



City of Colorado Springs

Regular Meeting Agenda - Final-Revised City Council

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

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Tuesday, February 24, 2026

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)

How to Comment on Agenda Items

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

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

1. Call to Order and Roll Call

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

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. [CODE-25-0005](#)

Ordinance No. 26-01 amending Chapter 7 (the "Unified Development Code" or "UDC") of the Code of the City of Colorado Springs 2001, as amended, as related to Signs.
(Legislative)

Related Files: CODE-25-0005
Located in All Council Districts

Presenter:

Kurt Schmitt, Program Administrator II, City Planning Department
Daniel Sexton, Land Use Review/Development Review
Enterprises Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Planning-SignCodeORD-2026-01-21](#)

[Staff Report Sign Ordinance CODE-25-0005 KS final](#)

[Chapter 7 Current Sign Regulations](#)

[HBA letter](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[CITY COUNCIL - CODE-25-0005_final](#)

4A.B. [26-044](#)

Ordinance NO. 26-02 amending Part 2 (Use and Occupancy of Public Property) of Article 2 (City Properties) of Chapter 3 (Public Property and Public Works) of the Code of the City of Colorado Springs 2001, as amended, pertaining to sign regulations
(Legislative)

Related Files: CODE-25-0005
Located in All Council Districts

Presenter:

Kurt Schmitt, Program Administrator II, City Planning Department
Daniel Sexton, Land Use Review/ Development Review
Enterprises Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Chapter 3 Revocable Permits Sign Ordinance](#)

[CITY COUNCIL - CODE-25-0005_final](#)

4A.C. [ZONE-25-0031](#)

Ordinance No. 26-03 to amend the zoning map of the City of Colorado Springs pertaining to approximately 21.19 acres located northeast of Bradley Road and Powers Boulevard from R-5/AP-O (Multi-Family, High with Airport Overlay) to R-FLEX M/AP-O (R-Flex, Medium Scale with Airport Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Attachments:

[Staff Report_Ridge at Waterview North Zone Change](#)

[Exhibit A Legal Description](#)

[ORD_Ridge at Waterview North Zone Change](#)

[Exhibit B Rezone Map](#)

[Figure 1 Project Statement](#)

[Figure 2 Annexation Ordinance No. 23-50](#)

[Figure 3 Villages at Waterview North Master Plan](#)

[Figure 4 Zoning Ordinance No. 23-54](#)

[Figure 5 Villages at Waterview North Concept Plan](#)

[Figure 6 Land Use Statement](#)

[Figure 7 Pre-Approved Development Plan](#)

[Ridge at Waterview Zone Change](#)

[Presentation Ridge at Waterview Zone Change DFF](#)

[CPC Minutes Excerpt - Ridge at Waterview 1.14.26](#)

4A.D. [26-063](#)

Ordinance NO. 26-04 Creating a new Section 113 (Residence Restrictions For Sexually Violent Predators) of Article 2 (Offenses Affecting Public Safety) Of Chapter 9 (Public Offenses) of The City of Colorado Springs 2001, As Amended, Pertaining to Residency Restrictions for Sexually Violent Predators and Providing Penalties for the Violation Thereof

Presenter:

Tom Bailey, Councilmember District 2
Deputy Chief John Koch, CSPD

Attachments:

[Ch9-SexOffenderResidencyRestictions-ORD \(CC meeting\)](#)

[SVP Residency Restrictions](#)

4B. First Presentation:

4B.A. [26-075](#)

City Council Regular Meeting Minutes February 10, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[2-10-2026 City Council Meeting Minutes Final](#)**4B.B. [26-011](#)**

A Resolution of the City of Colorado Springs Approving a limited second amendment to the amended and restated service plan for the Bradley Heights Metropolitan District Nos. 1, 2, and 3.

Located in Council District 4

Presenter:

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

Attachments:[Metro-BradleyHeightsServiceAmend-RES-2026-01-06](#)[Attachment 1 Bradley Heights Filing No 5A Plat](#)[Attachment 2 Bradley Heights Filing No 5B Plat](#)[Attachment 3 Bradley Heights MD 1-3 Subject Alleyways](#)[Attachment 4 Res 205-23 Bradley Heights MD Current Service Plan](#)[Attachment 5 Bradley Heights Concept Plan](#)[Bradley Heights MD 1-3 2nd Amendment WS Pt2 Presentation](#)[Exhibit 1 2nd Amendment Bradley Heights MD v2](#)[Exhibit D Description of Services v2](#)[Bradley Heights MD 1-3 2nd Amendment CC Presentation](#)**4B.C. [26-028](#)**

A Resolution Authorizing the Disposal of Surplus City Property to Project Tree (the "Purchaser")

Presenter:

Troy Stover, Business Park Development Director, City of
Colorado Springs

Attachments:[Project Tree Resolution](#)[Project Tree Presentation](#)

4B.D. [26-059](#)

A resolution of the City of Colorado Springs, Colorado approving the issuance of Tuscany Plaza Metropolitan District Limited Tax General Obligation Bond Series 2026 in an aggregate amount not to exceed \$4,225,243.00 for properties located northeast of Powers Boulevard and Dublin Boulevard.

Council District: 6

Presenter:

Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:

[Bond-TuscanyPlazaMetro-RES-2026-02-02](#)
[Attachment #1 Tuscany Plaza MD Service Plan](#)
[Attachment #2 Tuscany Plaza MD Boundary Vicinity Maps](#)
[Tuscany Plaza MD Cost Certification & Bonding Report](#)
[Tuscany Plaza MD Draft Debt Issuance Resolution](#)
[Tuscany Plaza MD Letter of Intent](#)
[Tuscany Plaza MD Series 2026 Bond Financial Plan](#)
[Tuscany Plaza MD Presentation](#)

4B.E. [26-049](#)

A Resolution Approving an Addendum to the Northern Monument Creek Interceptor Intergovernmental Agreement

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[NMCI IGA Addendum Resolution, Feb 2026](#)
[NMCI IGA Addendum_Final_Feb 2026](#)

4B.F. [26-050](#)

A Resolution Regarding Certain Changes to Colorado Springs Utilities' Electric Rate Schedules

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Attachments:

[ELL Resolution 02-24-2026](#)
[ELL Tariffs - Final](#)
[ELL Tariffs - Redline](#)
[Electric Large Load \(ELL\) Presentation](#)

4B.G. [26-058](#)

A Resolution Approving an Intergovernmental Agreement Between the City of Colorado Springs, on Behalf of its Enterprise Colorado Springs Utilities and the City of Aurora, Acting Through its Utilities Enterprise, Aurora Water

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Kim Gortz, Manager, Water Resource Management, Colorado Springs Utilities

Attachments:

[Agreement between Aurora and Homestake Partners re Wild Horse Valve Final 1-26-26](#)
[WildHorse_TapAgreement IGA Final](#)
[CSU-HomestakeWildHorseIGA-RES-2026-01-26-Final](#)

4B.H. [26-064](#)

An Ordinance Amending Section 108 (Regulation of Electric, Streetlight, Natural Gas, Water and Wastewater Rates, Charges and Regulations) of Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as Amended, Regarding Utility Rates

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Renee Congdon, Utilities Division Chief, City Attorney's Office

Attachments:

[CC presentation-Code Changes 12-1-108 regarding process for changing rate](#)
[CSU-UtilityRates-ORD-2026-01-28](#)
[Redline and explanation of changes to Rate Process for U Board](#)
[Rules and Procedures of City Council REDLINE 1-27-26 Rule 4-1, Rate Process Changes](#)

4B.I. [26-007](#)

A Resolution Approving the 2026 Annual Action Plan for the use of federal block grant funds (CDBG, HOME, and ESG) provided through the U.S. Department of Housing and Urban Development.

Presenter:

Aimee Cox, Chief Housing and Homelessness Officer
Barb Van Hoy, Policy, Planning and Engagement Coordinator
Housing and Homelessness Response Department

Attachments:

[2026 Action Plan Council Resolution](#)
[2026 AAP for City Council](#)
[Graphic Summary City Council](#)
[2026 AAP City Council Presentation.v2](#)

4B.J. [SUBD-25-0076](#)

An Ordinance vacating a portion of the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. (1st Reading only to set the public hearing date for March 10, 2026).
(Quasi-Judicial)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[ORD_VacationROW_East Boulder Street](#)

[7.5.522 VACATION PLAT](#)

[Exhibit A - Boulder ROW Vacation Legal](#)

[Exhibit B - Boulder ROW Vacation Plat](#)

4B.K. [ZONE-25-0026](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 8.27 acres located within the two blocks bound by North Nevada Avenue, East St. Vrain Street, North Weber Street, and East Platte Avenue from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A). (1st Reading and setting the public hearing date for March 10, 2026). (Quasi-Judicial)

Related Files: ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Palmer HS CPC Staff Report 121025](#)

[Zone Ord_ZONE_25-0026](#)

[Attachment 1 - Palmer HS Project Statement](#)

[Attachment 2 - Palmer HS Zone Change Legal Description](#)

[Attachment 3 - Palmer HS Zone Change Exhibit](#)

[Attachment 4a - Boulder ROW Vacation Legal](#)

[Attachment 4b - Boulder ROW Vacation Plat](#)

[Attachment 5 - Palmer HS Land Use Plan](#)

[Attachment 6 - Zoning Map](#)

[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 121525](#)

[Attachment 8 - Palmer HS Stakeholder Responses](#)

[Attachment 9 - Palmer HS Steering Committee](#)

[Attachment 10 - Palmer HS April 2025 Traffic Study](#)

[Attachment 11 – Palmer HS Traffic Study Update](#)

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

[Palmer HS Presentation Deck CPC 121025](#)

[Applicant Presentation - Palmer High School Transformation](#)

[DRB Minutes 11.4.25 Draft](#)

5. Recognitions**6. Mayor's Business**

- 6.A. [26-021](#) Updates from the Mayor's Representative
Est. Time: 5
minutes
Presenter:
Travis Easton, Acting Chief of Staff

7. Items Called Off Consent Calendar

8. Utilities Business

9. Unfinished Business

- 9.A. [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:

[2025 Camping Ordinance - Council Presentation](#)
[Ch9-OffensesCampingProhibited-ORD-2026-02-04](#)
[Appendix to 9.6.110 Camping Prohibited Amendments](#)
[2026 Camping Ordinance - Council Presentation Final](#)
[Municipal Court Process Outline](#)

10. New Business

10.A. [26-023](#)
Est. Time: 15
minutes

A Resolution making certain legislative findings and approving the Odyssey at North Weber Urban Renewal Plan.

Related Files: 26-024

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[Resolution_Odyssey at North Weber_URAPlan](#)

[Odyssey at North Weber URA Plan](#)

[El Paso County Impact Report-Odyssey at North Weber](#)

[CSURA Odyssey at North Weber Existing Conditions Survey](#)

[Staff Report_Odyssey at North Weber_TPB](#)

[CSURA Odyssey at North Weber Presentation 1 - Project](#)

[CSURA Odyssey at North Weber Presentation 2 - Financials](#)

10.B. [26-024](#)
Est. Time: 15
minutes

A Resolution approving a cooperation agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Odyssey at North Weber Urban Renewal project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: 26-023

Presenter:

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority

Attachments:

[RES_Odyssey at North Weber URACooperationAgreement](#)

[Odyssey at North Weber Cooperation Agreement CSURA City](#)

- 10.C. [26-036](#) A Resolution making certain legislative findings and approving the Moreno and Cascade Urban Renewal Plan.
Est. Time: 30 minutes

Related Files: 26-026

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[Resolution Moreno and Cascade URAPlan](#)
[Moreno and Cascade URA Plan Final Report](#)
[CSURA Moreno and Cascade URA Existing Conditions Survey Final Report](#)
[El Paso County Impact Report-Moreno and Cascade URA](#)
[Staff Report Moreno and Cascade UR District CPC rbt](#)
[Planning Commission Minutes - File # URAP-25-0002](#)
[CSURA Moreno and Cascade Presentation 1 - Project](#)
[CSURA Moreno and Cascade Presentation 2 - Financials](#)

- 10.D. [26-026](#) A Resolution approving a cooperation agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Moreno and Cascade Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)
Est. Time: 30 minutes

Related File: 26-036

Presenter:

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority

Attachments:

[RES Moreno and Cascade Cooperation Agreement](#)
[Moreno and Cascade Cooperation Agreement](#)

11. Public Hearing

12. Added Item Agenda

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

14. Executive Session

- 14.A. [26-088](#)
Est. Time: 30
minutes

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), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves receiving legal advice regarding Federal Aviation Administration requirements and grant assurance compliance associated with land development projects near the Colorado Springs Airport.

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: [ClosedSess-02-24-26](#)

15. Adjourn