



City of Colorado Springs

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

Work Session Meeting Agenda - Final-revised Council Work Session

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Monday, October 27, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

- 4.A. [25-585](#) City Council Work Session Meeting Minutes October 13, 2025
Est. Time: 5
Minutes Presenter:
Sarah B. Johnson, City Clerk

Attachments: [10-13-25 City Council Work Session Meeting Minutes Final](#)

5. Executive Session

5A. Open

5B. Closed

6. Presentations for General Information

- 6.A. [25-504](#) First Tee – Southern Colorado Redevelopment Presentation
Est. Time: 20 minutes
Presenter:
Sandy Johnson, Chief Executive Officer, First Tee – Southern Colorado
Attachments: [First Tee Presentation](#)
- 6.B. [25-587](#) Coroner's 2024 Annual Report
Est. Time: 30 minutes
Presenter:
Emily Russell-Kinsley, M.D., Coroner / Chief Medical Examiner

7. Staff and Appointee Reports

- 7.A. [25-584](#) Agenda Planner Review
Est. Time: 5 Minutes
Presenter:
Sarah B. Johnson, City Clerk
Attachments: [Agenda Planner Review 10-27-25](#)

8. Items for Introduction

- 8.A. [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.
Est. Time: 45 minutes
Presenter:
Shawna Lippert, Economic Development Manager
Jessie Kimber, Economic Development Officer
Attachments: [Resolution_CHIPS Zone Establishment](#)
[Exhibit A-CHIPS Zone](#)
[CHIPS Zone Presentation](#)

8.B. [25-559](#)
Est. Time: 15
minutes

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](#)

8.C. [25-543](#)
Est. Time: 15
minutes

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](#)

8.D. [25-544](#)
Est. Time: 10
minutes

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](#)

- 8.E. [25-578](#)
Est. Time: 10
minutes

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](#)

- 8.F. [25-573](#)

A Resolution Approving the Issuance of Debt by the Copper Ridge Metropolitan District of Tax-Exempt Bank Loan, Series 2025, in the Estimated Principal Aggregate Amount of \$50,906,000.

Related Items: N/A
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](#)

8.G. [CODE-25-0004](#)**Est. Time:** 15
minutes

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:

[Kennels Memo vf.docx](#)

[UDC-Kennels-ORD](#)

[Staff Report_Kennels_Final_20250731](#)

[CPC Minutes Excerpt - Kennel - 08_13_2025](#)

8.H. [25-449](#)**Est. Time:** 5
minutes

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](#)

8.I. [25-450](#)**Est. Time:** 5
minutes

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](#)

- 8.J. [25-453](#)
Est. Time: 5 minutes
- 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](#)

- 8.K. [25-454](#)
Est. Time: 5 minutes
- 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](#)

- 8.L. [25-455](#)
Est. Time: 20 minutes
- 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](#)

[09.16.2025 2026 DDA Preliminary Budget to the City](#)

[2025.10.27 DDA & BID City Council](#)

- 8.M. [25-456](#)
Est. Time: 10 minutes
- 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](#)

8.N. [25-590](#)
Est. Time: 30
minutes

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](#)

8.O. [25-581](#)
Est. Time: 15
minutes

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](#)

8.P. [25-582](#)
Est. Time: 15
minutes

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](#)

[2025 Police Technology Surcharge](#)

8.Q. [25-583](#)
Est. Time: 15
minutes

An Ordinance Amending Article 5 (Police and Fire Alarm Systems) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Alarm User Permit Fees and Penalties for False Alarms.

Presenter:

Charae McDaniel, Chief Financial Officer
Deputy Chief John Koch, Colorado Springs Police Department
Frederick Stein, Senior Attorney, City Attorney's Office
Charles Hickey, CSPD Finance Manager

Attachments:

[CSPD-AlarmPermits-ORD-2025-10-16](#)

[2025 Police Alarm Fee & Penalty Increases](#)

8.R. [25-531](#)
Est. Time: 10
minutes

Review of a Draft Decision and Order and Draft Resolution Setting Certain Electric Rates within the Service Area of Colorado Springs Utilities and Regarding Certain Changes to the Electric Rate Schedules

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments:

[2026 Rate Case - Electric Resolution](#)

[2026 Draft DO Electric 10-27-25](#)

[2026 DO Electric 10-28-25](#)

[2026 Rate Case - Final Electric Tariffs](#)

8.S. [25-568](#)**Est. Time:** 5
minutes

Review of Draft Decision and Order and Draft Resolution
Accepting the Conclusions and Recommendations of the Staff of
Colorado Springs Utilities Concerning the Infrastructure Investment
and Jobs Act of 2021 Standards Amending the Federal Public
Utility Regulatory Policies Act

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado
Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office - Utilities
Division

Attachments:[2026 Rate Case - PURPA Resolution](#)[2026 Draft DO PURPA-10-27-25](#)[2026 DO PURPA-10-28-25](#)**8.T. [25-569](#)****Est. Time:** 10
minutes

Review of Draft Decision and Order and Draft Resolution
Regarding Certain Changes to Colorado Springs Utilities' Utilities
Rules and Regulations (URR)

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments:[2026 Rate Case - URR Resolution](#)[2026 Draft DO URR-10-27-25](#)[2026 DO URR-10-28-25](#)[2026 Rate Case - Final URR Tariffs](#)**8.U. [25-570](#)****Est. Time:** 5
minutes

Review of Draft Decision and Order and Draft Resolution Making
an Administrative Change in The Colorado Springs Utilities' Open
Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado
Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office - Utilities
Division

Attachments:[2026 Rate Case - OATT Administrative change Resolution](#)[2026 Draft DO OATT-Administrative-10-27-25](#)[2026 DO OATT-Administrative-10-28-25](#)[2026 Rate Case - Final OATT Tariffs](#)

- 8.V. [25-571](#)
Est. Time: 10
minutes

Review of Draft Decision and Order and Draft Resolution
Rescinding The Colorado Springs Utilities' Open Access
Transmission Tariff in Conjunction with the Transfer of Functional
Control of Utilities' Transmission Facilities to Southwest Power
Pool Regional Transmission Organization

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado
Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office - Utilities
Division

Attachments:

[2026 Rate Case - OATT Rescission Resolution](#)

[2026 Draft DO OATT-Rescission-10-27-25](#)

[2026 DO OATT-Rescission-10-28-25](#)

- 8.W. [25-572](#)
Est. Time: 5
minutes

Review of a Draft Decision and Order and Draft Resolution
Adopting Transmission Formula Rate Template And The
Implementation Protocols For Establishing An Annual
Transmission Revenue Requirement For Transmission Owner
Filing Submittals For The Southwest Power Pool Regional
Transmission Organization's Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado
Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office - Utilities
Division

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Attachments:

[2026 Rate Case - Transmission Owner Filing Resolution](#)

[2026 Draft DO Transmission Owner-10-27-25](#)

[2026 DO Transmission Owner-10-28-25](#)

9. Items Under Study

9.A. [25-576](#)**Est. Time:** 30
minutes

Update to the Experience Downtown Plan

Council District # 3

Presenter:

Mark De La Torre, Director of Denver Area Operations, MIG, Inc.

Elly Schaefer, Senior Project Manager, MIG, Inc.

Chelsea Gondeck, Interim Director of Planning & Mobility,
Downtown PartnershipRyan Tefertiller, Urban Planning Manager, City Planning
Department**Attachments:**[Elevate Downtown Plan 2025.10.27 Council Work Session Mtg_10.27.25](#)**10. Councilmember Reports and Open Discussion****11. Adjourn**