



City of Colorado Springs

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

Meeting Minutes City Council Work Session

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Monday, May 11, 2026

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.

Present 8 - Councilmember Ken Casey, President Lynette Crow-Iverson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., President Pro Tem Brian Risley, and Councilmember Brandy Williams

Excused 1 - Councilmember Dave Donelson

Councilmember Gold and Councilmember Leinweber attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Councilmember Henjum requested item 4B.E. be removed from the May 12, 2026 City Council meeting Consent Calendar. Consensus of City Council agreed to these changes.

4. Review of Previous Meeting Minutes

4.A. [26-197](#) City Council Work Session Meeting Minutes April 27, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [4-27-26 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 27, 2026 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 Open Executive Session.

6. Presentations for General Information

6.A. [26-080](#) Pikes Peak Housing Network's State of Housing Report

Presenter:

Jill Gaebler, Executive Director, Pikes Peak Housing Network

Attachments: [2026 Homes for All Presentation - City Council](#)

Jill Gaebler, Executive Director, Pikes Peak Housing Network (PPHN), provided an overview of PPHN, why PPHN is needed, homebuyer demographics, housing deficit, housing/rent prices, median household income, residential building permits from 2005 through 2025, income versus price of homes, and what PPHN is doing.

Councilmember Henjum asked if the total number of Multifamily Residential Building Permits pulled are buildings or units. Ms. Gaebler stated it is units.

Councilmember Rainey asked where the data is being pulled from. Ms. Gaebler stated it comes from Apartment Trends.

Councilmember Williams asked if the housing trend went down prior to 2000. Ms. Gaebler stated her data only goes back twenty years.

President Pro Tem Risley stated the number of houses being built for a larger population are fewer than when the population was smaller.

Councilmember Henjum stated there is some severe income inequality and homelessness occurring and it is important to educate people and take into consideration water and infrastructure challenges the community faces. Ms. Gaebler stated the Housing Continuum works on all those issues and apartment properties use half the water as a single-family home.

Councilmember Casey asked how the rise in construction and land costs from 2005 to 2025 impacted affordability. Ms. Gaebler stated she tries to focus on infill which generally has a higher land cost and she will research those costs.

6.B. [26-188](#) Hey Neighbor Presentation

Presenter:

Kelly Bull, Executive Director

Lelia Gibson-Green, Community Coordinator for districts 4 and 6

Marilyn Dawson, Community Coordinator for districts 1 and 2.

Amy Miller, Neighborhood University Program Coordinator

Attachments: [Hey Neighbor Presentation](#)

Kelly Bull, Executive Director, Hey Neighbor, provided an overview of their vision, mission, programs, Neighborhood University (NU), program goals, NU alumni in action, neighborhood network, leaders, and community coordinators. She identified the Neighborhood Gatherings, Neighborhood Café, Block Party, Planting Party, 150 Tables, and newsletter.

Councilmember Henjum and Councilmember Gold expressed appreciation for all the efforts of Hey Neighbor.

Councilmember Rainey asked what the difference is between a Community Coordinator and a Community Leader. Ms. Bull stated Community Coordinators are paid staff of Hey Neighbor and Community Leaders are volunteers which are sometimes Neighbor University graduates who want to be more involved in the community.

Councilmember Casey asked if Hey Neighbor continues to track Homeowners Associations. Ms. Bull stated they do not, the City Planning Department has taken over that role.

Councilmember Henjum asked about Ms. Bull's efforts with water conservation. Ms. Bull stated they are creating a food forest in her neighborhood which uses roof water for watering.

6.C. [26-189](#) Pikes Peak State College Presentation

Presenter:

Lance Bolton, President, Pikes Peak State College

Donna Nelson, Chief Advancement Officer, Pikes Peak State College

Attachments: [Pikes Peak State College Update 05.2026](#)

Donna Nelson, Chief Advancement Officer, Pikes Peak State College

(PPSC), provided an overview of why the name change mattered, transition from community college to state college, expansion of bachelor's degrees, current bachelor's programs, student/community impact, and keeping talent in Colorado Springs.

Councilmember Casey asked if tuition and fees have gone up since the name change. Lance Bolton, President, PPSC stated the cost goes up approximately three to five percent each year due to cost of living and operation increases which is typically below what is offered in Pell Grants.

Mr. Bolton identified national recognition/awards, Bellwether/HEED Awards, PPSC Law Enforcement Academy, pipeline for public safety, and future collaboration opportunities.

Councilmember Henjum asked how PPSC connects high school work into programs at the college. Mr. Bolton stated they work a lot with Artificial Intelligence (AI) to increase engagement with students, they have approximately twenty percent concurrent enrollment for students still attending high school, and they are very focused on a curriculum for living wage jobs.

Several Councilmembers expressed appreciation for the programs offered by PPSC.

7. Staff and Appointee Reports

7.A. [26-196](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-11-26.pdf](#)

There were no comments on this item.

8. Items for Introduction

8.A. [26-177](#) A Resolution Authorizing the Acquisition of Approximately Forty (40) Acres (West CMSP Parcel 1) as an Addition to the Cheyenne Mountain State Park through the Trails, Open Space and Parks (TOPS) Program

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation

and Cultural Services Department

Attachments: [Resolution Parcel 1 - MRS 6400 Final](#)
[CC WestCMSP Expansion May2026](#)
[CMSP Letter of support 2026](#)

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department, presented the Resolutions authorizing the acquisitions of approximately eighty acres, known as West Cheyenne Mountain State Park (CMSP) Parcel 1, and Parcel 2, as additions to the CMSP through the Trails, Open Space and Parks (TOPS) Program and the Ordinances for supplemental appropriations to the Trails, Open Space and Parks Fund in the amount up to \$162,000 each to complete the acquisition. He provided an overview of the 2014 Park System Master Plan guidance, CMSP, west CMSP extension, TOPS open space evaluation, Cheyenne Mountain Heritage Trail, forty-acre Parcel 1, forty-acre Parcel 2, funding, tentative timeline, and motions.

Councilmember Henjum asked who owns the property to the east of the site. Mr. Deitemeyer stated the eighty-acre parcel to the east of the property is privately held by an owner in Colorado Springs who is not interested in selling it at this time.

Councilmember Leinweber asked if there are adjacent properties which are government owned. Mr. Deitemeyer stated there are sections identified as US government which they are continuing to research.

Councilmember Leinweber asked if the government owned parcels will maintain access rights. Mr. Deitemeyer stated he will provide that information.

- 8.B.** [26-178](#) An Ordinance Requesting a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$162,000 to Complete the Acquisition of Approximately 40 Acres of Property Identified as the Parcel 1 West CMSP Extension for the Purpose of Public Open Space and Trails

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments: [Ordinance - TOPS supplemental approp - West CMSP Extension \(Parcel 1\)](#)
[CC WestCMSP Expansion May2026](#)

Please see comments in Agenda item 8.A.

- 8.C.** [26-179](#) A Resolution Authorizing the Acquisition of Approximately Forty (40) Acres (West CMSP Parcel 2), as an Addition to the Cheyenne Mountain State Park Through the Trails, Open Space and Parks (TOPS) Program

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments: [Resolution Parcel 2 - Lopez Graham Final](#)
[CC WestCMSP Expansion May2026](#)

Please see comments in Agenda item 8.A.

- 8.D.** [26-180](#) An Ordinance Requesting a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$162,000 to Complete the Acquisition of Approximately 40 Acres of Property Identified as the Parcel 2 West CSMP Extension for the Purpose of Public Open Space and Trails

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments: [Ordinance - TOPS supplemental approp - West CMSP Extension \(Parcel 2\)](#)
[CC WestCMSP Expansion May2026](#)

Please see comments in Agenda item 8.A.

- 8.E.** [26-066](#) An Ordinance Amending Article 1 (Administration) And Repealing Article 4 (Urban Forest) Of Chapter 4 (Parks, Recreation And Cultural Services) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To Urban Forest

Presenter:

Matthew Puckett, City Forester

[Attachments: Forestry-Parks-Repeal-ORD-2026-01-21.docx](#)
[Current Article 4 Urban Forest.pdf](#)

Matthew Puckett, City Forester, presented the Ordinances amending Article 1 (Administration) and repealing Article 4 (Urban Forest) of Chapter 4 (Parks, Recreation And Cultural Services) and creating a new Article 9 (Urban Forest) of Chapter 3 (Public Property And Public Works) of City Code pertaining to urban forest and providing penalties for violation thereof. He provided an overview of Forestry responsibilities, team members, management area, public/private trees, reduce risk, Level of Service goals, and Public Works Department. He went over definitions, duties of property owners, approved tree list, non-approved trees, weed tree examples, general enforcement, and street tree program.

Councilmember Henjum asked how many Foresters they are down to maintain industry standards. Mr. Puckett stated they would need four times the number of staff they currently have.

Councilmember Henjum requested additional information regarding the impact the Ash Beetle is having on the City's trees. Mr. Puckett agreed to provide that information.

Councilmember Henjum asked how many residents know they need a permit to plant a tree in the right-of-way. Mr. Puckett stated approximately fifty percent of residents are aware.

Councilmember Casey asked if they have a way to contact Homeowner's Associations if there are trees within their common areas which need to be pruned. Mr. Puckett confirmed they do.

Councilmember Leinweber asked what happens during a big storm event with trees falling on utilities. Mr. Puckett stated they would still be responsible during an emergency because those trees would be grandfathered in.

Councilmember Henjum asked where the Siberian Elm trees are located in the City. Mr. Puckett stated they are all over the City.

Councilmember Henjum asked how to care for trees after a freeze and/or drought. Mr. Puckett stated residents can apply a two-inch layer of organic hardwood mulch to help protect those trees and supplemental watering.

Councilmember Williams asked if they had considered hiring contractors to assist with maintenance. Mr. Puckett stated they have hired contractors for planned projects, but they allocate staff for reactive issues.

- 8.F. [26-067](#) An Ordinance Creating A New Article 9 (Urban Forest) Of Chapter 3 (Public Property And Public Works) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To Urban Forest, And Providing Penalties For Violation Thereof

Presenter:

Matthew Puckett, City Forester

Attachments: [Forestry-PW-ORD-2026-01-13.docx](#)
[City Code- Forestry Presentation \(1\).pdf](#)
[HAS- Letter of Support for Forestry.pdf](#)
[Rise Southeast- Letter of Support 2.pdf](#)
[NEW letter for Forestry3.26.2026.pdf](#)
[Letter of Support- Roots for Justice](#)
[ONEN Forestry Letter-3.28.2026.Signed_.pdf](#)

Please see comments in Agenda item 8.E.

- 8.G. [CODE-26-0003](#) An Ordinance Amending Section 1404 (Code Adopted by Reference) of Part 14 (Building Codes) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the adoption of the Pikes Peak Regional Building Code standards for Single Exits and Stairways.
(Legislative)

Located in Council Districts Citywide

Presenter:

Roger Lovell, Building Official, Pikes Peak Regional Building Department

Daniel Sexton, LUR/DRE Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Single Exit and Single Stairway Ordinance](#)
[Staff Report CPC_Single Exist and Single Stairway \(RE HB25-1273\)](#)
[Attachment 2 - HB 2025a 1273 signed-act Single Stairwell](#)
[Attachment 3 - Legislative Justification Single Stairwell](#)
[Attachment 4 - States Advance Single-Stairway Reforms - Pew Charitable Trust](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)
[CC Presentation Single Exit and Single Stairway Ordinance_Staff](#)

Roger Lovell, Building Official, Pikes Peak Regional Building Department (PPRBD), presented the Ordinance amending Section 1404 (Code

Adopted by Reference) of Part 14 (Building Codes) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code) of the City Code pertaining to the adoption of the Pikes Peak Regional Building (PPRBD) Code standards for Single Exits and Stairways. He provided an overview of the project summary, UDC amendment sequencing, and summary of change.

Councilmember Williams asked if the four thousand square feet limit applies to the below-grade floor. Mr. Lovell confirmed it does.

Daniel Sexton, Planning Manager, City Planning Department, went over City Code Section 7.14.14.

President Pro Tem Risley stated he believes this usurps Home Rule Authority and asked if construction could be built under the current International Building Code (IBC). Mr. Lovell stated not without variances included to match what the 2027 Code allows.

President Pro Tem Risley asked if House Bill 1273 is supplanting the tried-and-true measures which have gone into the IBC. Mr. Lovell confirmed it is and he believes building code should be written by the International Code Council.

President Pro Tem Risley asked what the cost of construction would be for these fire suppression systems. Mr. Lovell stated he believes the cost will exceed the seven to twelve percent savings.

President Pro Tem Risley asked if there are two paths during a building fire, one for evacuation and one for the attack path. Fire Marshal, Kris Cooper, Colorado Springs Fire Department, stated ideally by the time fire crews arrived, people would have already been evacuated.

President Pro Tem Risley asked how often the power interrupted during a fire. Fire Marshal Cooper stated ideally the circuit breaker will trip and when firefighters arrive, they shut down utilities.

President Pro Tem asked if there is an additional risk to shutting of the power to the pressurized system. Fire Marshal Cooper stated the pressurized system would only work if there was still power to it.

Councilmember Williams stated she believes this is extortion and asked if these proposed provisions are optional. Mr. Lovell confirmed they are.

- 8.H.** [CODE-25-00](#) An Ordinance amending Article 3 Use Regulations, Article 4
 [06](#) Development Standards and Incentives, and Article 6 Definitions and
 Rules of Constructions of Chapter 7 (the “Unified Development Code”) of

the Code of the City Of Colorado Springs 2001, as amended, as related to permitted locations and standards for each Adult or Child Day Care Centers.

(Legislative)

Presenter:

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

Attachments: [Ordinance](#)

[CC_WS_Childcare_Ord_Presentation_v2](#)

[Childcare_Ord_Staff_Report](#)

[Attachment_A_Allowed_Use_Table_Comparison](#)

[Attachment_B_Childcare_Ord_Factsheet](#)

[Attachment_C_Existing_Childcare_in_Residential_Zones_Map](#)

[Attachment_D_State_Childcare_Building_Requirements](#)

[CC_1st_Childcare_Ord_Presentation](#)

[CPC_Minutes_4.8.26_Day_Care_Amendment_Excerpt](#)

[CC_2nd_Childcare_Ord_Presentation](#)

Allison Stocker, Senior Planner, City Planning Department, presented the Ordinance amending Chapter 7 (Unified Development Code) of City Code pertaining to adult or child day care centers. She provided an overview of the project goal/intention, stakeholder involvement, community input, definitions, childcare licensing, general changes to childcare, non-residential zones, accessory use, and colocation. Ms. Stocker identified residential zones, existing childcare in residential zones, use-specific standard, residential street example, residential property conversion, Planning Commission notes, and next steps.

Councilmember Casey asked if these proposed changes apply to home daycares. Ms. Stocker stated they do not, only commercial day care centers.

Councilmember Rainey asked how this information will be communicated to the Homeowner Associations. Ms. Stocker stated it is the applicant's responsibility to make sure they are not violating any of their HOA's restrictions, prohibitions, or design requirements.

Councilmember Henjum asked what PF stands for. Ms. Stocker stated Public Facilities which are usually owned by the City.

Councilmember Henjum asked if there are many people in opposition to these proposed changes. Ms. Stocker stated she believes there will be some speaking in opposition at the public hearing but not a large amount.

Councilmember Casey asked if there are buildings in R1-6 Zones which are not being used as residential. Ms. Stocker confirmed that there are some very rare instances of non-conforming commercial uses in this zone, and they do not expect a lot of conversions due to this proposed Ordinance.

- 8.I. [26-152](#) A Resolution approving an amendment to the HOME-ARP Allocation Plan for submittal to the U.S. Department of Housing and Urban Development.

Presenter:

Aimee Cox, Chief Housing and Homelessness Response Officer,
Housing and Homelessness Response Department

Attachments: [Housing-HOME-ARP-RES](#)
[HOME-ARP Plan Amendment](#)
[HOME-ARP Amendment Presentation for Council May 11, 2026](#)

Aimee Cox, Chief Housing and Homelessness Response Officer, Housing and Homelessness Response Department, presented the Resolution approving an amendment to the HOME Investment Partnerships Program (HOME)- American Rescue Plan (ARP) Allocation Plan for submittal to the U.S. Department of Housing and Urban Development (HUD). She provided an overview of HOME-ARP, eligible activities, qualifying populations, current allocation/expenditures, need for amendment, proposed amendment, proposed limitation, amendment amounts, and amendment process.

Councilmember Rainey asked what the plan for 2027 is for correcting the course if this is just a one-time adjustment. Ms. Cox stated this one-time adjustment is the course correction for the funding to be spent by 2030.

Councilmember Leinweber asked what the cost is to support the at-risk people. Ms. Cox stated it costs approximately \$2.4 million for rental assistance for eighty households for two years.

Councilmember Leinweber asked how many people experiencing homelessness there are based on the Point in Time count. Ms. Cox stated 1,745.

Councilmember Henjum requested a presentation from the Colorado Springs Housing Authority Board at a future Work Session.

President Crow-Iverson expressed support of the proposed Resolution.

- 8.J [26-211](#) An Ordinance Amending Multiple Sections Of Article 3 (Code Of Ethics)

Of Chapter 1 (Administration, Personnel And Finance) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To The Code Of Ethics

Presenter:

Brian Risley, President Pro Tem, Councilmember At Large
Carly Hoff, Senior Legislative Analyst

Attachments: [Code of Ethics Ord. Updated 5-20-26](#)

President Pro Tem Risley introduced the Ordinance amending multiple sections of Article 3 (Code of Ethics) of Chapter 1 (Administration, Personnel and Finance) of City Code pertaining to the Code of Ethics and stated this is a serious issue which cost taxpayer dollars.

Carly Hoff, Senior Analyst, City Council Legislative Services, provided an overview of why these changes are being proposed, purpose of updating City Code, proposed changes, and next steps.

Councilmember Casey stated the language regarding City owned vehicles can only be operated by elected officials should also include City staff/employees. President Pro Tem Risley stated the intent is to prohibit family members from driving City owned vehicle.

Councilmember Rainey requested the language "personal errands" be changed to "personal use". President Pro Tem Risley agreed to Councilmember Rainey's request.

Councilmember Henjum asked if the Mayor is often driven by security detail in the same City vehicle that he uses. Wayne Williams, Chief of Staff, stated they are two separate vehicles.

Councilmember Henjum asked if the policy drafted by the Administration conflicts with the proposed policy. Mr. Williams summarized the City Auditor's directive to develop Administrative Regulation 206-04, outlining the governing authorities in the City Charter and City Code, the policy's purpose and scope, and relevant external benchmarks. His review included guidance from the Police Executive Research Forum, Denver, Colorado's Executive Security Unit, the State of Colorado's protection policy, Personnel Policies and Procedures Manual (PPM) 56, the Colorado Springs Utility (CSU) Chief Executive Officer (CEO) contract, and 2.0 Procedures 2.2 and 2.3.

Councilmember Henjum stated she believes that the Mayor deserves the ability to be able have a personal life in conjunction with their service to the City. Mr. Williams stated the need for protection does not diminish just because it is not official City business

Councilmember Rainey asked if there was guidance regarding political violence and protection which came from the United States Conference of Mayors (USCM). Mr. Williams confirmed there was and he will provide a copy of the report.

Councilmember Rainey requested additional information regarding a rental vehicle versus using a City vehicle. Mr. Williams stated generally a rental vehicle has unlimited miles and the City reimburses personal vehicle use based on the Internal Revenue Service (IRS) mileage rate.

Councilmember Rainey requested a collective engagement with the Administration and City Council. Mr. Williams stated he welcomes that opportunity.

President Crow-Iverson stated there is a significant difference between the governor's level of security and the Mayor's and the CSU CEO policy is part of an employee contract/agreement.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Henjum expressed appreciation for all the support she received for her very successful Town Hall meeting, she stated she attended the Senior Accolades Awards named in honor of her dad, Joe Henjum, the Colorado Springs Heath Foundation 10 Year Anniversary event, the fundraising events for Light of Hope for Court Appointed Special Advocate (CASA) and the Pikes Peak Hospice, and she visited the Crossfire Ministries thrift store.

Councilmember Rainey stated he, Councilmember Henjum and Councilmember Donelson attended the retirement ceremony for Colorado Springs Police Department Deputy Chief Mary Rosenhoff who served the City for thirty-two years and that he attended the Banning Lewis Ranch Retreat. Councilmember Rainey stated there will be a Boards and Commissions Appreciation Night which will be held Wednesday, May 13, 2026, from 5:30 PM to 7:30 PM in Council Chambers, the USAFA Visitor Center ribbon cutting ceremony and the Pikes Peak Regional Memorial at Memorial Park will be held on Friday, May 15, 2026, and the State of the Base at Peterson Space Force Base will be held on May 19, 2026.

Councilmember Leinweber stated he attended the first forum regarding the impact of outdoor recreation on medical health sponsored in part by the Department of the Interior and identified that fifteen minutes per day spent in nature saves \$374 per person in healthcare costs annually.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 2:17 PM.

Sarah B. Johnson, City Clerk