



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, October 27, 2025

9:00 AM

Council Chambers

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

1. Call to Order and Roll Call

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

President Crow-Iverson led a moment of silence for the passing of Merv Bennett, former City Council President.

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

Councilmember Rainey joined the meeting at 9:05 AM.
Councilmember Gold joined the meeting at 9:38 AM.
Councilmember Williams attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-585](#) City Council Work Session Meeting Minutes October 13, 2025

Presenter:

Sarah B. Johnson, City Clerk

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

The minutes of the October 13, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session**5A. Open**

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information**6.A. [25-504](#)** First Tee – Southern Colorado Redevelopment Presentation

Presenter:

Sandy Johnson, Chief Executive Officer, First Tee – Southern Colorado

Attachments: [First Tee Presentation](#)

Kim King introduced Jared Clayton, Golf Division Manager, who provided a brief overview of Valley Hi Golf Course and the partnership with First Tee-Southern Colorado.

Eric Liebold, Board Chair, First Tee-Southern Colorado, introduced Sandy Johnson, Chief Executive Officer, First Tee - Southern Colorado, provided an overview of the Pool House Capital Improvement Project, partnership with Parks, Recreation and Cultural Services (PRCS), project vision/objectives, alignment with First Tee - Southern Colorado's goals, and key project objectives. He identified the total estimated cost, key areas/amenities, design considerations, program expansion, year-round access, increased participation, staff support, safer/ more inclusive environment, next steps, and why this golf facility matters.

Councilmember Henjum asked what the contractual relationship is with the City. Ms. Johnson stated they have an operating agreement with the City through the end of the year, and they are working to renew the contract.

Councilmember Donelson asked if First Tee is a national organization and if it is supported by the Professional Golfers' Association (PGA). Ms.

Johnson stated it is an international organization and is supported by the PGA, PGA Tour, United States Golf Association (USGA), and Ladies Professional Golf Association (LPGA).

Councilmember Rainey asked when the Request For Proposal (RFP) will be submitted. Ms. Johnson stated it was submitted in August, it was due by the end of September, and they have made a recommendation to the Board which should be decided on by November 1, 2025.

6.B. [25-587](#)

Coroner's 2024 Annual Report

Presenter:

Emily Russell-Kinsley, M.D., Coroner / Chief Medical Examiner

Emily Russell-Kinsley, El Paso County Coroner/Chief Medical Examiner, provided the El Paso County Coroner Annual Report. She gave an overview of the total cases investigated, total autopsies performed, deaths investigated, breakdown of autopsies performed in nearby counties, performance metrics, and manners of death. She identified the deaths due to natural causes, accidents, motor vehicle crashes, drug related accidents, overdose deaths, homicide, suicide, child fatalities, and homeless deaths.

Councilmember Donelson asked how many total deaths there were in El Paso County in 2024. Dr. Emily Russell-Kinsley stated they are working on obtaining that information.

Councilmember Rainey requested additional information regarding fetal deaths. Dr. Russell-Kinsley stated fetus's do not received a manner of death on their death certificate.

Councilmember Henjum asked what the reason is for the decrease in drug-related deaths. Dr. Russell-Kinsley stated she believes it is due to combating drug use and the decrease in Fentanyl manufacturing.

Councilmember Rainey asked where the homicides and drug related deaths occurred. Dr. Russell-Kinsley stated they do not have that information on homicides, but they will provide a heat map of where the drug related deaths occurred.

Councilmember Leinweber asked if some suicides are not identified as suicides if there was no note written. Dr. Russell-Kinsley confirmed that if they do not have evidence, they do not label those as suicides.

Councilmember Leinweber asked if the law change regarding easier access to alcohol has affected the number of alcohol related deaths. Dr. Russell-Kinsley stated over the past twenty-five years, there has been a

244 percent increase of alcohol related deaths.

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

7. Staff and Appointee Reports

7.A. [25-584](#) Agenda Planner Review

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 10-27-25](#)

There were no comments on this item.

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.

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

Attachments: [Resolution CHIPS Zone Establishment](#)
[Exhibit A-CHIPS Zone](#)
[CHIPS Zone Presentation](#)

Shawna Lippert, Economic Development Manager, presented the Resolution 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 Semiconductor Manufacturing Zone (CHIPS Zone) under the Colorado CHIPS Zone Act. She provided an overview of the background, CHIPS Zone overview, Enterprise Zone (EZ) considerations, economic development strategies, proposed Resolution, proposed boundaries, staff recommendation, anticipated next steps, and timeline.

Councilmember Henjum requested what EZs are in District 5. Ms. Lippert stated they will provide that information.

Councilmember Rainey asked if employees who work remotely could still receive the \$1,100 employee tax credit. Ms. Lippert stated the employee tax credit applies to net new jobs in El Paso County, Colorado.

Councilmember Rainey asked if the Colorado Springs Chamber of Commerce and EDC provide the same information to prospective businesses. Sherry Hoffman, Director of Business Retention, Colorado Springs Chamber and EDC, provided a brief overview of the process they use for attracting new customers.

- 8.B.** [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](#)

Jessie Kimber, Economic Development Officer, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Rey. She provided an overview of the project, proposed EDA, EDA requirements, four/ten-year expansion/retention, economic impact, fiscal impact, incentives, financial safeguards, and staff recommendation.

There were no comments on this item.

- 8.C.** [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](#)

Troy Stover, Business Park Development Director, Colorado Springs Airport Economic Development, presented the Resolution approving the Intergovernmental Agreement (IGA) by and between the City, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 2. He provided an overview of the IGA specifics, maintenance area, financial overview, and staff recommendation.

There were no comments on this item.

8.D. [25-544](#) An Ordinance Platting Block 205 and Block 244 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](#)

Kim King, Assistant Director, Parks, Recreation and Cultural Services, introduced Cheryl Godbout, Operations Manager, Cemetery Enterprise, who presented the Ordinance platting Block 205 and Block 243 in Evergreen Cemetery. She provided a brief history of Evergreen Cemetery, Block locations, Block 205/Block 243 Concept Plan, and projected costs/revenue.

There were no comments on this item.

8.E. [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.

Eric Becker, Maintenance and Operations Manager, Parks, Recreation and Cultural Services Department, provided an overview of the proposed Ordinance which would provide more enforceability by Rangers to secure more sustainable parks.

Councilmember Rainey asked if there has been an increase in electric/motorized bikes/vehicles in parks. Mr. Becker confirmed there has and they are working toward to changing certain types of behaviors in the parks.

Councilmember Henjum asked how illegal parking around parks is being addressed. Mr. Becker stated this Ordinance will address illegal parking on park land and they will be meeting with Councilmembers to discuss this issue in more detail.

Councilmember Leinweber asked if they will be implementing speed limits in certain areas. Mr. Beckers stated they have conducted a traffic/speed survey on trails, and they have added twenty-mile-per-hour speed limit signs on trails.

Councilmember Henjum requested that the Colorado Transportation Advisory Board (CTAB) be included on this proposed Ordinance. Ms. Haley stated they have already been meeting/working with CTAB leadership regarding regional trails.

8.F. 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

Allison Stocker, Senior Planner, Planning Department, presented the 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. She provided an

overview of the request, location, features, mill levies, allowed debt, Powers Boulevard extension, planned improvements, debt issuance details, preliminary plan of finance, and next steps.

Councilmember Rainey asked if the \$7.7 million from Pikes Peak Regional Transportation Authority (PPRTA) will be an annual commitment. Gayle Sturdivant, Deputy Public Works Director, City Engineer, stated the \$7.7 million is the reimbursement that the district has received to date and there is a ten-year reimbursement agreement with PPRTA, the district, the City, and El Paso County which guarantees to have available a minimum of \$103 million over the ten year period to reimburse for the Powers Boulevard Extension Project.

- 8.G. 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, pertaining to animal 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

Austin Cooper, Senior Planner, City Planning Department, presented the Ordinance amending the City Code as related to kennels. He provided an overview of the kennel Ordinance, project summary, updates, comparative communities regulations, updated use chart, standards for consideration, application review criteria, and optional motions.

Councilmember Donelson asked if the kennels would be letting the dogs outside. Mr. Cooper stated there will be no outdoor run or play area.

Councilmember Bailey asked if the setbacks would be considered on a case-by-case basis based on the neighborhood it is located in. Mr. Cooper confirmed they would.

Councilmember Donelson and Councilmember Williams stated they are in support of the fifty-five-foot setback in residential areas.

Councilmember Henjum asked what prompted this proposed Ordinance. Mr. Cooper stated they are analyzing the Unified Development Code (UDC) to correct some mistakes they have found.

Councilmember Henjum asked why this item is scheduled as a back-to-back at the October 28, 2025 City Council meeting. Sarah B. Johnson, City Clerk, stated it is due to the item being postponed to that date at the September 23, 2025 City Council meeting.

Councilmember Henjum asked why the proposed amendments had not already been written into the proposed Ordinance. Mr. Cooper stated they wanted to gauge the interest of City Council. Kevin Walker, Director, Planning Department, stated they recommend the item be postponed to the November 10, 2025 City Council meeting.

- 8.H. [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](#)

Charae McDaniel, Chief Financial Officer, presented the Resolutions fixing and certifying a mill levy, summarizing expenditures and revenues, adopting a budget, and appropriating funds for the Colorado Springs Briargate General Improvement District (GID) 2021 for the 2026 budget year. She stated the public hearing will be held on November 10, 2025.

There were no comments on this item.

- 8.I. [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](#)

Please see comments in Agenda item 8.H.

- 8.J. [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](#)

Charae McDaniel, Chief Financial Officer, presented the Resolutions fixing and certifying a mill levy, summarizing expenditures and revenues, adopting a budget, and appropriating funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District (GID) for the 2026 budget year. She stated the public hearing will be held on November 10, 2025.

- 8.K. [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 8.J.

- 8.L. [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](#)

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

[2025.10.27 DDA & BID City Council](#)

Chelsea Gondeck, Interim Chief Executive Officer, Downtown Partnership, provided an overview of the Downtown district boundaries, goals, role of the Greater Downtown Colorado Springs Business Improvement District (BID), Downtown Ventures, BID historical financials, 2024 BID expenses,

recent capital purchases, public space management, anticipated changes in 2026, and greatest needs. She identified the functions of the Downtown Development Authority (DDA), 2024 revenue/expenses, small business support, grants/loans: active programs/funds awarded by year, tax incremental financing (TIF), residential units, public realm improvements, marketing, data/market research, and 2026 preview.

Councilmember Henjum asked when the big trees will be going in. Ms. Gondeck stated they will be planted within the next few weeks.

Councilmember Gold asked how many closings occurred in 2025. Ms. Gondeck stated they will provide that information.

Councilmember Gold asked what is included in the resident welcome kit. Ms. Gondeck stated a whole host of information including a tourism map, discount coupons, and information on the arts.

- 8.M.** [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](#)

Please see comments in Agenda item 8.L.

- 8.N.** [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 pertaining to camping within public stream riparian zones 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.

Sergeant Olav Chaney, HOT, Colorado Springs Police Department (CSPD), identified their current practice.

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

Councilmember Gold asked what the difference is between camps posted versus vehicle camps contacted. Lt. Tepley stated camps which are posted are already illegal per the Ordinance and it is where they have already informed the people there that they will be returning to do enforcement and vehicle camps contacted are where they have a conversation with people camping in their vehicles.

Councilmember Gold asked how much time people have between they are informed of the enforcement and when the enforcement actually takes place. Lt. Tepley stated twenty-four hours.

Councilmember Gold requested the month-to-month data on current violation information. Lt. Tepley stated they will provide that information.

Ms. Vandenberg went over the CSPD/court outreach efforts, proposed Ordinance, major changes, reasons behind the change, and implementation.

Councilmember Gold asked if the outreach efforts data includes the Colorado Springs Fire Department Homeless Outreach Program (HOP) team. Ms. Vandenberg confirmed that information is integrated into that data.

Councilmember Gold requested more information regarding rejection of assistance. Sgt. Chaney stated it depends on the individual but many times they will just take the card and state that they will follow up at some point, or they simply say, "no thanks".

Councilmember Rainey asked if it is a violation if a person who is living in their vehicle moves to a different location. Ms. Vandenberg stated if they have moved to more than a thousand feet from the site, it is not. Councilmember Donelson stated the proposed Ordinance may not be the perfect solution but is an improvement than what they currently have.

Councilmember Bailey requested additional information regarding the legal reasons behind the legislative declaration and severability clause. Ms. Vandenberg stated it relates to the Home Rule function to protect the health, safety, and welfare of the residents, and the severability clause is in the event the City gets sued and the court finds a portion of this is unconstitutional, that specific section could be stricken, but the rest of the Ordinance would stand.

Councilmember Henjum asked what an affirmative defense is. Ms. Vandenberg explained that an affirmative defense is something a defendant can raise in any case in which the prosecution must be able to disprove it beyond a reasonable doubt.

Councilmember Leinweber stated he is concerned for the individuals who have just become unhoused/have all their belongings in their vehicle and asked what the cost will be to retrieve an impounded vehicle. Ms. Vandenberg stated impound fees would be through CSPD procedures. Councilmember Donelson stated they would not be cited unless a complaint is received, they could move more than a thousand feet away, and they can receive the services offered by the Officer.

Councilmember Leinweber asked what City department is responsible for the homeless crisis. Ms. Vandenberg stated it is a collaboration of different departments.

Councilmember Gold and Councilmember Leinweber asked what type of solutions are available for the people experiencing homelessness and receiving these camping violations. Aimee Cox, Chief Housing Officer, Housing and Homeless Response, stated the overall context is that they do not want people living in their vehicles in the City's neighborhoods and they are not just looking at tools to enforce, but how to connect people with resources.

Councilmember Leinweber asked how homeless data is being tracked and if it is shared data system. Ms. Cox stated they are working toward a more shared data system, and the Homeless Management Information System is their most robust data source.

Councilmember Leinweber asked how many employees work in the

Housing and Homeless Response Department. Ms. Cox stated there are five employees with two vacant positions for a total of seven employees.

Councilmember Leinweber asked how many employees are dedicated to grant compliance issues. Ms. Cox stated three employees are dedicated to compliance and one is dedicated to housing; one is dedicated to addressing homelessness with the collaboration of other departments.

Councilmember Leinweber asked if there is any place for someone to park safely overnight in the City. Ms. Cox stated there is not. Councilmember Leinweber asked if other cities, such as San Diego, CA, provide parking vehicle inhabitation. Ms. Cox confirmed they did, which was a result of a class action lawsuit.

Councilmember Leinweber requested the dialogue regarding homelessness be continued at future Work Session.

Councilmember Gold asked who will be responsible for collecting the Point In Time count data. Ms. Cox stated Change Line will be system lead for the continuum of care.

- 8.O. [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](#)

Charae McDaniel, Chief Financial Officer, introduced the Ordinances pertaining to CSPD technology surcharge, and failure to pay fines, costs, and surcharges.

Deputy Chief John Koch, Colorado Springs Police Department (CSPD), provided an overview of the current Ordinance, current violation information, proposed Ordinances, reasons behind the change, cost comparison, and implementation.

President Pro Tem Risley asked if the Mayor's determination of the surcharge based on the analysis is currently in practice. Deputy Chief Kock stated it is not because the surcharge does not currently exist.

President Crow-Iverson asked what fund the revenue from the surcharge will go into. Deputy Chief Koch stated the money will go specifically to the CSPD for technology.

President Pro Tem Risley asked what mechanism would be used for collection of the fees. Shantel Withrow, Division Chief of Prosecution, City Attorney's Office, stated the surcharges will be collected through the municipal court payment system and then allocated to the correct buckets.

President Pro Tem Risley asked what if a person does not pay. Ms. Withrow stated there is a collection mechanism in place which follows the provisions of state law. President Pro Tem Risley asked what percentage of citations are paid. Ms. Withrow stated it depends on the type of offense; traffic is approximately sixty percent paid, and other criminal offenses are approximately thirty to forty percent.

President Pro Tem Risley asked why they do not charge ten times the amount to insure cost recovery. Deputy Chief Koch stated there are limitations in municipal Ordinance where they cannot have the amount of surcharges greater than the fine allowed for a citation.

Councilmember Donelson asked if they will be able to compare the future collections of increased fees to prior years of collections. Deputy Chief Koch confirmed they have extensive data collection regarding that.

Councilmember Rainey asked what the technology fee is based on. Deputy Chief Koch stated they looked at the entirety of the technology ecosystem and based the fee to help pay for those systems.

Councilmember Rainey asked what level of body cameras are being used by CSPD. Deputy Chief Koch stated they are currently using the Axon Body Four which is updated every three years. Councilmember Rainey recommended they look at the pass-through fees which go to subsidiaries to make sure they are paying what they should be paying. Deputy Chief Koch stated the state of Colorado has a negotiated with Axon where they set fees that Axon can only charge municipalities and governments for their services and the City of Colorado Springs' contracts are substantially below what the state has authorized.

Councilmember Henjum asked what can be done about the rising costs of Taser. Deputy Chief Koch stated he does not have answer for that because Taser is the only option for law enforcement in the United States for Conductor Energy Weapons (CEW).

(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](#)

Please see comments in Agenda item 8.O.

8.Q. [25-583](#)

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](#)

Deputy Chief John Koch, Colorado Springs Police Department (CSPD), presented the Ordinances pertaining to alarm user permit fees and penalties for false alarms. He provided an overview of the current Ordinance, proposed Ordinance, revenue projections, reasons behind the change, and implementation.

Councilmember Donelson asked if the number of false alarms is reset annually. Deputy Chief Koch confirmed it does.

President Pro Tem Risley stated he is concerned about the revenue going into the general fund with no accountability of how it is spent from there and with the increase in fees and the technology that is available on the market, people will gravitate more toward internet-based security systems.

8.R. [25-531](#)

Consideration of a 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](#)
[Signed Resolution No. 155-25.pdf](#)

Chris Bidlack, City Attorney's Office, Utilities Division, presented the review of the draft decision and order and draft Resolutions setting electric rates within the service area of Colorado Springs Utilities (CSU), accepting the conclusions and recommendations of the staff of CSU concerning the Infrastructure Investment and Jobs Act of 2021 Standards Amending the Federal Public Utility Regulatory Policies Act, and certain changes to the Utilities Rules and Regulations (URR) and Open Access Transmission Tariff (OATT) of CSU. He stated City Council will vote on these items at the October 28, 2025 City Council meeting.

Tristan Gearhart, Chief Financial Officer, CSU, stated the Electric Large Load Tariff (ELLT) provisions are still subject to their economic development contracts and the next time they bring tariffs back for the next rate case early next year, they would like to do an administrative action to update the ELLT language to show that.

Councilmember Henjum asked if there will be rate case changes in 2026. Mr. Gearhart confirmed they will have the Electric Cost Adjustment, Gas Cost Adjustments, potentially the Gas Integrity Management Program rider, and changes to language in the electric tariffs.

City Council had no changes to the draft documents.

8.S. [25-568](#)

Consideration of a 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

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Attachments: [2026 Rate Case - PURPA Resolution](#)
[2026_Draft DO PURPA-10-27-25](#)
[2026 DO PURPA-10-28-25](#)
[Signed Resolution No. 156-25.pdf](#)

Please see comments in Agenda item 8.R.

- 8.T. [25-569](#) Consideration of a 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

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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](#)

[Signed Resolution No. 157-25.pdf](#)

Please see comments in Agenda item 8.R.

- 8.U. [25-570](#) Consideration of a 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

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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](#)

[Signed Resolution No. 158-25.pdf](#)

Please see comments in Agenda item 8.R.

- 8.V. [25-571](#) Consideration of a 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

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Attachments: [2026 Rate Case - OATT Rescission Resolution](#)
[2026 Draft DO OATT-Rescission-10-27-25](#)
[2026 DO OATT-Rescission-10-28-25](#)
[Signed Resolution No. 159-25.pdf](#)

Please see comments in Agenda item 8.R.

8.W. [25-572](#)

Consideration of a 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 Rate Case - TO Formula Rate Template - Blank](#)
[2026 Rate Case - TO Formula Rate Template - Populated](#)
[2026 Rate Case - TO Formula Rate Template - Protocols](#)
[2026 Draft DO Transmission Owner-10-27-25](#)
[2026 DO Transmission Owner-10-28-25](#)
[Signed Resolution No. 160-25.pdf](#)

Please see comments in Agenda item 8.R.

9. Items Under Study

9.A. [25-576](#)

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 Partnership
Ryan Tefertiller, Urban Planning Manager, City Planning Department

Attachments: [Elevate Downtown Plan 2025.10.27 Council Work Session Mtg 10.27.25](#)

Ryan Tefertiller, Urban Planning Manager, City Planning Department, introduced the update to the Experience Downtown Plan.

Chelsea Gondeck, Interim Director of Planning and Mobility, Downtown Partnership, introduced Mark De La Torre, Director of Denver Area Operations, MIG, Inc., who provided an overview of the Elevate/Experience Downtown Plan, scope, schedule, community engagement, pop-ups, Survey #2, top priority takeaways, Plan contents, vision, goals, assets, challenges, and opportunities. He identified the small business support, walkability, mobility, arts, culture, safety, cleanliness, public restrooms, housing, homelessness, density, building heights, catalytic sites, big ideas, downtown grocery store, primary action steps, and next steps.

Councilmember Rainey requested an example of competing marketing demands. Mr. De La Torre stated it is looking at both inside and outside of the downtown boundary at what developments are being considered/explored.

Councilmember Henjum requested additional information regarding what they mean by "positioning the public realm for future development". Mr. De La Torre stated that it references the investments and the quality of the pedestrian experience in those spaces where the baseline will fall within the City's purview and the Downtown Development Authority (DDA) can work to fill the gaps.

Councilmember Donelson asked if the building height limit has been discussed during the rewrite of the Downtown Master Plan. Ms. Gondeck confirmed they had had robust conversation about it. Mr. Tefertiller stated the draft Plan will include a section on the Form Based Zone (FBZ) and what the Planning Department should consider to remain consistent with the Plan.

President Pro Tem Risley asked if there are currently building height limits in the downtown FBZ except for approximately four tenths of one square mile. Mr. Tefertiller confirmed that it is correct, and they will come back to refine the zoning regulations to what is articulated in the Plan.

Councilmember Donelson asked if the FBZ was a result of the previous Downtown Master Plan and what year it was adopted. Mr. Tefertiller stated the DDA was created in 2007 from the Imagine Downtown effort and in July of 2009 they rezoned the square mile of downtown to FBZ after an extensive public process.

Councilmember Henjum recommending the addition of downtown

bathrooms as a priority action step.

10. Councilmember Reports and Open Discussion

Councilmember Gold stated City Council received a food distribution resource list from Parks, Recreation and Cultural Services and encouraged people to partner with existing agencies in lieu of creating new things and be considerate of the neighbors in need.

President Crow-Iverson expressed appreciation for all her colleagues who attended the Step Springs lunch which is helping men find freedom from addiction.

Councilmember Henjum recognized President Crow-Iverson for bringing Step Springs to the City.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 3:03 PM.

Sarah B. Johnson, City Clerk