



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, July 27, 2026

9:00 AM

Council Chambers

How to Watch the Meeting

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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 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

Councilmember Gold attended the meeting virtually and left the meeting at 10:28 AM.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Councilmember Williams requested item 4B.A. be removed from the July 28, 2026 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

4.A. [26-275](#) City Council Work Session Meeting Minutes July 13, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [7-13-26 City Council Work Session Meeting Minutes Final](#)

Councilmember Williams requested the minutes be revised to reflect that Laura Gardner is not the legal consultant for the Old Colorado City Downtown Development Authority (OCC DDA).

The minutes of the July 13, 2026 Work Session were approved as amended by Consensus of City Council.

5. Presentations for General Information

5.A. [26-240](#) Colorado Springs Health Foundation Presentation

Presenter:

Cari Davis, Executive Director, CSHF

Attachments: [Council Pres 27Jul26 CCslides v2](#)

Cari Davis, Executive Director, Colorado Springs Health Foundation (CSHF), provided an overview of the Board of Trustees/staff, history of the foundation, mission, vision, values, CSHF's two main roles, investment portfolio, defining health, areas of strategic investment, philanthropic impact of One Grant, approaches to assess impact, total grants awarded, total impact, and investment examples.

Councilmember Rainey asked if there are any specific areas behind the increase in funding. Ms. Davis stated it depends on the applications they receive.

Councilmember Leinweber asked if the CSHF could go above the five percent funding maximum if there was a project which required it. Ms. Davis stated due to their investment policy, five percent is the maximum funding limit.

Several Councilmembers expressed appreciation for the CSHF efforts.

Councilmember Donelson asked how the City compares to other jurisdictions of the same size. Ms. Davis stated they assess where they are in comparison to other communities in Colorado by using the metrics from the Robert Wood Johnson Foundation County ranking.

Councilmember Henjum asked how CSHF collaborates with El Paso County. Ms. Davis stated they rely very heavily on the data provided by the El Paso County Public Health Department.

6. Staff and Appointee Reports**6.A. [26-274](#)** Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 7-27-26](#)

Councilmember Donelson highlighted that there will be two rezone Ordinances for District 1 coming before City Council on August 11, 2026.

Councilmember Casey asked if the rezone Ordinances scheduled for the Consent Calendar for the August 25, 2026 City Council meeting are the first readings to set the public hearing dates. Kevin Walker, Director, Planning Department, confirmed they are.

6.B. [26-252](#) Informational Presentation on the Annual HUD Point in Time and Housing Inventory Count

Presenter:

Aimee Cox, Chief Housing & Homelessness Response Officer, Housing & Homelessness Response Dept.

Attachments: [PIT Report 6.22.2026](#)

Aimee Cox, Chief Housing and Homelessness Response Officer, Housing and Homelessness Response Department, presented the Colorado Springs Annual U.S. Department of Housing and Urban Development (HUD) Point-in-Time (PIT) Count and Housing Inventory Count (HIC). She provided an overview of the 2026 PIT, 2022-2026 PIT, PIT count numbers, 2026 HIC, 2022-2026 HIC, key numbers from the HIC, Colorado Homeless Management Information System (COHMIS), Pikes Peak Continuum of Care (PPCOC), and supportive housing plan.

Councilmember Leinweber asked if the PIT is an opt-in count. Ms. Cox confirmed that individuals have the choice whether or not they answer the questions.

Councilmember Donelson asked if the national PIT count occurs the same day. Ms. Cox stated it is conducted within the same week.

Councilmember Donelson requested additional information regarding how the City's data compares to other jurisdictions. Ms. Cox stated she will provide that information.

Councilmember Donelson asked how veteran status is confirmed. Ms. Cox

stated they have a list of veterans experiencing homelessness within the community.

Councilmember Donelson asked how the federal funding for permanent supportive housing has shifted. Ms. Cox stated there has been a shift at the federal level with more emphasis on shorter term transitional programs.

Councilmember Leinweber asked if the City has worked on leveraging the volunteer hours requirement. Ms. Cox stated that transition has just started, but they will be looking into that.

Councilmember Henjum asked how the termination of funding for the Court Assisted Recovery from Eviction (CARE) program will affect the PIT count. Ms. Cox stated they have not completed an analysis on that yet, but they are working on the PPCOC to provide services.

Councilmember Leinweber requested additional information regarding the tiers of people experiencing homelessness. Ms. Cox stated they typically look at homelessness based on duration which includes individuals who are chronically homeless.

Councilmember Donelson asked how the City will expand supportive housing. Ms. Cox stated the City invests in expanding access to housing for extremely low-income individuals.

Councilmember Donelson asked what they have learned over the past few years. Ms. Cox provided a brief overview about their efforts using diversion programs in order to prevent people from entering homelessness.

7. Items for Introduction

- 7.A. [26-253](#) A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue revenue bonds in connection with financing residential facilities for low-and middle-income families or persons
Presenter:
Katie Sunderlin, Housing Solutions Manager, Housing & Homelessness Response Department
Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments: [2026 COS Carryforward-Inducement Resolution](#)
[2026 COS Carryforward - Certificate of CFO](#)
[2026 COS Carryforward - Notice to DOLA](#)
[2026 COS Carryforward - Opinion](#)
[2026 Private Activity Bond Carryforward_1](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, introduced the Resolution declaring the intent of the City to issue revenue bonds in connection with financing residential facilities for low-and middle-income families or persons.

Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness Response Department, provided an overview of the Private Activity Bonds (PAB), 2026 allocations, process to issue PAB, and carryforward options.

Councilmember Henjum asked if the PAB will be used in 2026. Ms. Sunderlin confirmed they will be, but they can be used for up to three years.

Councilmember Henjum asked what the dollar amount is for the proposed projects. Ms. Sunderlin stated that the final application amount has not been approved yet.

Councilmember Henjum asked how many units are anticipated for the project. Ms. Sunderlin stated there will be 220 units.

Councilmember Donelson asked which district the project will be located in. Ms. Sunderlin stated it will be located in Peak Innovation Park and they are reviewing the market study.

7.B. [26-277](#)

A Resolution Adopting the Rules And Procedures of the Fire Board of Appeals of the City Of Colorado Springs, effective August 11, 2026

Presenter:

Kris Cooper, Fire Marshal

Frederick Stein, Public Safety Attorney

Blongshia Lindsay, Boards and Commissions Program Administrator

Attachments: [Rules and Procedures of City Council - Part 5](#)
[Fire Board of Appeals Rules and Procedures 2015](#)
[Fire Board of Appeals Resolution](#)
[Rules & Procedures FBA Final.docx](#)

Blongshia Lindsay, Boards and Commissions Program Administrator presented the Resolution adopting the rules and procedures of the Fire Board of Appeals effective August 11, 2026. She provided a brief background, updated rules/procedures, review process, and next steps.

Councilmember Henjum asked if there will be training provided to the Fire Board of Appeals regarding the City's budget, revenue, and other financial aspects. Ms. Lindsay stated she will review that.

President Pro Tem Risley, liaison to the Fire Board of Appeals, spoke in

support of the Resolution.

Councilmember Donelson asked how the makeup of the Fire Board of Appeals is determined. Kris Cooper, Fire Marshal, Colorado Springs Fire Department (CSFD), stated the Fire Prevention Code identifies the requirements for the members of the Board.

7.C. [26-272](#)

A resolution of the City Council of the City of Colorado Springs, Colorado approving a Service Plan for the Kettle Creek Metropolitan District sited north of Old Ranch Road, east of Voyager Parkway and South of Federal Drive.

Council District 2

Presenter:

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

Attachments: [PW-KettleCreekServicePlan-RES-2026-07-21-draft](#)

[Exhibit 1_Kettle Creek MD Service Plan](#)

[Attachment A Legal Description](#)

[Attachment B Vicinity Map](#)

[Attachment C Initial District Boundary Map](#)

[Attachment D Summary of Public Improvements to be Financed by the District and Financing Plan](#)

[Attachment E Description of Permitted Services to be Provided by the District](#)

[Kettle Creek MD Service Plan Redlined](#)

[Petitioner Cover Letter Kettle Creek MD Creation](#)

[Kettle Creek MD Creation WS Staff Presentation](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving a Service Plan for the Kettle Creek Metropolitan District sited north of Old Ranch Road, east of Voyager Parkway and South of Federal Drive. She provided an overview of the request, vicinity map, Service Plan details, anticipated land uses, description of services, and next steps.

Councilmember Donelson asked if the bonds will be publicly issued or privately held. Nicole Peykov, Spencer Fane, representing the applicant, stated it is anticipated they will be privately issued bonds.

Councilmember Donelson asked if there is anything unusual with the Amortization Schedule. Ms. Peykov stated there is nothing unusual and it aligns with the City's model Service Plan and the bonds are thirty-year term bonds.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

There were no Councilmember Reports and there was no Open Discussion.

10. Executive Session**10A. Open**

There was no Open Executive Session.

10B. Closed**10B.A. [26-279](#)**

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (f), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves the annual performance evaluation of the City Council Administrator.

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:

Stefanie Boster, City Attorney

Attachments: [Closed Session Memo \(Annual Performance Review - Council Administrator\) 7.20.26](#)

Stefanie Boster, City 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 the annual performance evaluation of the City Council Administrator and the City Auditor.

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.

10B.B [26-280](#)

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (f), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves the annual performance evaluation of the City Auditor.

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:
Stefanie Boster, City Attorney

Attachments: [Closed Session Memo \(Annual Performance Review - Auditor\) 7.20.26](#)

Please see comments in Agenda item 10B.A.

11. Adjourn

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned at 12:47 PM.

Sarah B. Johnson, City Clerk