



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, January 26, 2026

9:00 AM

Council Chambers

How to Watch the Meeting

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- Stratus IQ Channel 76 / 99 (Streaming)

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 9:04 AM.

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

Excused 1 - Councilmember Tom Bailey

Councilmember Leinweber arrived at 9:11 AM.

Councilmember Gold arrived at 9:34 AM.

Councilmember Henjum and Councilmember Williams attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [26-037](#) City Council Work Session Meeting Minutes January 12, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [1-12-26 City Council Work Session Meeting Minutes Final](#)

Councilmember Donelson requested that City Council staff follow up on the information he requested from Greg Raymond, Regional President, Children's Hospital, at the December 8th Work Session meeting regarding the age range of gender diverse patients that they provide services for. Emily Evans, City Council Administrator, stated they have reached out several times but have not yet received a response.

The minutes of the January 12, 2026 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

5.A. [26-017](#) Home Front Military Network Presentation

Presenter:

Kate Hatten, Executive Director, Home Front Military Network

Attachments: [HFMN presentation to COS City Council \(Jan 2026\)](#)

Kate Hatten, Executive Director, Home Front Military Network (HFMN), gave an overview of HFMN, their services, ways to connect for help, community, collective impact, collaborative impact, direct impact, revenue/expenses, and testimonials.

Councilmember Rainey asked if HFMN collaborates with Army Transition Assistance Program (TAP). Ms. Hatten confirmed they do as well as participation in other military programs.

Councilmember Henjum asked what they attribute to the success of their services. Ms. Hatten stated much of their success is attributed to the initial vetting they do to find the root causes of the issues.

5.B. [26-034](#) Pikes Peak Community Foundation Presentation on Our Spacious Skies

Presenter:

Margaret Dolan, CEO, Pikes Peak Community Foundation

Attachments: [OSS Colorado Springs City Council 1-26-2026](#)

Margaret Dolan, Chief Executive Officer, Pikes Peak Community Foundation (PPCF), provided an overview of Our Spacious Skies purpose, research design/methodology, quality of life, values of the people of the Pikes Peak Region, and tranquility/peace of mind under threat. She

identified attitudes about growth, nature, outdoors, housing, and homelessness.

Councilmember Donelson requested additional information regarding the ranking of importance of the diversity of people. Ms. Dolan explained how the forcing ranking was determined even though many things are considered important even though they did not make the ranking.

Councilmember Leinweber asked if the nature and outdoor recreation is considered important in order to counteract the higher cost of living in the community. Ms. Dolan confirmed it is definitely a positive characteristic which attracts people to move to the region.

Councilmember Rainey asked why twenty-four percent of residents think the City's peace and tranquility is under a great threat. Ms. Dolan stated this is due to the potential population growth which is anticipated to occur.

Councilmember Rainey asked how it was determined that black residents were far more likely to want new growth around employment centers and along transit corridors. Ms. Dolan provided an overview of the subgroup dashboard of people surveyed and stated she will provide additional information.

6. Staff and Appointee Reports

6.A. [26-035](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 1-26-26](#)

There were no comments on this item.

7. Items for Introduction

7.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](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA), Executive Director, introduced 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.

Drew Geiser, Blue Truck Capital, representing the applicant, provided an overview of the project, housing needs, unit mix, attainability, location, supply, demand, Renew North Nevada Master Plan, public improvements, eligibility, financials, viability, and development team.

Councilmember Donelson asked why the project indicates a lower and larger portion. Mr. Geiser stated it is because there are two separate parcels.

President Pro Tem Crow-Iverson and Councilmember Henjum expressed support of the project.

Sarah Dunmire, Economic and Planning Systems, Inc., representing the applicant, identified the study area, project vision, Odyssey at North Weber URA Plan objectives, URA Plan conformance, development program, eligible improvements, Odyssey at North Weber construction costs, static performance, time series, property tax increment, Tax Increment Financing (TIF), and City property tax impact.

Councilmember Donelson asked if the development has already been approved. Mr. Walker confirmed the Development Plan has already been approved administratively by the Planning Department.

Councilmember Donelson asked what the feedback from the neighborhood was. Mr. Geiser stated he does not believe there was any public input from the postcards which were sent out.

Councilmember Donelson asked if traffic will be impacted. Mr. Geiser stated the cul-de-sac will slow traffic in the area. Mr. Walker stated he believes the project will improve safety in the area.

Councilmember Henjum asked what the response was from the neighborhood meeting. Mr. Walker stated residents were in support of the development in the area.

- 7.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](#)

Please see comments in Agenda item 7.A.

- 7.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 rpt](#)
[Planning Commission Minutes - File # URAP-25-0002](#)
[CSURA Moreno and Cascade Presentation 1 - Project](#)
[CSURA Moreno and Cascade Presentation 2 - Financials](#)

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.

Jeff Finn, Senior Vice President, Nor'Wood Development Group, provided an overview of the purpose of the CSURA, downtown neighborhoods, boundary, existing conditions, Catbird Hotel, ground floor plan, overall floor plans, Nor'Wood, Phase I, Phase II, and addressed the missing middle income housing.

Councilmember Donelson requested additional information regarding where the hotel will be built. Mr. Finn explained that it will be where a currently vacated, asbestos ridden, commercial building is located.

Councilmember Henjum asked how the neighborhood will be protected from gentrification. Mr. Walker stated that the sentiment from the Mill Street neighborhood residents is a desire for high density affordable housing.

- 7.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](#)

Please see comments in Agenda item 7.C.

- 7.E.** **CODE-25-0005** An Ordinance 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

Kurt Schmitt, Program Administrator II, City Planning Department, presented the Ordinances amending City Code as related to signs and sign regulations. He provided an overview of the project summary, history, proposed changes, reformatting, reorganization, Coordinated Sign Plan (CSP) enhancements, sign classification updates, Electronic Message Center (EMC) sign updates, nonconforming, abandoned, nuisance, and maintenance updates. Mr. Schmitt identified the engagement efforts, application review criteria, Planning Commission recommendation, and City Code Chapter 3.

Councilmember Henjum requested additional information regarding the language "Content neutral" in the City Code. Trevor Gloss, City Attorney, City Attorney's Office, stated that language is derived from a 2015 Supreme Court case called Reed v. Town of Gilbert, AZ which resulted in sign regulations across the country to become content neutral. Meaning, the reviewer cannot read or use the content of the sign as a basis for regulating the signage standards.

Councilmember Henjum asked which signs were included and excluded in the proposed changes. Mr. Schmitt stated construction, election, and real estate signage are now regulated under the Short-Term Signage Section in City Code and there were other reorganization and efficiencies identified which needed cleaned up in the UDC.

Councilmember Henjum asked if there are any impacts on costs, fees, or permitting. Mr. Schmitt stated they conducted a cost analysis approximately a year ago which increased permit fees and with the new sign classification: Construction Fencing, there will be a new permit fee associated with it.

Councilmember Henjum asked how enforcement will be handled. Mr. Schmitt stated Neighborhood Services oversees the enforcement aspect, which is a reactive department, and they also go through the Pikes Peak Regional Building Department regarding noncompliance issues.

Councilmember Henjum asked why right-of-way signage is treated differently. Mr. Walker stated it is because ownership is different and there are a lot of things in the right-of-way which conflict with sign placement such

as digging holes, utilities, sidewalks, site distances, and other things especially as it relates to things like political signs which can become cluttered if it is not regulated differently.

Councilmember Henjum how the City's sign regulations benchmarks against other jurisdictions. Mr. Schmitt stated they reviewed many jurisdictions and he believes they are right in the middle of the road and there is a good balance of allowing a reasonable amount of signage without too many signs being permitted in the City.

Councilmember Rainey asked if there have been any changes in the length of timeframes for temporary signage. Mr. Schmitt stated they have defined the timeframes more specifically in the proposed changes for temporary signage.

Councilmember Rainey asked if businesses are subject to the provisions for temporary signage. Mr. Schmitt confirmed temporary signs fall under the same category for short-term signs and they do not allow temporary commercial advertising signs on private properties but there are other elements of signage for marketing permitted.

Councilmember Rainey asked if there have been any fee changes for temporary signs. Mr. Schmitt stated the short-term signs do not require a permit, but they do have regulation requirements which are based on the size of the property.

Councilmember Rainey asked if there are any changes to the size or types of signs. Mr. Schmitt stated there have been changes made to the permanent major sign types, but not to the short-term signs.

Councilmember Donelson asked what changes will impact residents the most. Mr. Schmitt stated the allowance of electronic message center signs for schools and churches will have the biggest visual impact.

Councilmember Donelson asked what the size limit for electronic signs is. Mr. Schmitt stated they restrict electronic message center signs to fifty percent of the submitted allowable sign size.

Councilmember Donelson asked if there are any timeframe provisions associated with the removal of signs on private property. Mr. Schmitt stated election, commercial, or advertising type of signs have timeframes, but diminimus signs are exempt from timeframes.

Councilmember Donelson asked if there are any concerns related to the proposed changes. Mr. Schmitt and Mr. Walker stated they do not believe there will be, but if there is something unforeseen, they will review it.

- 7.F. 26-044** An Ordinance amending 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

Please see comments in Agenda item 7.E.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Henjum stated she attended the Roswell Neighborhood meeting, and she and Councilmember Gold attended the Meadows Park Solutions Team meeting. She thanked the shelter providers for their efforts during the recent bitter cold temperatures and congratulated Natalie Lovell, City Auditor, for obtaining a Certified Internal Auditor Certificate.

Councilmember Gold encouraged people to work with HeyNeighbor! to form community gatherings, congratulated the individuals accepted into the Mayor's Fellowship Program, and stated she has been accepted into Adelante Leadership Institute Program hosted by the Hispanic Chamber of Commerce.

10. Executive Session

10A. Open

- 10A.A. [26-041](#)** Jonathan Zapanta v. Lilly Meyer and the City of Colorado Springs/Colorado Springs Police Department, Case No. 2025CV32509 (Dist. Ct., El Paso Cty., Colo.)

Presenter:

Marc Smith, Acting City Attorney

Attachments: [26-041-2026-01-14 City Council Memo](#)

Caitlin Moldenhaur, Associate Attorney, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the Officer.

President Crow-Iverson polled City Council regarding authorizing the City to represent the Officer. Consensus of City Council agreed.

10B. Closed

10B.A. [26-042](#)

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a), (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 instruction to negotiators and consultation with the City Attorney for the purpose of receiving legal advice regarding two sales of real property within Peak Innovation Park.

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: [Closed Session Memo - 1.26.26.docx](#)

Caitlin Moldenhaur, Associate 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 issues to be discussed involve (i) consultation with the City Attorney for the purpose of receiving legal advice related to residency restrictions for sexually violent predators and (ii) consultation with the City

Attorney for the purpose of receiving legal advice and determining positions relative to negotiation regarding a litigation settlement in excess of \$250,000.

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.

11. Adjourn

Upon conclusion of the Closed Executive Session and there being no further business to come before City Council, Council adjourned at 12:05 PM.

Sarah B. Johnson, City Clerk