, Gerald White, Oli Glesner, Bug Peterson, EmRhys Jenkins, Eliza Blanning, Maryah Lauer, and Merrina Mendez spoke in opposition of the proposed Ordinance.

Councilmember Henjum asked how many shelter beds are being prepared for this upcoming winter and if this Ordinance will affect that number. Aimee Cox, Chief Housing Officer, Housing and Homeless Response, stated they are planning for seven hundred shelter beds for temperatures 19 degrees or less and 850 shelter beds for temperatures ten degrees or less for two days in a row and their calculations were based on a slight increase of shelter usage in 2024, not vehicle camping impacts.

Councilmember Henjum asked what providing a safe place for individuals camping in their cars would look like. Ms. Cox stated the goal is safety, to be effective, and solve the problem and they are continuing to work with providers to find long-term solutions.

Councilmember Leinweber asked if there was any safe parking for vehicle camping available within the City. Ms. Cox stated not that she was aware of.

Councilmember Leinweber asked if overnight parking was available at churches. Kevin Walker stated parking and housing is an accessory use for churches.

Councilmember Leinweber asked why some vehicle parking is allowed 72 hours and some are only allowed 24 hours. Lt. Tepley stated it depends on what property they are located at such as private property, parks, or public property.

Councilmember Leinweber stated he will propose an amendment to change the 24 hours to 72 hours.

Councilmember Williams asked if the Administration had an opinion regarding this Ordinance. Jamie Fabos, Chief of Staff, stated the Mayor supports the proposed Ordinance in order to give CSPD a tool to move people along as a public safety interest, and she agrees that the City needs to have public service providers to help people experiencing homelessness.

Councilmember Donelson stated even if this Ordinance is passed, they can continue to work on solutions.

Councilmember Donelson asked how often children are involved when CSPD receives complaints regarding vehicle camping in front of homes or businesses. Lt. Tepley stated it is very often that complaints involve concern for their children.

Councilmember Bailey asked what is expected to happen between now and May 13, 2026 if this item is postponed because providing services is not the purview of the City. Councilmember Henjum stated it would give the opportunity for more involvement from other agencies regarding the potential consequences or amendments needed for this Ordinance.

Councilmember Leinweber asked where individuals experiencing homelessness who are younger than 18 years old could go. Ms. Cox stated they are working with El Paso County, but currently, there is not a place for unaccompanied youth to go.

Councilmember Rainey asked if the CSPD Police Chief supports this Ordinance. Ms. Fabos stated she believes he supports it and it is the discretion of his officers to enforce it.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, to postpone the Ordinance amending Section 110 (Camping on Public Property Prohibited) and repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of**

**Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to camping regulation, and providing penalties for the violation thereof to the May 12, 2026 City Council meeting. The motion passed by a vote of 5-4-0-0**

**Aye:** 5 - Crow-Iverson, Gold, Henjum, Risley, and Williams

**No:** 4 - Bailey, Donelson, Leinweber, and Rainey Jr.

## **10. Public Hearing**

### **Woodmen Road Addition No. 3 Annexation      Estimated Time: 15 minutes**

- 10.A.** [ANEX-24-0014RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Woodmen Road Addition No. 3 (Legislative)

Associated Files: ANEX-24-0014

Council District: Upon Annexation District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

**Attachments:** [Res Finding of Fact Woodmen Road](#)

[Ex. A Legal Description Woodmen Road No. 3.pdf](#)

[Exhibit 12A - Planner Affidavit](#)

[Surveyor Affidavit Exhibit 12C - Woodmen Rd Addition No 3](#)

[ANEX-24-0014-Staff Presentation-111025](#)

[Clerk Affidavit Woodman Road No 3](#)

[Signed Resolution No. 180-25.pdf](#)

Chris Sullivan, Senior Planner, City Planning Department, presented the Resolution and Ordinance adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, annexing the area known as Woodmen Road Addition No. 3 located northeast of the West Woodmen Road and Cedar Valley Lane intersection consisting of 0.11 acres. He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

There were no comments on this item.

**Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Woodmen Road Addition No. 3 be adopted. The motion passed by a vote of 8-0-1-0**

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

**Absent:** 1 - Donelson

- 10.B.** [ANEX-24-0014](#) An Ordinance annexing the area known as Woodmen Road Addition No. 3 located northeast of the West Woodmen Road and Cedar Valley Lane intersection consisting of 0.11 acres.  
(Legislative)

Associated Files: ANEX-24-0014

Council District: Upon Annexation District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Director, City Planning Department

**Attachments:** [Annex Ord-Woodmen Road](#)  
[Staff Report ANEX-24-0014 CSR](#)  
[Attachment 1 - Vicinity Map](#)  
[Attachment 2 - Project Statement](#)  
[Attachment 3 - Petition](#)  
[Attachment 4 - Legal Description](#)  
[Attachment 5 - Annexation Plat](#)

Please see comments in Agenda item 10.A.

**Motion by Councilmember Bailey, seconded by Councilmember Williams, that the Ordinance annexing into the City of Colorado Springs that area known as Woodmen Road Addition No. 3 Annexation consisting of 0.11 acres located northeast of the West Woodmen Road and Cedar Valley Lane intersection based upon the findings that the annexation complies with the conditions for annexation as set forth in City Unified Development Code Section 7.5.701be approved on first reading. 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

**Peach Ranch Annexation      Estimated Time: 45 minutes**

- 10.C. [ANEX-24-0012RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Peach Ranch Addition No. 1 Annexation (Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024, LUPL-24-0017  
Council District: Upon Annexation District 2

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Res. Finding of Fact Peach Ranch](#)

[Ex. A Legal Description Peach Ranch No. 1.docx](#)

[Exhibit 12A Planner Affidavit-Signed](#)

[Exhibit 12B Clerk Affidavit Peach Ranch](#)

[Exhibit 12C Surveyor Affidavit-Signed](#)

[Exhibit B Annexation Agreement](#)

[Peach Ranch Annexation Staff Presentation 11102025](#)

[10302025 CC Peach Ranch \(Final\) 11102025](#)

[Signed Resolution No. 181-25.pdf](#)

Chris Sullivan, Senior Planner, City Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, annexing the area known as Peach Ranch Addition No. 1 Annexation located consisting of 42.43 acres located southeast of North Powers Boulevard and Research Parkway intersection off Tutt Boulevard, establishing a establishing a R-Flex Low/AP-O/SS-O (Residential Flex Low Scale with Airport and Streamside Overlays) zone district, and establishment of the Peach Ranch Land Use Plan for proposed Single Family Use. He provided an overview of the vicinity map, applications, project summary, site plan, title, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305.B./12.4.305, current water resources, full-buildout water requirements, balanced portfolio-planned water supplies, City Code 7.5.701.A.4.-requirements of annexation, City Code 7.5.701.A.3.b.-conditions for annexation, electric service area overlap, water/wastewater/natural gas/electric/fiber



infrastructure, CSU capital cost estimate, developer capital cost estimate, CSU operations and management (O&M) costs at full buildout, and Summit View annexation cost summary.

Councilmember Bailey requested additional information regarding full buildout and the ability to develop additional resources to fill the gap. Mr. English stated the 129,000 is the need for full buildout over a fifty-year planning horizon.

Councilmember Henjum asked how common it is for wastewater services and water development to be contracted out. Mr. English stated that is CSU's current development policy

Chris Lieber, Principal, NES Inc, representing the applicant, introduced Brad Dixon and David Osborne, Toll Brothers.

Mr. Osborne provided a brief overview of their organization.

Mr. Lieber identified the request, site location, surrounding zoning, annexation, zone establishment, Land Use Plan, review criteria, PlanCOS compliance, neighborhood concerns, and compatibility/surrounding neighborhood.

Councilmember Henjum asked if the proposed open space is in the annexation agreement. Mr. Lieber stated the open space is identified within the Land Use Plan which accompanies the zoning action and is consistent with the Development Plan.

Councilmember Leinweber asked if there are plans to improve the Cottonwood Trail. Mr. Lieber stated the West Creek Trail connects to the Cottonwood Trail which will improve the trail corridor.

There was no public comment on this item.

**Motion by Councilmember Bailey, seconded by Councilmember Henjum, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Peach Ranch Addition No. 1 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.D. [ANEX-24-0012](#) An Ordinance annexing the area known as Peach Addition No. 1 located southeast of North Powers Boulevard and Research Parkway intersection off Tutt Boulevard consisting of 42.43 acres.  
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024, LUPL-24-0017  
Council District: Upon Annexation District 2

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Annex ORD Peach Ranch](#)

[Staff Report CPC 061125](#)

[Attachment 1 Petition](#)

[Attachment 2 Project Statement](#)

[Attachment 3 Legal Description](#)

[Attachment 4 Annexation Plat](#)

[Attachment 5 FIA](#)

[Mineral Estates Cert](#)

Please see comments in Agenda item 10.C.

**Motion by Councilmember Henjum, seconded by President Pro Tem Risley, that the Ordinance annexing into the City of Colorado Springs the area known as Peach Ranch Addition No. 1 Annexation consisting of 42.43 acres located southeast of North Powers Boulevard and Research Park way intersection of Tutt Boulevard based upon the findings that the annexation complies with the conditions for annexation as set forth in City Unified Development Code Section 7.5.701 be approved on first reading. 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.E. [ZONE-24-0024](#) An Ordinance establishing a R-Flex Low/AP-O/SS-O (Residential Flex Low Scale with Airport and Streamside Overlays) zone district for 42.43 acres located southeast of North Powers Boulevard and Research Parkway intersection off Tutt Boulevard.  
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024, LUPL-24-0017  
Council District: Upon Annexation District 2

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Zone ORD Peach Ranch Annex](#)  
[ZC Exhibit A-B](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Please see comments in Agenda item 10.C.

**Motion by Councilmember Bailey, seconded by Councilmember Gold, that the Ordinance establishing 42.43 acres as R-Flex Low/AP-O/SS-O (Residential Flex Low with Airport and Streamside Overlays) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Unified Development Code Section 7.5.704 be approved on first reading. 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.** [LUPL-24-0017](#) Establishing the Peach Ranch Land Use Plan for proposed Single Family Use consisting of 42.43 acres located southeast of North Powers Boulevard and Research Parkway intersection from Tutt Boulevard.  
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024, LUPL-24-0017  
Council District: Upon Annexation District 2

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Peach Ranch Land Use Plan](#)  
[7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 10.C.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Henjum, that the Peach Ranch Land Use Plan related to 42.43 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Unified Development Code Section 7.5.514 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

**11. Following a recess of the Regular City Council meeting, City Council shall reconvene as the Board of Directors of the Briargate General Improvement District 2021 for action on the following item:**

- 11.A. [25-448](#) A Public Hearing on the Budget for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [2026 Briargate GID 2021 Budget](#)  
[BRIARGATEGID2021\\_Tax\\_Map\\_2025-08-21](#)

Charae McDaniel, Chief Financial Officer, presented the Budget for the Colorado Springs Briargate General Improvement District 2021, for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026 and the Resolution fixing and certifying a 4.409 mill levy.

There was no public comment on this item.

Councilmember Bailey asked why the budget has \$650,000 in salaries and pensions. Ms. McDaniel stated this district is the largest special improvement district and is overseen by the Parks, Recreation, and Cultural Services Department.

- 11.B. [25-449](#) A Resolution Fixing and Certifying a 4.409 Mill Levy for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the 2026 Budget Year

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01\\_Res to Fix Mill Levy for Briargate GID 2021](#)  
[Signed Resolution No. 182-25.pdf](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Henjum, seconded by President Pro Tem Risley, that the Resolution to fix and certify the 2025 mill levy at 4.409 mills on taxes payable in 2026 for the Colorado Springs Briargate General Improvement District 2021 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

- 11.C. [25-450](#) A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate

General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [02 Res to Adopt Budget and Appropriate for Briargate GID 2021](#)

[2026 Briargate GID 2021 Budget](#)

[Briargate GID 2021 2026 Budget Letter Signed JG](#)

[BRIARGATEGID2021 Tax Map 2025-08-21](#)

[Signed Resolution No. 183-25.pdf](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Resolution to adopt the 2026 budget and appropriate funding for the 2026 budget year for the Colorado Springs Briargate General Improvement District 2021 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

**12. Following adjournment of the Board of Directors of the Briargate General Improvement District 2021, City Council shall reconvene as the Board of Directors of the Marketplace at Austin Bluffs General Improvement District for action on the following item:**

**12.A. [25-452](#)**

A Public Hearing on the Budget for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [MAB GID 2026 Budget](#)

[MARKETPLACEATAUSTINBLUFFSGID Tax Map 2025-08-21](#)

Charae McDaniel, Chief Financial Officer, presented the Budget for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026 Resolution fixing and certifying a 50.00 mill levy.

There was no public comment on this item.

Councilmember Bailey asked why the budget has \$650,000 in salaries and pensions. Ms. McDaniel stated this district is the largest special improvement district and is overseen by the Parks, Recreation, and Cultural Services Department.

- 12.B.** [25-453](#) A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2026 Budget Year

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01\\_Res to Fix Mill Levy for MAB GID](#)  
[Signed Resolution No. 184-25.pdf](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution to fix and certify the 2025 mill levy at 50.000 mills on taxes payable in 2026 for the Colorado Springs Marketplace at Austin Bluffs General Improvement District budget 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

- 12.C.** [25-454](#) A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [02\\_Res to Adopt Budget for MAB GID](#)  
[MAB GID 2026 Budget](#)  
[MARKETPLACEATAUSTINBLUFFSGID\\_Tax\\_Map\\_2025-08-21](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Gold, that the Resolution to adopt the 2026 budget and appropriate the funding for the 2026 budget year for the Colorado Springs Marketplace at Austin Bluffs General Improvement District 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

**13. Following adjournment of the Board of Directors of the Marketplace at Austin Bluffs General Improvement District, City Council shall reconvene as City Council to complete the Regular meeting agenda.**

**14. Added Item Agenda**

There were no items added to the Agenda.

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

There was no Citizen Discussion for items not on today's agenda.

**16. Executive Session**

There was no Executive Session.

**17. Adjourn**

There being no further business to come before City Council, Council adjourned at 3:47 PM.

Sarah B. Johnson, City Clerk