



City of Colorado Springs

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

Meeting Minutes - Draft City Council

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Tuesday, May 26, 2026

9:00 AM

Council Chambers

The meeting will begin at the conclusion of the Work Session Meeting

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1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:20 AM.

Present: 9 - Councilmember Ken Casey, 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

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Pat Hartsock, from the First Presbyterian Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Councilmember Henjum requested item 4B.A. to be removed from the Consent Calendar in order to revise Item 6.A. to reflect her recognition of Marc Smith, Acting City Attorney, who is leaving the City for his hard work and twenty-two years of service to the City.

Consensus of Council agreed to this change on 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. [ZONE-26-00](#) Ordinance No. 26-19 amending the zoning map of the City of Colorado Springs pertaining to 9.04 acres located off Marksheffel Road southeast of the intersection of Space Village Avenue and Marksheffel Road from MX-M/AP-O/APZ-1 (Mixed-use Medium Scale with Airport and Accident Potential Zone Subzone-1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone-1 Overlays).
[03](#) (Quasi-Judicial) (Second Reading and Public Hearing)

Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

This Ordinance was finally passed on the Consent Calendar.

- 4A.B.** [CODE-26-0002](#) Ordinance No. 26-20 amending multiple sections of Article 5 (Administration and Enforcement) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, as related to procedural process (Legislative)

Located in Council Districts Citywide

Presenter:
Daniel Sexton, LUR/DRE Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.B.** [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

This Resolution was adopted on the Consent Calendar.

- 4B.C.** [26-178](#) Ordinance No. 26-21 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

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

- 4B.D.** [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

This Resolution was adopted on the Consent Calendar.

- 4B.E.** [26-180](#) Ordinance No. 26-22 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

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

- 4B.F.** [26-202](#) A Resolution Authorizing Colorado Springs Utilities to Enter Into a Special Contract for Augmentation Service between Colorado Springs Utilities and Cheyenne Mountain Space Force Station

Presenter:

Travas Deal, Chief Executive officer, Colorado Springs Utilities

Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning, SPP, Colorado Springs Utilities

This Resolution was adopted on the Consent Calendar.

- 4B.G.** [26-204](#) A Resolution Authorizing Colorado Springs Utilities to Take All Actions Necessary to Abandon Certain Water Rights Associated with the Sugar Loaf Reservoir

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning,
Colorado Springs Utilities

This Resolution was adopted on the Consent Calendar.

- 4B.H.** [26-205](#) A Resolution Approving an Intergovernmental Agreement between the City of Colorado Springs, Colorado, on behalf of its Enterprise Colorado Springs Utilities, Colorado Parks and Wildlife and other Parties Regarding Mitigation of Aquatic Nuisance Species at Twin Lakes and Turquoise Lake

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Lisa Walters, Watershed Planning, Colorado Springs Utilities

This Resolution was adopted on the Consent Calendar.

- 4B.I.** [ANEX-25-00](#)
[02R](#) A Resolution finding a petition for annexation of the area known as Kettle Creek Addition No. 1 Annexation consisting of 19.88 acres to be in substantial compliance with Section 31-12-107(1), C.R.S. and setting a hearing date of July 14, 2026, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Gold, seconded by Councilmember Rainey Jr., 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

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

5. Recognitions

5.A. [26-225](#) A Resolution Recognizing May 2026 as Preservation Month

Presenter:

Nancy Henjum, Councilmember District 5

Councilmember Henjum read the Resolution recognizing May 2026 as Preservation Month.

Tim Boddington, President, Preservation Historic Alliance, spoke about the importance of recognizing the history of the community.

Councilmember Donelson expressed appreciation for Mr. Boddington, his work in the City, and for City Council bringing forward the Resolution.

Motion by Councilmember Gold, seconded by Councilmember Casey, that the Resolution recognizing May 2026 as Preservation Month be adopted. The motion passed by a vote of 9-0-0-0

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

5.B. [26-227](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At-Large

President Crow-Iverson presented the City Council Appointments to Boards, Commissions, and Committees.

Several Councilmembers expressed appreciation for the nominees who wish to serve the City.

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0-0

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

6. Mayor's Business

Wayne Williams, Chief of Staff, stated he appreciates the Administration's participation in the Public Safety Working Group, the City's second furlough day was Friday, May 25, 2026, and Sales Tax revenue has gone up 4.1 percent which has exceeded the projection of 1.4 percent, and they are working on the 2027 Budget in a conservative manner.

7. Items Called Off Consent Calendar

4B.A. [26-222](#) City Council Regular Meeting Minutes May 12, 2026

Presenter:

Sarah B. Johnson, City Clerk

Councilmember Henjum requested Item 6.A. be revised to reflect her recognition of Marc Smith, Acting City Attorney, who is leaving the City for his hard work and twenty-two years of service to the City. Sarah B. Johnson, City Clerk, agreed to add her comments.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the City Council Regular Meeting Minutes May 12, 2026 be approved as amended. The motion passed by a vote of 9-0-0

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

8. Utilities Business

- 8.A. [26-203](#) A Resolution Approving an Intergovernmental Agreement between the City of Colorado Springs, Colorado, on behalf of its Enterprise Colorado Springs Utilities and the Southeastern Colorado Water Conservancy District

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Jenny Bishop, P.E., Resource Planner IV, Water Resources Planning,
Colorado Springs Utilities

Councilmember Casey recused himself from consideration of this item to avoid the appearance of a conflict per guidance from Interior's Ethics Office as well as from the City Attorney's Office. I currently work for the United States Department of the Interior, which is the parent agency of the Bureau of Reclamation. Although I do not work on water-related issues for Interior, and I do not have a direct conflict of interest.

Jenny Bishop, Resource Planner IV, Water Resources Planning, Colorado Springs Utilities (CSU), presented the Resolution approving an Intergovernmental Agreement (IGA) between the City on behalf of its Enterprise CSU and the Southeastern Colorado Water Conservancy (SCWC) District. She provided an overview of the SCWC District, Reclamation Contract No. 11XX6C0005, IGA provisions, and next steps.

Councilmember Henjum asked who uses the regional water facility located in the southeast. Ms. Bishop stated Security, Fountain and Stratmoor Hills which are part of the Southern Delivery System (SDS) uses that facility.

Councilmember Leinweber requested additional information regarding how the water acquired on the other side of the continental divide is related to the IGA. Ms. Bishop explained that the water for the SDS is pulled from the Pueblo Reservoir which is an important storage vessel for the water CSU uses for exchange.

Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution authorizing Colorado Springs Utilities to enter into Intergovernmental Agreement with Southeastern Colorado Water Conservancy District for Regional Water Service Agreements be adopted. The motion passed by a vote of 8-0-0-1

Aye: 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

Recused: 1 - Casey

9. Unfinished Business

- 9.A. [SUBD-25-0076](#) Reconsideration of 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) (Reconsideration of 2nd Reading)

This application was initially in association with the School District 11 Palmer High School zone change and land use plan which had their first reading setting a hearing date on February 24, 2026 and were approved at a public hearing on March 10, 2026.

Located in Council District 3

Presenter:

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

President Pro Tem Risley recused himself due to his firm being actively engaged in another project with District 11.

Councilmember Leinweber asked what part of the Boulder Street right-of-way needs to remain intact for Colorado Springs Utilities (CSU). Travas Deal, Chief Executive Officer, CSU, stated the school would be responsible for moving all that infrastructure in that area and nothing can be built over gas lines.

Councilmember Leinweber asked if the gas lines would be moved. Chris Lieber, NES, representing the applicant, stated they looked at options to retain all the utilities by going underneath with a tunnel or a skybridge, but the depth of the tunnel would need to be two stories underground or a sky bridge would be three stories in the air so they are proposing for Phase 1B, the utilities would be relocated with the exception of the storm drain.

Councilmember Leinweber asked if the Athletic Department were moved to the main campus, a majority of the students would be able to remain on campus and not have to leave or cross any streets. Mr. Lieber confirmed that is correct and the development of the Academic Wing would allow students to remain on the core campus for health classes and other functions.

Councilmember Henjum asked if the existing underpass tunnel would be removed. Mr. Lieber confirmed it would.

Councilmember Henjum asked what design changes have been made to intersections and crosswalks regarding safety since the last hearing. Mr. Lieber stated they have continued to advance work on the Development Plan and have looked at a number of intersections and crossings to improve student safety. He stated they have reduced the number of student crossings, they are adding protected left turn lanes to six intersections with pedestrian actuated buttons, certain intersections will have bump outs, and extending the median at one of the intersections.

Councilmember Henjum asked if school zones would be added and why they have not been added already. Todd Frisbie, Traffic Engineer, confirmed they will be installing the equipment this summer to establish school zones along Platte Avenue, Weber Street, Wasatch Avenue, and Nevada Avenue and explained that the funding they have only allows approximately four to five new school zones per year.

Councilmember Henjum asked what the new school zones and additional infrastructure will look like to a driver coming into downtown by PHS. Mr. Frisbie stated the school zones are active forty minutes before and ten minutes after the bell schedule, which will be a twenty-mile per hour speed limit, and they could also run the flashers during lunch if needed. He stated they could also have all the signals red if the pedestrian push button was activated.

Councilmember Henjum asked if the closure of Boulder Street and the planned improvements would be safer than it is now for students and teachers. Mr. Frisbie confirmed if there is a reduced conflict between vehicles and vulnerable users, there will be a safer system.

Councilmember Henjum requested additional information regarding the safety of students on the track. Mr. Lieber stated the Land Use Plan approved by City Council which identified the track in the location along Nevada Avenue with parking along Nevada Avenue with sidewalk and streetscape improvements, a low retaining wall, a fence, a buffer, and the distance would be similar to what there is today, but the orientation of the field is parallel to Nevada Avenue.

President Crow-Iverson asked if new information can be presented to this reconsideration. Stefanie Boster, City Attorney, City Attorney's Office, stated the Council has the discretion to refuse additional

information otherwise they will need to open the hearing to public comment. President Crow-Iverson stated they will not be opening the hearing to new information or public comment.

Councilmember Henjum asked how many parking spaces will be available. Mr. Lieber stated the projected number of spaces needed are between 200 and 250 and the district is continuing to monitor that number as well provide additional parking during construction through an agreement with First Methodist Church.

Councilmember Henjum asked what the District's strategy is to promote the \$775 million bond to fund the entire renovation to the voters and if any town halls have been held. Brandan Comfort, Deputy Superintendent, School District 11, representing the applicant, confirmed there was a town hall held last week regarding the bond, they have a bond liaison at every school in the district to engage the community, they have not decided whether they will put the bond on the November 2026 ballot yet, they are still working on the financial structure of the bond, and all of the information has been public.

Councilmember Henjum asked how many people attended the town hall meeting. Mr. Comfort stated he will provide that information.

Councilmember Henjum asked what the school's contingency plan is if the bond fails. Mr. Comfort stated they already have the funding to complete the track and field as well as the movement of students from the Erps Gym location into the main campus.

Councilmember Henjum asked what the District intends to do with the lot which currently houses the Erps Gym and field. Mr. Comfort stated they intend to have athletic facilities on that lot and they have not had any recent conversation regarding selling or donating the lot.

Councilmember Henjum asked if the bond measure fails, would the District entertain the sale of land where Erps Gym is located to fund the remainder of the PHS renovation. Mr. Comfort stated the District is only interested in the completion of the Palmer Master Plan and they only intend to provide great experiences for students on all the lots.

Councilmember Henjum stated this project matters enormously, PHS is a historic anchor of the City, students deserve a facility worthy of its

potential/legacy, and City Council is voting on the disposition of a street and a path to a facility, not on what happens inside the building. She stated students demonstrated courageous/respectful leadership during their graduation this past week, culture, inclusion and how young people are treated matter as much as a structure or a policy. Councilmember Henjum stated she is going to vote in favor of this project because the concerns have been addressed and the changes are necessary, but things that happen inside that building matter as much, if not more than the building itself, and her vote is for the facility and its future, not a comment on resolving the separate but critically important question of District leadership and culture.

Councilman Donelson asked if the Development Plan includes a clause that the right-of-way returns to the ownership of the City if the District disposes of the property. Ryan Tefertiller, Planning Manager, City Planning Department, stated one of the three conditions in the motion is that the right-of-way could be returned to the City.

Councilmember Donelson asked what the level of the current tunnel under Boulder Street is in relation to the utility lines. Mr. Lieber stated the tunnel currently runs under the existing utilities.

Councilmember Donelson asked how many students go through the tunnel daily. Krista Burke, Principal, PHS, stated approximately 180 students per course selection.

Councilmember Donelson asked why there was new information presented which was not heard at the first hearing. Ms. Boster clarified that no additional evidence should be presented unless requested by City Council.

Councilmember Donelson asked what the impact on Level of Service will be with the proposed changes. Todd Frisbie, City Traffic Engineer, stated adding a left turn would add some delay but will continue to maintain the Level of Service they strive to achieve at intersections.

Councilmember Donelson asked if students have been injured from vehicles walking from downtown to the current athletic fields. Mr. Frisbee stated he does not have that information.

Councilmember Donelson asked if the proposed parking scenario has

been identified. Mr. Lieber confirmed that it was approved with the Land Use Plan with 262 on-site parking stalls at completion.

Councilmember Donelson asked if there has been any further discussion with the business owners who were opposed to the vacation of Boulder St. Mr. Leiber stated there has not but there was eighteen months of Master Plan effort with invitations for participation, the district went door-to-door to encourage participation, and the construction company has been reaching out to businesses regarding impacts.

Councilmember Donelson asked if previous District bond issues had bond representatives available at the school. Mr. Comfort stated they did not.

Councilmember Donelson asked what the size of the last District bond was. Mr. Comfort stated \$425 million and this one may be approximately \$775 million.

Councilmember Donelson asked if there is a wiser way for City Council to allow the school district to use Boulder Street rather than through a vacation. Ms. Boster stated that based on what City Council wants to accomplish, a vacation is appropriate way.

Councilmember Donelson stated the elimination of medical transport via Boulder Street has not been addressed so he will still be voting against the proposed vacation.

Councilmember Henjum asked who will be paying for the relocation of the gas lines. Mr. Deal stated the school.

Councilmember Henjum asked why City Council did not want another public hearing on this matter. There was no response from City Council.

Councilmember Donelson asked if the statue of General Palmer will need to be moved. Mr. Frisbie stated nothing in their analysis suggests that the statue should be moved.

Motion by Councilmember Leinweber, seconded by Councilmember Williams, that the 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. based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.522 provided the following Conditions of Approval are

applied: Conditions of Approval: 1. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to allow public egress over the property if the space is unused for construction or permanent School District 11 activities 2. Request that D11 collaborate with the City to provide public egress during construction of the PPRTA-fund Platte Avenue Improvements (Wahsatch to Circle) project. 3. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to return ownership to the City of Colorado Springs, should the district choose to dispose of the property be finally passed. The motion passed by a vote of 6-2-0-1

Aye: 6 - Casey, Crow-Iverson, Henjum, Leinweber, Rainey Jr., and Williams

No: 2 - Donelson, and Gold

Recused: 1 - Risley

10. New Business

10.A. [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

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 Leinweber asked what a non-congregate shelter is. Ms. Cox stated it is a private room.

Councilmember Leinweber asked if the funding streams for other shelters will be reduced because of the proposed Resolution. Ms. Cox stated they will not.

Councilmember Casey asked when the funding must be spent. Ms. Cox stated it must be spent by 2030.

Citizens Beth Roalstad, Chief Executive Officer (CEO), Homeward Pikes Peak, and Artie Lehl, Executive Director, Colorado Springs Housing Authority, spoke in support of the proposed Resolution.

Motion by Councilmember Gold, seconded by Councilmember Rainey Jr., that the Resolution of the City Council of the City of Colorado Springs, Colorado approving an amendment to the HOME-ARP Allocation Plan for submittal to the U.S. Department of Housing and Urban Development be adopted. The motion passed by a vote of 9-0-0-0

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

- 10.B. [ANEX-23-00](#) A Resolution finding a petition for annexation of the area known as
[27R](#) PTAA Addition No. 1 Annexation consisting of 14.12 acres to be in substantial compliance with Section 31-12-107(1), C.R.S. and setting a hearing date of July 14, 2026, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

President Pro Tem Risley recused himself due to his firm being actively engaged in this project.

Chris Sullivan, Senior Planner, City Planning Department, presented the Resolution finding a petition for annexation of the area known as PTAA Addition No. 1 Annexation consisting of 14.12 acres to be in substantial compliance with Section 31-12-107(1), C.R.S. and setting a hearing date of July 14, 2026, for the City Council to consider the annexation of the area. He explained that this item was previously heard and approved by City Council in August of 2025, but at the time of request to record the annexation plat, it was discovered that there was an exchange of property between the property owner and the City (Public Works) that was completed during the review of the annexation including property to be included in the widening of Marksheffel Road and the City was not a party to or a petitioner of the annexation. Mr. Sullivan explained that the process for the annexation application needs to be redone starting at the Resolution setting the hearing date because there have been a number of minor updates to some of the documents with the most notable item being a ratification affidavit and petition provided by the City.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Resolution finding the petition for annexation to be in substantial compliance with C.R.S. Section 31-12-107(1), setting the hearing date of July 14, 2026, for consideration of the PTAA Addition No. 1 Annexation, and directing the Clerk to provide notice in accord with C.R.S. section 31-12-108 be adopted. The motion passed by a vote of 8-0-0-1

Aye: 8 - Casey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

Recused: 1 - Risley

- 10.C. [CODE-26-00](#)
[03](#) 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

Daniel Sexton, Planning Manager, City Planning Department, 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.

Roger Lovell, Building Official, PPRBD went over City Code Section 7.14.14.

Councilmember Donelson asked what the size requirement was for the cities required to make these changes. Mr. Sexton stated it applies to cities with over 100,000 people.

Councilmember Henjum asked if building costs will be reduced with these changes. Mr. Lovell stated the elimination of a stairway could reduce the cost of construction by approximately 7 to 12 percent, but it is his opinion that the additional life safety features will greatly exceed the savings.

Councilmember Rainey asked what the response has been from similar sized cities regarding these requirements. Kris Cooper, Fire Marshal, Colorado Springs Fire Department, stated he does not have insight regarding other jurisdictions, but the Fire Marshal's Association of

Colorado did work very heavily on the proposed amendments and he is not comfortable with a single stair, but he does believe the proposed amendments do provide a reasonable level of safety.

Councilmember Rainey asked if there were any changes made to the documents, if they would have to come back to City Council. Fire Marshal Cooper confirmed they would.

Councilmember Donelson asked if these recommendations would have been made if it were not for legislation from the state. Fire Marshal Cooper stated they would not.

Councilmember Donelson asked if changes to code are generally initiated by legislature. Fire Marshal Cooper stated they are usually done at a local level and they follow the International Code Council recommendations.

Councilmember Donelson stated he will not be supporting this Ordinance. Mr. Lovell stated when House Bill 25-1273 was first introduced, both he and Fire Marshal Cooper testified in opposition.

Councilmember Henjum stated the Pew Charitable Trust research study concluded that with all the other upgrades to Code, this bill does not add a significant risk, and she is struggling with what they can do to increase affordability. Fire Marshal Cooper stated he is concerned with how they gathered that information and even though they have not seen a disaster of this nature, does not mean that it will not occur in the future.

Councilmember Casey asked if there has been any stakeholder engagement on this particular Ordinance. Mr. Sexton stated there has not been due to the timeline of the PPRBD Building Code. Mr. Lovell explained the timeline for compliance with HB25-1273 is December 1, 2027, but PPRBD has until July 1, 2026 to adopt and enforce the current Energy Code otherwise they would be on a much more restrictive Energy Code, and they are trying to prevent having to print a third PPRBC.

President Pro Tem Risley asked if there are any unintended consequences for PPRBD if this Ordinance was passed. Mr. Lovell stated there would not be any change in the fee schedule, but they will need to make sure staff are aware of the requirements and capable of

conducting the plan review on the inspections.

President Pro Tem Risley stated he believes this is bad legislation but these modifications to the state requirements, assert Home Rule Authority, increases the safety factor, helps fire operations, requires back up power, and it will not impact the Energy Code, but the cost associated with these modifications will far outweigh any savings which would come from a stairway. He stated the market conditions in the City and El Paso County will never support this type of model.

Councilmember Rainey asked what the impacts to Energy Code will be after July 1, 2026. Mr. Lovell explained that HB25-1273 provides an exception for municipalities which adopt the criteria that does not constitute an update to the Building Code and therefore does not drive the requirement to adopt the latest Energy Code, but HB22-1362 sets a timeline for Energy Code adoption by July 1, 2026.

Councilmember Donelson stated the safety of the citizens is Council's number one objective and they will not compromise on it.

This item failed for lack of a motion.

- 10.D. [CODE-25-00](#) Ordinance No. 26-23 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

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 Donelson asked if this Ordinance would apply to residential child daycare centers. Ms. Stocker stated it would not apply to accessory home childcare, just commercial childcare.

Councilmember Donelson asked how many children are allowed for accessory home childcares. Ms. Stocker stated for large accessory home childcare, six to eleven children are allowed.

Councilmember Donelson asked if commercial daycares are allowed in residential neighborhoods. Ms. Stocker stated only if the residential neighborhood is not located on a residential street and is in an allowable zone.

Councilmember Casey asked why the Planning Department did not implement the recommendations from public comment. Ms. Stocker stated it is because they feel the protections which are already in City Code limits where these uses are allowed and they do not want to add further barriers.

Citizens SherryLynn Boyles, Chief Executive Officer, Joint Initiatives for

Youth and Families, Liz Dennison, President and Chief Executive Officer, Early Learning Center, Samuel Clark, Executive Director, Pikes Peak Real Estate Foundation, MJ Benenati, Director of Government Affairs, Chamber and EDC, Jackie Lujan, Owner and Chief Executive Officer, Lighthouse Early Care and Education, Creed Spillane, Owner and Operator, Quantum Residential Group, and Jill Gaebler, Executive Director, Pikes Peak Housing Network, spoke in support of the proposed Ordinance.

Citizens Diane Bridges, Chair, Historic Neighborhoods Partnership (HNP), Dutch Schultz, President, Old North End Board, and Board Member, HNP, and Mike Anderson, HNP, spoke in opposition of the proposed Ordinance.

Councilmember Leinweber asked how this would not open the community up to fraud. Ms. Dennison stated the amount of oversight that they are required to follow at the state level and the amount of coordination between the parents and providers would also prevent such levels of fraud.

President Pro Tem Risley requested additional information regarding the approval process and alleyway access. Ms. Stocker stated with Administrative approvals there is typically more focus on technical components and meeting Code criteria, there will be public notice for anyone within 1,000 feet, all the materials are available to review online, there is opportunity for public comment, and approvals are subject to appeal. She stated in regard to alleyway access; it is very rare for the City to allow alleyways for primary access because they are not built to the standards of City traffic and fire standards.

Councilmember Donelson asked if the Director of the Planning Department could waive the requirement for a Development Plan. Ms. Stocker stated she does not believe so. Kevin Walker, Director, Planning Department, stated if there is a change of use the requirement for a Development Plan cannot be waived.

Councilmember Casey asked if the postcards are mailed to property owners and not necessarily residents or renters. Ms. Stocker confirmed they are because the addresses are provided by the El Paso County Property Appraisers information, but there would also be poster requirements on site.

Councilmember Donelson asked if a home is demolished and if a large daycare center is built if it would be considered a change of use. Mr. Walker confirmed it would be.

Councilmember Casey asked if the use is currently conditional use in the Office Residential (OR) zone and permitted in the Mixed-Use Transition (MX-T) zone. Ms. Stocker confirmed it is and they are proposing that it also be a permitted use in the OR zone.

Councilmember Leinweber asked if churches have a different set of rules. Ms. Stocker confirmed they did but what they encountered were childcare providers who wanted to lease space in the church but had no other affiliation with the religious organization.

Councilmember Donelson asked if a conditional use can be appealed based on the impact it has on the neighborhood. Ms. Stocker stated compatibility is a large criteria in the approval of conditional use. Mr. Walker explained that with a permitted use, if the site design has an impact to the neighborhood, they are required to mitigate that.

Councilmember Donelson asked why the City does not make it a conditional use instead of a permitted use. Ms. Stocker stated they feel the Development Plan and the use specific standards in City Code ensures compatibility and allows Staff to enforce Code requirements as well allows for public comment and appeals.

Councilmember Donelson asked how the Planning Department feels about large unlimited scale commercial daycare operations in residential areas. Ms. Stocker stated it would not be allowed on residential streets which is the vast majority of the City. Mr. Frisbee explained the difference between residential, collector, and arterial streets and how the distinction tends to break down in some areas of the City.

Councilmember Donelson asked why they do not just rezone the forty buildings affected. Ms. Stocker stated any property owner could request to rezone their property, but it creates a process and cost to those homeowners or commercial entities.

Motion by Councilmember Donelson to amend the Ordinance to have a one per 400 square foot off-street parking requirement. The motion failed for lack of second.

Motion by Councilmember Donelson to amend the Ordinance to remove the large unlimited scale commercial daycare centers in Residential and OR zones. The motion failed for lack of second.

Motion by Councilmember Donelson to amend the Ordinance to change permitted use to conditional use in Residential and OR zones. The motion failed for lack of second.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance amending Article 3 Use Regulations, Article 4 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 be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Casey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 10.E. [NPLN-26-00](#) Approval of the Elevate Downtown Neighborhood Plan, an update to
[01](#) the 2016 Experience Downtown Land Use Master Plan.

(Legislative)

Located in Council District 3

Presenter:

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

Ryan Tefertiller, Urban Planning Manager, City Planning Department, presented the Resolution for the approval of the Elevate Downtown Neighborhood Plan, an update to the 2016 Experience Downtown Land Use Master Plan. He provided an overview of the vicinity map, project summary, vision, goals, Volume 2, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, guiding plans, application review criteria, and optional motions.

Councilmember Donelson asked if the Form Based Zone (FBZ) was established in 2009 which eliminated a height limit in the downtown corridor. Mr. Tefertiller confirmed it was.

Councilmember Donelson asked what it means to create an iconic skyline. Mr. Tefertiller stated that sentiment has been in place since 2016 and Planning Staff interprets that as exceptional, unique, interesting, diverse, and recognizable.

Councilmember Donelson asked how an iconic skyline is achieved. Mr. Tefertiller stated it is done through varied building heights, interesting, unique, and varied architecture, materials, styles, angles, and 360-degree architecture.

Councilmember Donelson asked if the FBZ is being rewritten. Mr. Tefertiller stated they are in the process of drafting some proposed updates. Councilmember Donelson asked if any of those updates are related to building heights. Mr. Tefertiller confirmed there are proposals to create some additional design guidelines relative to further the desire for an iconic skyline.

Councilmember Donelson asked if this FBZ is proposed to extend the boundary to include all of downtown. Mr. Tefertiller identified a couple of

minor expansion areas which are being considered.

Councilmember Donelson asked if there is a goal to reduce parking spaces downtown. Mr. Tefertiller stated it is listed as a possible consideration.

Councilmember Donelson asked who wrote this Plan. Mr. Tefertiller stated the Downtown Development Authority (DDA) hired and had a contract with MIG who did most of the drafting however there was a lot of review and participation.

Councilmember Donelson asked what the community identity is that the City is going to strengthen. Mr. Tefertiller stated most residents, business owners, and visitors to downtown value the public art that the City has downtown and they want to emphasize that they want to continue to develop that program. Councilmember Donelson stated he is not comfortable with the hints of what the art standards are going to be.

Councilmember Donelson stated addressing the root causes of safety concerns which should be addressing crime, but the Plan states it is limited access to housing, health care, and economic opportunity which he does not agree with.

Councilmember Donelson requested the following questions be considered: 1. If integrating art into everyday streetscape infrastructure would mean that they are elegant and graceful or just shocking to the eye? 2. What underrepresented demographics mean?, and 3. What would prevent more public restrooms from being damaged?

Chelsea Gondeck, Chief Executive Officer, Downtown Partnership, stated they have been working on the Elevate Downtown Neighborhood Plan since the end of 2024, they have had vast amounts of community input, she believes this Plan will set the City up for success in the next decade and beyond.

Mark Del La Torre, Principal and Director of Denver Operations, MIG, representing the consultant, went over the scope, schedule, community engagement, priority topics from engagement, recent outreach, public review period, key takeaways, Plan contents, assets, challenges, opportunities, vision, goals, and priority action steps. He identified the land use, character, density, building heights, catalytic sites, Big Ideas

map, downtown grocery store, districts, gateways, economic vitality, small business support, employer/employee attraction and retention. Mr. Del La Torre outlined the parks, trails, waterways, Legacy Loop completion, waterfront activation, trail-oriented development, mobility network, walkability, street types, intersection/safety improvements, public realm, urban design, form-based code recommendations, community, historic preservation, arts, culture, housing, homelessness, public restrooms, safety, cleanliness, infrastructure, utilities, enhanced infrastructure, and public service.

Councilmember Rainey asked if there were specific types of transportation they would like to target. Mr. Del La Torre stated the placemaking streets and active transportation priority streets have additional guidance in the Plan of where the different types of mobility would be best suited specifically as it relates to alternative transportation. Ms. Gondeck stated a new transit center is identified in the Plan and they recognize and support potential rail opportunities to get people to downtown.

Councilmember Rainey asked if this was more of a very high-level visionary plan instead of something more prescriptive. Ms. Gondeck confirmed that is the intent.

Councilmember Donelson asked if there is more to Colorado Springs than the Pikes Peak Pride Festival since two of the six pictures are of the Festival. Mr. Del La Torre confirmed there is and there was no specific thinking as to the number of pictures of the Festival.

Councilmember Donelson asked why the Plan does not mention the Western Street Breakfast, Range Riders Send Off, Veterans Day Parade, and Parade of Lights. Mr. Del La Torre stated there are over a hundred events that downtown has on its calendar for a given year and the Plan intended to show an example of the events which occur.

Councilmember Donelson asked who wrote the section of the Plan which highlights the Pikes Peak Pride Festival. Ms. Gondeck stated there was a multitude of people who reviewed and revised it.

Councilmember Henjum and Councilmember Williams spoke in support of the proposed Plan.

Councilmember Rainey asked if the Colorado Springs Urban Renewal Authority (CSURA) has been a part of the stakeholder process. Ms. Gondeck confirmed they had been throughout the process.

President Crow-Iverson stated she would like to see more parks, outdoor recreation, tourism, the Olympic and Paralympic Museum highlighted in the Plan and she also did not see the URA listed as one of the partners

Citizen Diane Bridges, Historic Neighborhood Preservation (HNP), expressed appreciation for the public engagement process of the Plan.

Citizens Samuel Clark, Executive Director, Pikes Peak Real Estate Foundation, and Chair, Downtown Development Authority, and Colin Christie, Vice Chair, Downtown Partnership Board of Directors, and Owner, Neon Pig, Eric Brenner, Owner, Red Gravy, spoke in support of the proposed Plan.

Councilmember Rainey stated he would like to have a deeper conversation about the Plan because even though he will support it, there is a lot that he does not like about the Plan because there are some aspects that he does not believe are indicative of the identity of Colorado Springs and there is some unique language which might be detrimental to any type of future redevelopment projects.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Elevate Downtown Neighborhood Plan be approved. The motion passed by a vote of 8-1-0-0

Aye: 8 - Casey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

- 10.F. [26-213](#) A Resolution for approval of The Elevate Downtown Plan of Development, an update to the 2016 Experience Downtown Plan of Development.
(Legislative)

Located in Council District 3

Presenter:

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

Please see comments in Agenda item 10.E.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution to adopt the Elevate Downtown Plan of Development be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Casey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Donelson

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 Charles Barber requested everyone prevent hair from going down the drain and into Colorado Springs Utilities wastewater system.

Citizen Renee Gonzalez spoke in favor of higher City Council compensation.

Citizen Kyle McGuffy spoke against Project Torres, a large data center, and against FLOCK red light cameras.

Citizen Caleb Miller spoke against the pay increase for Colorado Springs Utilities, Chief Executive Officer, Travas Deal, requested that he resign immediately, raise the match of the CSU COPE fund, and raise City Council compensation.

Citizen Peter Hernandez spoke against Project Torres and in favor of higher City Council compensation.

Citizen Roger Fortin expressed appreciation for everyone including the Colorado Springs Police Department and Colorado Springs Fire Department who supported the Honor Flight for veterans returning from Washington, D.C.

Citizen Taylor Gray spoke against the data being stolen from people.

Citizen Steven Lightfoot sang a song about how Stephen King killed John Lennon.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 4:55 PM.

Sarah B. Johnson, City Clerk