



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, September 23, 2025

9:00 AM

Council Chambers

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## 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 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

Councilmember Williams attended the meeting virtually.

Councilmember Donelson arrived at 9:09 AM.

Councilmember Henjum arrived at 9:23 AM.

Councilmember Leinweber left the meeting at 1:05 PM.

Councilmember Rainey left the meeting at 2:52 PM.

## 2. Invocation and Pledge of Allegiance

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

President Crow-Iverson led the Pledge of Allegiance.

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

President Crow-Iverson stated the Planning Department has requested item 11.A. be postponed to the October 28, 2025 City Council meeting.

Consensus of Council agreed to this change 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:**

- 4A.A. [25-427](#) Ordinance No. 25-74 Certifying Delinquent Stormwater Fees and Charges to the El Paso County Treasurer for Collection

Presenter:

Richard Mulledy, P.E., Public Works Director

Erin Powers, P.E., Stormwater Enterprise Manager

**Attachments:** [SWENT-StormwaterFees-CertificationORD-2025.docx](#)

[2025 Exhibit A.pdf](#)

[Signed Ordinance No. 25-74.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.B. [ZONE-25-00](#) Ordinance No. 25-77 to amend the zoning map of the City of Colorado Springs pertaining to 9.93 acres located southeast of Union Boulevard and Ranch Drive at 4625 Ranch Drive from PDZ/cr/HS-O (Planned Development Zone District with conditions of record and the Hillside Overlay) to PDZ/cr/HS-O (Planned Development Zone District with conditions of record and the Hillside Overlay) to modify certain established conditions of record. (Quasi-Judicial) (Second Reading and Public Hearing)

[14](#)

Related Files: PDZD-25-0020

Council District #1

Presenter:

Molly O'Brien, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Beth-EI Mennonite Church Ordinance](#)  
[Beth-EI Mennonite Church Staff Report - ZONE 25-0014 MEO Final](#)  
[Attachment 1 - Ordinance 03-18](#)  
[Attachment 2 - Public Comment](#)  
[Attachment 3 – Exhibits A and B](#)  
[Attachment 4 - Project Statement](#)  
[Attachment 5 - Land Use Statement](#)  
[Attachment 6 - Minor Modification](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[CPC Minutes Excerpt - Beth-EI - 08 13 2025](#)  
[Signed Ordinance No. 25-77.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.C.** [SUBD-25-00](#) Ordinance No. 25-76 vacating a portion of public right-of-way consisting of approximately .09 acres located adjacent to 1904 Glenn Street and 806 N. Nineteenth Street. (Legislative)  
[61](#)

Council District #3.

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ORD VacationROW Glenn Street Alley](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Vacation Plat](#)  
[Vicinity Map](#)  
[Attachment 1 LK Adams Vacation Plat](#)  
[Attachment 2 Utility Plan](#)  
[Attachment 3 Adjacent Property Owner Acknowledgement](#)  
[Project Statement](#)  
[Alley Way Closure Sheet](#)  
[Signed Ordinance No. 25-76.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

#### **4B. First Presentation:**

- 4B.A.** [25-510](#) City Council Regular Meeting Minutes September 9, 2025

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [9-9-2025 City Council Meeting Minutes Final](#)

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

- 4B.B.** [ANEX-24-0012R](#) A Resolution finding a petition for annexation of the area known as Peach Ranch Addition No. 1 Annexation consisting of 42.43 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of November 10, 2025, for the Colorado Springs City Council to consider the annexation of the area.  
(Legislative)

Related Files: ANEX-24-0012, ZONE-24-0024, LUPL-24-0017  
Council District # 2 (Upon successful annexation)

Presenter:

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

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

[Annexation Plat](#)

[Legal Description](#)

[Vicinity Map](#)

[Res. Setting Hearing ANEX-24-0012](#)

[Memo to Clerk to Advertise ANEX-24-0012](#)

[Public Notice ANEX-24-0012](#)

[Peach Ranch - CPC 06 11 2025 Minutes Excerpt](#)

[Signed Resolution No. 114-25\(2\).pdf](#)

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

- 4B.C.** [ANEX-24-0014R](#) A Resolution finding a petition for annexation of the area known as Woodmen Road Addition No. 3 Annexation consisting of 0.11 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of November 10, 2025, for the Colorado Springs City Council to consider the annexation of the area.  
(Legislative)

Related Files: N/A

Council District # 1 (Upon successful annexation)

Presenter:

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

**Attachments:** [Resolution Setting Hearing Date ANEX-24-0014](#)  
[Memo to Clerk to Advertise ANEX-24-0014](#)  
[Public Notice ANEX-24-0014](#)  
[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](#)  
[Woodmen Road Annexation - CPC 9 10 2025 Minutes Excerpt](#)  
[7.5.701 ANNEXATION OF LAND](#)  
[Signed Resolution No. 115-25.pdf](#)

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

- 4B.D.** [PDZD-25-0020](#) A minor modification to the Beth-El Mennonite Church Development Plan establishing a Child Daycare Center, Large use in the PDZ/cr/HS-O (Planned Development Zone District with conditions of record and Hillside Overlay) zone district consisting of 9.93 acres located at 4625 Ranch Dr. (Quasi-Judicial)

Related Files: ZONE-25-0014  
Council District #1

The minor modification to the development plan is in association with the Beth-El Mennonite Church zone change which had the first reading setting the hearing date on September 9, 2025.

Presenter:

Molly O'Brien, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

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

- 4B.E.** [25-514](#) The City Clerk reports that on September 9, 2025, there was filed with her a petition for the annexation of Brass-Oliver 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:** [Brass-Oliver Addition No 1 Petition for Annexation.pdf](#)  
[Brass-Oliver Addition No. 1 Annexation Plat.pdf](#)  
[Brass-Oliver Addition No. 1 Legal Description.docx](#)  
[Brass-Oliver Addition No. 1 Vicinity Map.pdf](#)

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

**4B.F. [25-515](#)**

The City Clerk reports that on September 9, 2025, there was filed with her a petition for the annexation of Brass-Oliver Addition No. 2 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:** [Brass-Oliver Addition No. 2 Petition for Annexation - Brass.pdf](#)  
[Brass-Oliver Addition No 2 Petition for Annexation - Oliver.pdf](#)  
[Brass-Oliver Addition No. 2 Annexation Plat.pdf](#)  
[Brass-Oliver Addition No. 2 Legal Description.docx](#)  
[Brass-Oliver Addition No. 2 Vicinity Map.pdf](#)

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

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

**Motion by Councilmember Gold, 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 7-0-2-0**

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

**Excused:** 2 - Donelson, and Henjum

### **5. Recognitions**

**5.A. [25-439](#)**

A Resolution to Support October 2025 as Fire Prevention Month in the City of Colorado Springs

Presenter:

Brandy Williams, Councilmember District 3  
Kris Cooper, Fire Marshal, Colorado Springs Fire Department  
Daiko Abe, Senior Fire and Life Safety Educator, Colorado Springs Fire Department

**Attachments:** [2025 October Fire Prevention Month - Resolution Signed Resolution No. 116-25.pdf](#)

Councilmember Williams read the Resolution to support October 2025 as Fire Prevention Month.

Randy Royal, Fire Chief, Colorado Springs Fire Department (CSFD), recognized the group of community outreach and educators who work to make the City safer.

Kris Cooper, Fire Marshal, CSFD, presented a brief background on the origin of Fire Prevention Month and stated the theme of this year's Fire Prevention Month is "Charge into Fire Safety": Lithium-Ion Batteries in Your Home," serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

Daiko Abe, Senior Fire and Life Safety Educator, CSFD, provided a brief overview of the risks of lithium-ion batteries and how to respond if these batteries appear damaged, defective, or faulty.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution in support of October 2025 as Fire Prevention Month 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

**5.B.** [25-519](#) A Resolution Recognizing October 2025 as Police Appreciation Month

Presenter:

Dave Donelson, Councilmember District 1

**Attachments:** [Police Appreciation Month Signed Resolution No. 117-25.pdf](#)

Councilmember Donelson expressed gratitude for Tim Leight for his efforts recognizing law enforcement officials and read the Resolution recognizing October 2025 as Police Appreciation Month.

Adrian Vasquez, Chief, Colorado Springs Police Department (CSPD), stated he appreciates this recognition and the support from the community for Police Officers.

Councilmember Henjum expressed appreciation for the CSPD.

Councilmember Donelson led City Council in a moment of silence for Detective Jared Jensen, CSPD, who was killed in the line of duty.

**Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution Recognizing October 2025 as Police Appreciation Month 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

**5.C. [25-517](#)** A Resolution Recognizing September 27 Through October 5 as Creek Week 2025

Presenter:

Nancy Henjum, Councilmember District 5

**Attachments:** [Creek Week](#)  
[Signed Resolution No. 118-25.pdf](#)

Councilmember Henjum introduced Mary Wilson, Fountain Creek Watershed District (FCWD) who provided an overview of FCWD, District efforts, characteristics of the FCWD, Colorado Springs water supply system, watershed risks, erosion concerns, District management, outreach/education events, and Creek Week 2025 public events.

Councilmember Henjum read the Resolution recognizing September 27 through October 5 as Creek Week 2025.

Councilmember Leinweber spoke about the importance of keeping waterways clean in order to restore the habitat essential to the wildlife/fish in Fountain Creek.

**Motion by Councilmember Gold, seconded by Councilmember Rainey Jr., that the Resolution Recognizing September 27 Through October 5 as Creek Week 2025 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

**5.D. [25-518](#)** A Joint Proclamation Recognizing September 2025 as Suicide Prevention Month

Presenter:

David Leinweber, Councilmember At Large

Thomas Thompson, Mayor's Office of Community Affairs

**Attachments:** [Suicide Prevention Month Proclamation](#)

Councilmember Leinweber stated eight years ago, two of his employees committed suicide, recognized Thomas Thompson for the efforts toward suicide prevention, and provided statistics of the number of suicides and mental health issues in the community. He provided an overview of the importance of making suicide prevention a priority in the community, Neighborhood Gatherings initiatives, the 988 Suicide and Crisis Lifeline, Pikes Peak Rising 360.

Councilmember Leinweber and Mr. Thompson read the Joint Proclamation recognizing September 2025 as Suicide Prevention Month.

Cass Walton, Co-Chair, Suicide Prevention Collaborative, requested City Council host a QPR suicide prevention training course, spoke about making self-care a priority, and expressed appreciation for the Proclamation.

Councilmember Henjum encouraged anyone who needs it to reach out to Ms. Walton and her team.

Councilmember Gold shared her experience of the loss of her friend, Debra Dyson, by suicide with a firearm.

**5.E.**     [25-428](#)     City Council Appointments to Boards, Commissions, and Committees

Presenter:

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

**Attachments:**   [09232025 Boards Commissions and Committees Appointment](#)

[09232025 Airport Advisory Commission Packet](#)

[09232025 Downtown Review Board Packet](#)

[09232025 SIMD Packet](#)

President Crow-Iverson presented the City Council Appointments to Boards, Commissions, and Committees.

Councilmember Bailey expressed appreciation for the nominees who wish to serve the City.

**Motion by Councilmember Gold, seconded by Councilmember Leinweber, that the City Council Appointment to Boards, Commissions, and Committees be approved. 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**

### **6.A. [25-522](#) Mayor's Office Updates**

Presenter:

Jamie Fabos, Chief of Staff

Jamie Fabos, Chief of Staff, stated the Mayor's State of the City will be held on Thursday, September 25, 2025, at 8:15 AM, a major priority for the City and the Mayor is working with the Springs Rescue Mission and local philanthropy on a shortage of winter shelter beds, the Colorado Springs Fire Department will be opening Station 24 on Wednesday, September 24, 2025, and Tricare made the decision to keep Children's Hospital in-network which is very good news for military families within the community.

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

There were no items called off the Consent Calendar.

## **8. Utilities Business**

There was no Utilities Business.

## **9. Unfinished Business**

### **9.A. [25-267](#) Appointments to Pikes Peak Library District Board of Trustees**

Presenter:

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

**Attachments:** [09232025 Appointment to PPLD](#)  
[09232025 PPLD Kuniyuki Resume](#)

President Crow-Iverson introduced the Appointments to Pikes Peak Library District Board (PPLD) of Trustees.

Citizens Pam Maier, Veronica Baker, Joe Pelka, Jacquie Ostrom, Katherine Czukas, Brooke Graves, Jennifer Walker, Stephanie Vigil, and Karla Powers spoke in opposition of the appointment process of Kaname "Kenny" Kuniyuki to the PPLD Board of Trustees.

Ben Bolinger, Legislative Counsel, City Attorney's Office, provided an outline of the legal nomination process.

Councilmember Williams stated appointments to this board are difficult

due to the requirements of the State of Colorado, but the process followed those guidelines.

Councilmember Leinweber stated he is opposed to the closing of the Rockrimmon library, hopes there will be a community library added to that area, and will be supporting the appointment of Mr. Kuniyuki.

Councilmember Gold stated City Council has an obligation to the public and even though Mr. Kuniyuki is a great candidate, she would like to delay the process to maintain the trust of the public.

Councilmember Bailey stated he believes a postponement may be an attempt for people to delay or stall the process, he supports the process, which took a very long time and was reviewed by very qualified people, as well as the nomination of Mr. Kuniyuki.

Councilmember Henjum stated this is a very important board which manages a large amount of taxpayer dollars, and she will be voting against this appointment.

Councilmember Donelson stated delaying or voting against this item would restore the trust in City Council, reversing the initial decision would demonstrate to the El Paso County Board of Commissioners that there is no need to compromise, an application process for the PPLD Board of Trustees is already currently opening up due to another vacant position which would provide a fair process of a new batch of applications in which Mr. Kuniyuki could reapply, and if approved, this would cause even more confusion and further erode citizen trust in the process.

Councilmember Rainey asked if there are any State Statutes restricting the Joint Appointment Committee (JAC) meeting which occurred after the nomination of Mr. Kuniyuki. Mr. Bolinger stated there are not.

**Motion by President Pro Tem Risley, seconded by Councilmember Leinweber, that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., Risley, and Williams

**No:** 3 - Donelson, Gold, and Henjum

## **10. New Business**

- 10.A. [25-506](#) A Resolution recognizing the partial donation of approximately 54 acres of land to the Colorado Springs Municipal Airport

Presenter:

Troy Stover, Business Park Development Director, Colorado Springs Airport

**Attachments:** [City Council - Partial Donation of Parcel 4A 09.10.25](#)  
[Draft Resolution Case Phase 2 Donation KB9.6.25](#)  
[Exhibit A to Resolution](#)  
[Exhibits B & C to Resolution](#)  
[Signed Resolution No. 119-25.pdf](#)

Troy Stover, Business Park Development Director, Colorado Springs Airport, presented the Resolution recognizing the partial donation of approximately fifty-four acres of land to the Colorado Springs Municipal Airport.

There were no comments on this item.

**Motion by President Pro Tem Risley, seconded by Councilmember Gold, that the Resolution recognizing a partial donation of approximately 54 acres of land to the Colorado Springs Municipal Airport 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

## **11. Public Hearing**

- 11.A. [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:** [UDC-Kennels-ORD](#)  
[Staff Report Kennels Final 20250731](#)  
[CPC Minutes Excerpt - Kennel - 08\\_13\\_2025](#)

This item was postponed to the October 28, 2025 City Council meeting.

**Motion by President Pro Tem Risley, seconded by Councilmember Gold,**

that the 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 be postponed to the October 28, 2025 City Council meeting. The motion passed by a vote of 7-0-2-0

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

**Excused:** 2 - Donelson, and Henjum

- 11.B. [ZONE-25-00](#) Ordinance No. 25-75 amending the zoning map of the City of Colorado Springs pertaining to 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial) (Second Reading and Public Hearing)

[07](#)

Council District # 5

Presenter:

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

**Attachments:** [Ordinance 2402 N Nevada Ave Rezoning](#)  
[Exhibit A Legal and Exhibit B Drawing](#)  
[Staff Report 2402 N Nevada Rezoning WEG](#)  
[Attachment 1 - Zoning Map](#)  
[Attachment 2 - North End Addition](#)  
[Attachment 3 - Context Map](#)  
[Attachment 4 - Project Statement](#)  
[Attachment 5 - Land Use Statement](#)  
[Attachment 6 - North End Existing Land Use](#)  
[Attachment 7 - North End Future Land Use](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[CPC Minutes Excerpt - 2402 N Nevada Avenue - 08\\_13\\_2025](#)  
[Public Comment Old North End 08122025](#)  
[Resident Questions and Staff Response 08272025](#)  
[Bob Loevy Opinion Gazette 09132025](#)  
[Signed Ordinance No. 25-75.pdf](#)

William Gray, Senior Planner, Planning Department, presented Ordinance No. 25-75 amending the zoning map of the City pertaining to 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). He provided a brief overview of the vicinity, zoning, project summary, rezoning map, timeline of review, stakeholder involvement, application review criteria, and optional motions.

Mechelle Haradon, Moxi Suites, LLC, Representing the applicant, identified the request for zone change, location, characteristics of the site, main floor plan, upper floor plan, City Land Use Plan, media coverage, and how the facility serves the community.

Citizen Steve Evans spoke in support of the project.

Citizens Dutch Schultz and Mike Anderson, Old North End Neighborhood Board of Directors, spoke in opposition of the proposed rezoning.

Ms. Haradon stated they definitely want this to be compatible to the neighborhood, the size of the lot would limit the permitted uses allowed in the MX-N Zone, as a massage therapist, she wants to be in compliance with the City's regulations, and submitting a Conditional Use application is the next step in the process.

President Pro Tem Risley asked if it is standard to include opinion pieces from the Gazette in the Agenda Packet. Mr. Gray stated they included it because it was a public comment regarding the project which they include in Agenda Packets.

President Pro Tem Risley requested additional information regarding the Conditional Uses. Mr. Gray provided an overview of the Conditional Uses which would be allowed and those which would not be permitted.

President Pro Tem Risley asked if approval of a Conditional Use or Development Plan could be appealed to City Council. Mr. Gray confirmed it could.

President Pro Tem Risley asked how this project was noticed to the public. Mr. Gray stated neighbors within 1,000 feet of the project were notified.

President Pro Tem Risley requested the size of the lot. Mr. Gray stated the property is 7,000 square feet with a 3,500 buildable footprint.

President Pro Tem Risley requested the building height limit for both zones. Mr. Gray stated the limit is thirty-five feet for the R-2 Zone and forty-five feet for the MX-Zone.

President Pro Tem Risley stated he believes this request is very

reasonable and in character with the neighborhood.

Councilmember Henjum asked what has triggered the request for the rezone since it has been used in the same fashion for many years. Mr. Gray stated the applicant wants to be in compliance with the City's Land Use Code to use the property as a small personal and business service use which is prohibited in the current zone.

Councilmember Henjum asked what uses the opposition are opposed to. Mr. Anderson stated they believe a Use Variance is the better way to address this and not rezone the property. Ms. Haradon stated a Use Variance would not put her business in full compliance with City Code.

Councilmember Donelson asked why the Use Variance would not be appropriate in this situation. Mr. Gray stated a Use Variance is authorized when an unnecessary hardship resulting from strict enforcement of regulations and is not applicable if the use is a higher intensity and less restrictive.

Councilmember Donelson asked if City Council can restrict certain uses from the MX-N zone for this property. Mr. Bolinger confirmed Conditions of Record could be placed on a zone to restrict the use and recommended obtaining the property owner's approval of those restrictions.

Councilmember Donelson asked if the opponents had a list of restrictions they would like to add. Mr. Anderson stated they will provide that information. Ms. Haradon stated she would be willing to meet with the opponents regarding those restrictions.

Councilmember Williams stated she supports Conditions of Record in order to balance what the applicant and the neighbor would be agreeable to.

Councilmember Bailey stated rather than continuing to postpone items which have opposition, these types of amendments should be addressed before City Council is voting on them, and if the applicant changes the use of the property, there will need to be approval of a Development Plan.

**Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Ordinance be postponed to 2:00 PM today. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Donelson, Gold, Henjum, and Williams

**No:** 5 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., and Risley

**Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that the Ordinance No. 25-75 amending the zoning map of the City of Colorado Springs pertaining 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale), based upon the findings that the request complies with the criteria 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 6-3-0-0**

**Aye:** 6 - Bailey, Crow-Iverson, Henjum, Leinweber, Rainey Jr., and Risley

**No:** 3 - Donelson, Gold, 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 Michael-Angelo Krewson spoke against gun violence.

Citizen Charles Barber spoke about insulate electromotive force (EMF) and magnetomotive force (MMF).

Citizen Steve Lightfoot stated Stephen King murdered John Lennon and spoke about the City's potholes.

Citizens Brian Kates, Lonnie Mira, Trish Sanders, and Jessica Yeldington spoke against the closing of the Meadows Park Community Center.

## **14. Executive Session**

### **14.A. [25-521](#)**

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (d) the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves specialized details for security arrangements including police tactics and equipment specifications and consultation with the City Attorney for the purposed of receiving related legal advice.

The President of Council shall poll the City Councilmembers, and, upon

consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Marc Smith, Acting City Attorney

**Attachments:** [25-521 Closed Session memo - 9-23-25](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, stated that the piece of this Closed Executive Session regarding receiving legal advice has been withdrawn and that in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves specialized details for security arrangements including police tactics and equipment specifications and consultation with the City Attorney for the purpose of receiving related legal advice.

President Crow-Iverson polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in a Closed Executive Session.

## **15. Adjourn**

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned at 3:11 PM.

Sarah B. Johnson, City Clerk