



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, February 24, 2026

9:00 AM

Council Chambers

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### 1. Call to Order and Roll Call

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

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

Councilmember Williams attended the meeting virtually.

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor John Goodale from the First Presbyterian Church.

President Crow-Iverson led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

There were no changes to the Agenda.

#### **4. Consent Calendar**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)**

#### **4A. Second Presentation:**

- 4A.A.** [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](#)  
[Signed Ordinance 26-01.pdf](#)

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

- 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](#)  
[Signed Ordinance 26-02.pdf](#)

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

- 4A.C. [ZONE-25-00](#)** An ordinance 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 - First reading and setting the public hearing for February 24, 2026 in accord with City Code Section 7.5.407. Hearings for the ordinance and any related applications shall be conducted concurrent with the second reading.)

[31](#)

Related Files: ZONE-25-0031  
Located in Council District 4

Presenter:  
Drew Foxx, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**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](#)  
[Signed Ordinance 26-03.pdf](#)

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

- 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](#)  
[Signed Ordinance 26-04.pdf](#)

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

**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](#)

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

**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](#)  
[Signed Resolution 06-26.pdf](#)

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

- 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](#)  
[Signed Resolution 07-26.pdf](#)

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

- 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](#)  
[Signed Resolution 08-26.pdf](#)

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

- 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](#)  
[Signed Resolution 09-26.pdf](#)

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

- 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](#)  
[Signed Resolution 10-26.pdf](#)

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

- 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](#)  
[Signed Resolution 11-26.pdf](#)

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

- 4B.H. [26-064](#)** Ordinance No. 26-05 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](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 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](#)  
[Signed Resolution 12-26.pdf](#)

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

**4B.J. SUBD-25-0076** Ordinance No.26-06 vacating 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. (Legislative) (2nd Reading and Public Hearing)

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

**This Ordinance was approved on first reading on the Consent Calendar.**

**4B.K. ZONE-25-0026** Ordinance No. 26-07 to amend the zoning map of the City of Colorado Springs pertaining to 8.27 acres located within the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. 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). (Quasi-Judicial) (2nd Reading and Public Hearing)

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:** Zone Ord\_ZONE\_25-0026  
Palmer HS CPC Staff Report 121025  
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  
022526  
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)  
DRB\_Minutes\_11.4.25 Draft  
CPC Minutes Excerpt - Palmer High School - 12.10.2025  
Palmer HS Staff Presentation City Council 031026  
Applicant Presentation - Palmer High School Transformation

**This Ordinance was approved on first reading on the Consent Calendar.**

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

**Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

### **5. Recognitions**

There were no Recognitions.

### **6. Mayor's Business**

**6.A. [26-021](#)** Updates from the Mayor's Representative

Presenter:  
Travis Easton, Acting Chief of Staff

Travis Easton, Acting Chief of Staff, explained the City is prioritizing mitigation efforts for open space areas which are considered high risk for

wildfire.

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

There were no items called off the Consent Calendar.

## **8. Utilities Business**

There was no Utilities Business.

## **9. Unfinished Business**

- 9.A.**    [25-590](#)            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](#)

Councilmember Donelson introduced the Ordinance amending the Ordinance pertaining to camping within public stream riparian zones and providing penalties for the violation thereof and stated vehicles will not be impounded as a result of this Ordinance.

Citizens Edie Wren, Alycia Erickson, Donna Wintz, Randy Cloud, Rob Campbell, Tim Close, Beth Roalstad, Rabbi Iah Pillsbury, Susan Bolduc, Pastor Dan Holt, Amber Woodside, Linda Goodman-Pillsbury, Marti Brenardo Garcia, Kari Dahlin, Alexis St. Clare, Ingrid Richter, Sarah Rosson, Taylor Gray, Scott Browne, Jeron Cook, Ronald Williams, Gerald

White, Bug Peterson, Forest Andrew, John Crow, Maryah Lauer, and David Ebbinik spoke in opposition of the proposed Ordinance.

Councilmember Donelson stated the proposed Ordinance only clarifies the Ordinances which are already in place regarding camping on public property and the number of people sleeping in their vehicles is not a large amount of the homeless population. He stated it is not illegal to be homeless; this Ordinance does not impound vehicles; it addresses specific behavior.

Councilmember Leinweber stated he cannot support a person living in their car because living that way supports isolation and loneliness when what they really need is the resources to help them. He stated this Ordinance does not criminalize homelessness; it regulates camping on public land.

Councilmember Henjum asked if a car could be impounded under this Ordinance. Emily Vandenberg, Prosecuting Attorney, City Attorney's Office, stated under this Ordinance, a vehicle cannot be impounded but if it is violating the City's parking Ordinance which is already in place, it can be after seventy-two hours.

Councilmember Donelson asked if it is the City's practice to fine homeless people hundreds of dollars. Ms. Vandenberg stated it is against state law and City Ordinances to collect fines from people who are indigent.

Councilmember Donelson asked if a person could be arrested if it was the second occurrence of them sleeping in their car and violating this Ordinance. Shantel Withrow, Attorney, City Attorney's Office, stated they could not, they could only be arrested if they have warrants or other cases which are not related to this particular incident.

Councilmember Leinweber requested information regarding how much the City is contributing to homelessness resources. Aimee Cox, Chief Homelessness Response Officer, provided an overview of the funds associated with homelessness services.

Councilmember Rainey asked if there is a comprehensive list of all services which address homelessness in Colorado Springs. Ms. Cox confirmed there is a list available from several entities including United Way's 211.

Councilmember Leinweber requested information regarding providing safe parking within the City. Ms. Cox stated there are opportunities for safe parking as an accessory use with religious institutions, campground, or homeless shelter and they have met with the party wanting to establish safe parking and it is currently in the review process.

Councilmember Henjum stated approximately 809 to 2,000 people experiencing homelessness are living in their vehicles and enforcement only displaces those individuals, it does not solve the challenges related to homelessness.

**Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that the 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 be approved on first reading. The motion passed by a vote of 7-2-0-0**

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

**No:** 2 - Gold, and Henjum

## **10. New Business**

- 10.A.** [26-023](#) 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](#)  
[Signed Resolution 13-26.pdf](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA), Executive Director, presented the Resolutions making certain legislative findings and approving the Odyssey at North Weber Urban Renewal Plan and approving a Cooperation Agreement between the CSURA and the City to promote redevelopment and assist with financing of public improvements for the Odyssey at North Weber Urban Renewal project.

Councilmember Henjum requested additional information regarding the value that this project will bring to the neighborhood it is located in. Mr. Walker stated there has been a great need for public infrastructure in the north Nevada Avenue area and this housing development is also located next to a daycare.

**Motion by Councilmember Henjum, seconded by President Pro Tem Risley, that the Resolution making certain legislative findings and approving the Odyssey at North Weber Urban Renewal Plan be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 10.B.** [26-024](#) 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](#)  
[Signed Resolution 14-26.pdf](#)

Please see comments in Agenda item 10.A.

**Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the 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) be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

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

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](#)  
[Signed Resolution 15-26.pdf](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA), Executive Director, introduced the Resolutions making certain legislative findings and approving the Moreno and Cascade Urban Renewal Plan, approving a Cooperation Agreement between the CSURA and the City to promote redevelopment and assist with financing of public improvements for the Moreno and Cascade Urban Renewal project.

Councilmember Henjum asked if the Mill Street Neighborhood is being renamed New South End and if the Mill Street Neighborhood Preservation Plan has been considered. Mr. Walker stated the term “new south end” is not referencing any neighborhood in particular, just activity which has occurred in this area and this project is enhancing what the Mill Street Plan wanted to be built.

Councilmember Donelson requested a presentation from the developer. President Crow-Iverson polled City Council to see if a presentation from the developer was requested. Consensus of Council did not request a presentation.

Citizens Susan Adams and Lauri Andrich spoke in favor of the project.

Citizens Frozie Abbot, Mary Sprunger-Froese, Bob Stellick, Katie Miller, E.H. Hoover, Kevin Dexter, Catherine Duarte, Amber Young, Rochelle Taylor, Savannah McDaniel, Matt Jones, Betty Field, Susan Bolduc, Daniel Smith, Hollis Decker, Max Kronstadt, Beth Lindquist, Stephanie Vigil, and Farrah Sutton requested a postponement until a Community Benefit Agreement (CBA) with the developer is established.

Councilmember Donelson asked how much the room rates of the hotel will be. Mr. Walker stated the rooms have different rates, but a room can be reserved for \$189.00.

Councilmember Gold asked if the Mill Street Neighborhood Plan was integrated into the Development Plan. Kevin Walker, Director, Planning Department, provided an overview of the boundaries of the Mill Street Neighborhood Plan and identified where the hotel will be located outside of the Plan.

Jeff Finn, Senior Vice President, Nor'Wood Development Group, provided an overview of the project, the Downtown Partnership map boundaries, prior Nor'Wood downtown developments, details of the development, collaboration with the CSURA, meeting with the Mill Street Neighborhood group, the request for a CBA, and proposed housing units. He stated Nor'Wood is not in a position to fix existing homes and conversations with the Mill Street Neighborhood ended January 7, 2026.

Councilmember Leinweber asked what makes this a great plan. Mr. Walker stated it cures blight, this area is an extension of Weidner, there will be public improvements, it is attainable housing, and the hotel will generate the Tax Increment Financing (TIF) revenue. Mr. Walker stated the CBA was never brought up during the CSURA Board meetings.

Councilmember Leinweber asked what the housing cap will be. Mr. Walker

stated it will be determined by the Department of Local Affairs (DOLA), but it will not be market value rates.

Councilmember Bailey stated this project has been in the works for over a year, there are many protections in place, this project makes sense by providing benefits to the broader community, a CBA is tangential to this discussion but is not necessarily germane to the application. He stated the process should be fair and just to everyone, not just the Mill Street neighborhood.

Councilmember Rainey asked when the CBA was brought up. Ms. Miller stated in January 2026 due to the lack of communication from the developer.

Councilmember Rainey asked what the fear of being displaced is. Ms. Miller stated many of the residents in the neighborhood are renters or are older and on a fixed income.

Councilmember Rainey asked when the request for \$2 to \$3 million came about. Mr. Finn identified the several groups working on behalf of the residents, the CBA was initially targeted towards the parcel where the Drake Power Plant is located and Nor'Wood stated from the beginning that they were not interested in participating in a CBA.

Councilmember Henjum asked if the CSURA would consider a CBA. Mr. Walker stated it would not.

Councilmember Henjum asked why Nor'Wood would not enter a CBA with the Mill Street Neighborhood. Mr. Finn stated none of the other partnerships that Nor'Wood has entered into with have required a CBA, they found alignment together in order to identify any problems and they do not feel the need to put money in the neighborhood's hand in order to receive support for the development.

Councilmember Henjum requested additional information on what the protections include. Mr. Walker stated as part of the Plan, they will itemize every public improvement and those costs, costs associated with building affordability, and when the TIF is being generated, that is when the CSURA will issue something back to the developer. He stated it was always the intent to keep Mill Street residents in the neighborhood, not displace them.

Councilmember Donelson asked what the impact would be if this item was postponed until the CBA discussion is worked out. Mr. Walker stated the CBA is outside the CSURA's jurisdiction, so it does not make sense to delay this item for it to be discussed, and the Mill Street Neighborhood did not bring up the CBA during the CSURA Board meeting on this project.

Councilmember Donelson asked what Ms. Miller would like to receive from Nor'Wood. Ms. Miller stated she would someday like to be a homeowner in the Mill Street neighborhood so she would like to see affordable housing, and she would like Nor'Wood to pay a community land trust in order to ensure the land is not sold to a developer in the future.

Councilmember Donelson asked Mr. Walker if he was familiar with the use of a CBA. Mr. Walker stated he has never used one but is aware that other provisions are used in other jurisdictions.

Councilmember Gold asked Ms. Miller what they consider to be affordable housing. Ms. Miller stated for her personally, rent or mortgage payment between \$800 to \$1,000 per month.

**Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution making certain legislative findings and approving the Moreno and Cascade Urban Renewal Plan be postponed to the March 24, 2026 City Council meeting. The motion failed by a vote of 3-6-0-0**

**Aye:** 3 - Donelson, Gold, and Henjum

**No:** 6 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., Risley, and Williams

**Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the Resolution making certain legislative findings and approving the Moreno and Cascade Urban Renewal Plan be adopted. The motion passed by a vote of 7-2-0-0**

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

**No:** 2 - Donelson, and Gold

**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)

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](#)  
[Signed Resolution 16-26.pdf](#)

Please see comments in Agenda item 10.C.

**Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the 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 pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II) be adopted. The motion passed by a vote of 7-2-0-0**

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

**No:** 2 - Donelson, and Gold

## **11. Public Hearing**

There was no Public Hearing.

## **12. Added Item Agenda**

There were no items added to the Agenda.

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

Citizen Barbara Montoya spoke about her home insurance being cancelled due to wildfire risk and in opposition of the development planned near Cheyenne Mountain Estates.

Citizen Kristen Downs spoke against the closure of Julie Penrose Fountain this season due to budget cuts.

Citizen Steve Lightfoot stated Stephen King murdered John Lennon.

Citizen Taylor Gray invited City Council to the No Kings protest on March 28, 2026 and spoke against the use of metadata.

Citizen Derek Shetrone spoke against Flock artificial intelligence surveillance cameras and requested the money be spent to fix potholes.

#### **14. Executive Session**

- 14.A. [26-088](#) 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](#)

Trevor Gloss, Senior Attorney, City Attorney's Office, stated that in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves receiving legal advice regarding Federal Aviation Administration requirements and grant assurance compliance associated with land development projects near the Colorado Springs Airport.

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

#### **15. Adjourn**

There being no further business to come before City Council, Council adjourned at 5:30 PM.

Sarah B. Johnson, City Clerk