



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, July 8, 2025

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

Councilmember Williams attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Rajan Zed, President, Universal Society of Hinduism.

President Crow-Iverson led the Pledge of Allegiance.

President Crow-Iverson prayed for the residents of Texas affected by the flooding.

3. Changes to Agenda/Postponements

Councilmember Donelson requested item 4B.G. to be removed from the Consent Calendar.

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:

4B. First Presentation:

4B.A. [25-356](#) City Council Regular Meeting Minutes June 24, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [6-24-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [ZONE-25-00](#) Ordinance No. 25-60 to amend the zoning map of the City of Colorado
[06](#) Springs pertaining to 7.33 acres located Southwest of Bradley Landing Blvd and Legacy Hill Dr from PDZ/AP-O (Planned Development Zone District with Airport Overlay) to PK/AP-O (Public Park with Airport Overlay) (Quasi-Judicial) (2nd Reading)

Located in Council District 4

Presenter:

Austin Cooper, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [Bradley Ridge Filing 5 Park Rezone Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibit A](#)

[Attachment 4 - Exhibit B](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Bradley Ridge 5 Park Rezone Ordinance](#)

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

- 4B.C.** [25-309](#) Ordinance No. 25-61 of the City of Colorado Springs, Colorado Approving and Authorizing the Execution and Delivery of the Standby Bond Purchase Agreement Among the City of Colorado Springs, Colorado, Computershare Trust Company, N.A., as Tender Agent, and TD Bank, n.a., the Fee Agreement Between the City of Colorado Springs, Colorado and TD Bank, n.a., and the Official Statement for the Utilities System Revenue Bonds Previously Issued by the City to which the Agreement Relates; Ratifying Certain Action Heretofore Taken.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [7.8.25 CC - Liquidity Renewals](#)

[CSU Ordinance Approving Replacement 2010C SBPA, 4912-7096-0188 2](#)
[2010C SBPA \(Colorado Springs\) - TD Bank, N.A. \(2025\) 4931-5693-8049 v5](#)
[2010C Fee Agreement \(TD Bank, N.A.-CSU\) \(2025\) 4929-0233-0689 v3](#)

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

- 4B.D.** [25-351](#) Ordinance No. 25-62 of the City of Colorado Springs, Colorado Providing for the Refunding of Certain Outstanding Utilities System Revenue Bonds of the City; Providing for the Issuance and Sale of the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series [2025c][2026a][2026b] in an Aggregate Principal Amount Not to Exceed \$225,000,000, Payable Solely Out of the Net Revenues to be Derived from the Operation of the City of Colorado Springs Utilities System; Authorizing the Execution by the City of a Paying Agent Agreement, Escrow Agreement, a Bond Purchase Agreement, and an Official Statement Related Thereto; and Providing Other Matters Relating Thereto.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [7.8.25 CC - 2025C Plan of Finance Update](#)

[CSU 2025C Bond Ordinance, 4915-3511-0710 3](#)
[City of Colorado Springs - 2025C Escrow Agreement, 4934-9390-7792 2](#)
[City of Colorado Springs - Paying Agent Agreement \(2025C\), 4914-4715-2976 2](#)

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

- 4B.E.** [25-352](#) Ordinance No. 25-63 of the City of Colorado Springs, Colorado Providing for the Refunding of Certain Outstanding Utilities System Revenue Bonds of the City; Providing for the Extension, Betterment,

Other Improvement and Equipment of the City of Colorado Springs Utilities System; Providing for the Issuance and Sale of the City of Colorado Springs, Colorado, Utilities System Improvement Revenue Bonds, Series 2025a in an Aggregate Principal Amount Not to Exceed \$700,000,000, and the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series 2025b in an Aggregate Principal Amount Not to Exceed \$55,000,000, Payable Solely out of the Net Revenues to be Derived from the Operation of the City of Colorado Springs Utilities System; Authorizing the Execution by the City of a Paying Agent Agreement, Escrow Agreement, a Bond Purchase Agreement, and an Official Statement Related Thereto; and Providing Other Matters Relating Thereto.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [7.8.25 CC - 2025AB Plan of Finance Update](#)
[Colorado Springs Utilities - 2025 - Bond Purchase Agreement](#)
[CSU 2025 AB Bond Ordinance, 4934-0753-9510_6](#)
[CSU 2025AB Official Statement, 4916-5523-8966_5](#)
[City of Colorado Springs - 2025B Escrow Agreement, 4924-4054-3312_2](#)
[City of Colorado Springs - Paying Agent Agreement \(2025AB\), 4902-9305-9664_2](#)

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

4B.F. [25-293](#)

A Resolution Repealing Resolution No. 71-24 and Establishing Fees and Charges for the Parks, Recreation and Cultural Services Cemetery Enterprise for 2026

Presenter:

Kim King, Assistant Director - Parks, Recreation and Cultural Services
Cheryl Godbout, Cemetery Operations Manager

Attachments: [Exhibit A - 2026 Cemetery Fees and Charges - Proposed](#)
[June 2025 - Cemetery Enterprise Fees and Charges PowerPoint](#)
[Parks-CemeteryFeeIncrease-RES-2025-05-29-Draft.docx](#)
[Signed Resolution No. 86-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.H. [25-335](#)

A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire public improvement easements and temporary construction easements, on real property owned by Vande Lay Capital Partners, LLC & BIG CSCO Owner, LLC, for the Academy Boulevard Reconstruction - Fountain Boulevard to Milton Proby Parkway

Project and for the Chelton Road - Multi-Use Path Project using PPRTA funds

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Attachments: [01_VLCP & BIG CSCO - Location Map](#)
[02_VLCP & BIG CSCO - Resolution.docx](#)
[03_PIE 53 & PIE 53A Exhibits](#)
[04_TCE 53 & TCE 53A Exhibits](#)
[05_PIE 53B Exhibits A & B](#)
[06_TCE 53B Exhibits A & B](#)
[07_Presentation](#)
[Signed Resolution No. 87-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.I. [25-365](#)

A Resolution Rescinding Resolution 79-25 and Authorizing the Use of a Possession and Use Agreement and Eminent Domain to acquire Real Property and a Temporary Construction Easement, on Real Property owned by PRD Real Estate LLC using PPRTA funds for the Marksheffel Road Improvements - Woodmen Road to North Carefree Circle Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Attachments: [2 PRD - Resolution 7-1-25](#)
[1 PRD - Location Map](#)
[3 PRD - Exhibit A](#)
[4 PRD - Exhibit B](#)
[5 PRD - Resolution No. 79-25](#)
[6 PRD - Presentation](#)
[Signed Resolution No. 88-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.J. [25-339](#)

A Resolution Approving an Intergovernmental Agreement for the Renewal of the CDL Third Party Testing Unit License between the City of Colorado Springs and the State of Colorado

Presenter:

Danielle Delgado, Human Resources Manager, Human Resources

Attachments: [Resolution - CDL Testing.docx](#)
[City of Colorado Springs CDL IGA \(Rev\)](#)
[Signed Resolution No. 89-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, 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 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

5. Recognitions

5.A. [25-349](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

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

Attachments: [07082025 Boards Commissions and Committees Appointment- Final](#)
[07082025 LART Appointment Packet](#)
[07082025 Planning Commission Appointment Packet_Final](#)

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

Councilmember Henjum and Councilmember Bailey expressed appreciation for the nominees who wish to serve the City.

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

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

6. Mayor's Business

6.A. [25-288](#) Confirmation of Daphne Burlingame as Per Diem Municipal Court Judge.

Presenter:

Yemi Mobolade, Mayor of Colorado Springs
Jamie Fabos, Chief of Staff

Attachments: [Daphne Burlingame Summary.pdf](#)

Jamie Fabos, Chief of Staff, introduced the Confirmation of Daphne Burlingame as Per Diem Municipal Court Judge.

Councilmember Rainey explained the importance of the role of Municipal Court Judge to the community.

Mayor Yemi gave a description of the per diem judge position, introduced Ms. Burlingame, and provided an overview of Ms. Burlingame's credentials for this position.

Mayor Yemi administered the Oath of Office.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Confirmation of Daphne Burlingame as Per Diem Municipal Court Judge be approved. The motion passed by a vote of 9-0-0

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

7. Items Called Off Consent Calendar

- 4B.G. [25-315](#)** A Resolution of the City of Colorado Springs Approving an Amended 2025 Operating Plan and Budget for the MW Retail Business Improvement District

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [MWRetail BID Service Plan Amendment Resolution](#)
[Exhibit A MWRetail BID 2025 Amended Operating Plan](#)
[2025 Amended Operating Plan and Budget - MW Retail BID \(Redlines Updated 5-27-25\)\(10014362.2\)](#)
[Resolution 167-22 2023 Operating Plan & Budget](#)
[Exhibit B 2025 Updated Financial Plan](#)
[Exhibit E 2023 Operating Plan Public Improvements & Financial Plan](#)
[2025 Current MWRetail Operating Plan & Budget](#)
[Executive Summary - MW Retail Amended 2025 Operating Plan and Budget\(10032560.3\)](#)
[Staff MWRetail BID Amendment Presentation](#)

Councilmember Donelson asked if the bonds paid for by the Public Improvement Fees (PIF) only go toward public improvements. Ms. Stocker confirmed they did.

Councilmember Donelson stated he will be asking for a postponement to allow Council more time to review the answers to the questions he had.

Councilmember Donelson asked how much more in public improvements will be needed. Ms. Stocker stated to her knowledge, it is already almost fully built out. Brendon Desmond, Spencer Fane, representing the applicant, stated there will be a third certification for a total of \$5,609,177.45 for public improvements.

Councilmember Donelson asked if \$4.1 million has already been requested and there will be another \$1.5 million requested. Mr. Desmond confirmed it has.

Councilmember Gold asked if a postponement will negatively affect the applicant. Mr. Desmond stated it could affect the best interest rate for the buyers.

Councilmember Donelson stated he also has a question regarding developer advances.

Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution amending the MW Retail Business Improvement District 2025 Operating Plan be postponed to the July 22, 2025 City Council. The motion passed by a vote of 6-3-0-0

Aye: 6 - Crow-Iverson, Donelson, Gold, Leinweber, Rainey Jr., and Williams

No: 3 - Bailey, Henjum, and Risley

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

9.A. [25-304](#)

Ordinance No. 25-59 Amending Section 108 (Special Fund Created) Of Article 13 (Retail Marijuana Sales Tax) Of Chapter 2 (Business Licensing, Liquor Regulation And Taxation) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To Expenditures Of The Special Fund

Presenter:

Michael Montgomery, Deputy City Council Administrator
Lynette Crow-Iverson, Council President

Attachments: [SalesTax-SpecialFundsMarijuana-ORD-2025-05-29-clean](#)

Michael Montgomery, Deputy City Council Administrator, presented the Ordinance amending the City Code pertaining to retail marijuana and expenditures of the Special Fund. He provided an overview of the proposed Ordinance.

Councilmember Henjum asked if this proposed Ordinance allows City Council to do anything that they are already authorized to do. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated fundamentally, that is correct because City Council can continue to make budget recommendations to the Mayor. Mr. Montgomery stated it also puts in the framework for services that the City does not already provide such as post traumatic stress disorder treatment programs for veterans.

Citizen Hannah Parsons, Jen Furda, Joe Campana, Beth Roalstad, spoke in support of the proposed Ordinance and the need for additional public safety in the downtown corridor.

Councilmember Henjum asked if the Retail Marijuana Sales Tax revenue will go toward the Downtown Partnership Clean and Safe Program. Jamie Fabos, Chief of Staff, stated they have been supporting public safety in the downtown area for the past seven years and will continue working with and supporting the Downtown Partnership.

Councilmember Donelson clarified that this Ordinance is not allocating particular funding to programs, it is allowing City Council to review and make recommendation for how the revenue will be used. He stated the laws of the City need to be enforced to a greater extent to address some of the public safety issues in the downtown area.

Councilmember Bailey stated the proposed Ordinance simply gives City Council a little bit more influence in how the process works.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance amending the City Code pertaining to retail marijuana and expenditures of the Special Fund be finally passed. The motion passed by a vote of 6-3-0-0

Aye: 6 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., Risley, and Williams

No: 3 - Donelson, Gold, and Henjum

10. New Business

10.A. [25-216](#)

Ordinance No. 25-64 amending section 409 (Appoint Hearing Officers)

of Part 4 (Powers and Duties of the City Attorney) of Article 2 (Officers of the City) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appointment of Hearing Officers

Presenter:

Rebecca Greenberg, Senior Attorney, City Attorney's Office
Kevin Bruce, Operations Manager and Chief Safety Officer, Public Works Department

Attachments: [Ch1-PowerCityAttorneyHearingOfficers-ORD 2025-04-07](#)

[AR 2025-03.pdf](#)

[25-216 Powerpoint Presentation - Authority to Appoint Hearing Officers](#)

Rebecca Greenberg, Senior Attorney, City Attorney's Office, presented the Ordinance amending City Code pertaining to appointment of Hearing Officers.

There were no comments on this item.

Motion by Councilmember Leinweber, seconded by Councilmember Bailey, that this Ordinance amending Section 409 (Appoint Hearing Officers) of Part 4 (Powers and Duties of the City Attorney) of Article 2 (Officers of the City) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appointment of Hearing Officers be approved on first reading. 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. [25-270](#)

A Resolution Finding a Public Purpose in the Leasing of the City Auditorium to AVA Presents, LLC

Presenter:

Ryan Trujillo, Deputy Chief of Staff
Henry Martin, Director of Facilities
Kim King, Assistant Director - Parks, Recreation and Cultural Services

Attachments: [Parks-CityAudLease-RES-2025-06-10-Draftv2 - final edit](#)

[Signed Resolution No. 90-25.pdf](#)

Ryan Trujillo, Deputy Chief of Staff, introduced the Resolution finding a public purpose in the leasing of the City Auditorium to AVA Presents, LLC.

Councilmember Risley requested the total lease amount including the escalators in rent.

Jesse Morreale, AVA Presents, representing the vendor, stated the initial lease term is \$856,194 with three percent escalator cap and Cost of Living

Index built in.

Councilmember Risley asked if the use of the space could be restricted from certain types of activities or groups. Mr. Trujillo stated there are applicable laws concerning First Amendment rights, but the City will have input into the upcoming shows/events.

Councilmember Rainey expressed appreciation of the project.

Motion by Councilmember Rainey Jr., seconded by Councilmember Gold, that the Resolution finding a public purpose in the leasing of the City Auditorium to AVA Presents, LLC 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

11. Public Hearing

- 11.A. [APPL-25-0004](#) An appeal of the City Planning Commission decision to deny the appeal approving a development plan consisting of 6.94 acres located at the northeast corner of N Carefree Circle and Peterson Road.
[04](#) (Quasi-Judicial)

Related Files: APPL-25-0004 (Council), APPL-25-0003 (CPC),
DEPN-24-0133
Located in Council District 6

Presenter:

Austin Cooper, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [Flats at Sand Creek DP Appeal Staff Report](#)

[Attachment 1 - Appeal of CPC Decision](#)

[Attachment 2 - Development Plan](#)

[Attachment 3 - CPC Appeal Letter](#)

[Attachment 4 - Public Comments](#)

[Attachment 5 - Public Comment Response](#)

[Attachment 6 - Traffic Impact Study](#)

[Attachment 7 CPC Appeal Comments](#)

[Attachment 8 Flats at Sand Creek Petition 06-20-2025](#)

[Attachment 9 CPC Minutes 4.9.25 Final](#)

Austin Cooper, Senior Planner, Planning Department, presented the appeal of the City Planning Commission decision to deny the appeal approving a development plan consisting of 6.94 acres located at the

northeast corner of N Carefree Circle and Peterson Road. He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, stakeholder involvement, agency review

Councilmember Bailey highlighted how much extensive review by experts goes into the review of Development Plans.

Councilmember Rainey asked if anything stood out in the six review cycles. Mr. Cooper provided an overview of the multiple submittals based on the feedback of different agencies and the neighborhood residents.

Councilmember Donelson requested additional information on the history of the zoning of the site. Mr. Cooper stated it was originally zoned for a church to be built, and in 2021 it was rezoned to R-5 Multi-Family High which allows for multi-family development and use.

Councilmember Donelson asked if the development plan from the previous owner was for townhomes. Mr. Cooper stated they did receive an application for townhomes to be built, but a Building Permit was never obtained.

Councilmember Gold asked how many postcard responses were received from neighbors directly within 1,000 feet of the site. Mr. Cooper stated that it is difficult to determine because word gets out in many different ways.

Councilmember Rainey asked how the parking plan was amended. Mr. Cooper stated the neighbors to the north requested parallel parking spaces to reduce the light going into their homes.

Councilmember Bailey asked if a parking variance had to be issued to accommodate the new parking design. Mr. Cooper stated an allowable five percent reduction was granted due to the bike lane on Pony Tracks Drive, but they are in compliance with the number of parking spaces provided.

Jeremy Hoffman, representing the appellant, identified the inevitable increase in traffic, the rise in noise pollution, potential decrease in property values, and irreversible loss of the mountain views from the Springs Ranch community.

Michelle Bork, representing the appellant, went over the impacts/violations

of the safety/well-being of current/future neighborhood residents, project development details, building height, lack of parking, water restrictions, light pollution, lack of public transportation, dangerous intersection crossings, traffic impact, increased crime, and area businesses being already at capacity.

Andrea Barlow, NES, representing the applicant, introduced Ben Taylor, Vice President and Partner, Lincoln Avenue Communities, who identified the background of their organization, other projects by Lincoln Avenue Communities, affordability, and individual property rights.

Councilmember Henjum asked what was changed based on neighborhood feedback. Mr. Taylor stated the parking configurations have been changed to reduce the light from vehicles parking.

Ms. Barlow provided an overview of the site location, surrounding zoning, site history, approved Concept Plan, request, Development Plan, and elevations. She identified the neighborhood coordination, neighborhood compatibility, parking, traffic, compliance with PlanCOS, and Development Plan review criteria.

Councilmember Henjum asked what sidewalks will be added with this development. Ms. Barlow stated they will be installing sidewalks along Pony Tracks Drive and all boundaries of the development.

Councilmember Leinweber stated he does not agree that multi-family developments mean there will be more crime. Ms. Barlow stated every resident will require a full background check and certain income levels before they can move in. She stated the residents will potentially be teachers, firefighters, and military personnel and there will be onsite security.

Councilmember Rainey asked when the traffic study was conducted. Todd Frisbie, Traffic Engineer, stated if the timing of traffic study does not occur during the school year, they reviewed the counts and the adjustments which were made, and they are comfortable with the base counts provided in the traffic study.

Councilmember Leinweber asked about the school crossing. Mr. Frisbie stated they have added school flashers, limiting the speed limit to twenty

miles per hour during the school year. He stated they could also put in protected left-turn phasing and conditional left turns through the traffic signals and the pedestrian call buttons.

Councilmember Donelson requested additional information regarding traffic collisions at the intersection. Mr. Frisbie stated they look for crash patterns outside the norm so they can address and improve pedestrian safety at those intersections. Gayle Sturdivant, Deputy Public Works Director/City Engineer, stated the traffic impact study showed the range to be between A and C which is operational for this intersection.

Councilmember Donelson asked if the tenants would be restricted to a certain number of vehicles parking at the apartments. Mr. Taylor stated if there were parking constraints, they would implement a lease addendum which restricts the number of cars and visitor parking depending on the number of residents in the households with the maximum being three vehicles.

Councilmember Bailey asked if their management tool allows them to develop parking restrictions if needed. Mr. Taylor confirmed they could.

Councilmember Rainey asked how overflow and visitor parking is managed. Mr. Taylor stated it will be based on City Code requirements.

Councilmember Donelson asked if overflow parking will go onto Pony Tracks Drive. Mr. Taylor stated parking is allowed on Pony Tracks Drive, but all their parking provided to meet City Code is on their site.

Councilmember Donelson asked how much of the parking space is for small vehicles. Mr. Taylor stated there are 82 stalls, which is approximately one-third of the parking stalls.

Councilmember Donelson asked how many of the residents will be single moms. Mr. Taylor stated approximately fifty percent. Councilmember Donelson asked how they would address boyfriends of these single moms. Mr. Taylor stated they will be enforcing any parking issues through monitoring, cameras, and unit inspections.

Councilmember Leinweber asked who will be managing the property. Mr. Taylor stated they will be hiring Seldon Management so there will be four

individuals onsite.

Citizens Jill Gabler, Executive Director of Pikes Peak Housing Network and Evelyn Galane-Phillips, Community Facility Planning Manager, School District 49, spoke in opposition to the appeal.

Councilmember Leinweber asked if School District 49 is the largest school district in the City. Ms. Galane-Phillips confirmed it is.

Citizens Nancy Stoltenberg, Carol Clark, Craig Clark, Nick Szabo, Shawnee Lovato, Steve Lovato, Mia Hoffman, McKayla Stoltenberg, Jared Massey, Aaron Schick, Tim Bayless, Don Anderson, Caris Johnson, Ashlee Whitlock, and Eric Kennedy spoke in support of the appeal.

Councilmember Gold stated her mother was a single mom who was the first Korean woman to reach the rank of Chief Warrant Officer 5 in the United States Army and raised the first elected person in their family and she herself is a single mother with a well-adjusted child who will do great things in the world.

Ms. Barlow said they are not planning to rezone the property, an alternate use is not being proposed and is not part of the Development Plan review criteria, the R-5 zone allows 25 units per acre and a 50-foot building height, they are only proposing 20.7 units per acre and 38 foot building height, this development does not even require a traffic study, but they conducted one anyway, the safety concerns regarding intersections are preexisting, but they are improving the conditions by adding traffic signals, and the new traffic study was done in April 2025 while the schools were in session with no findings which warrant traffic improvements from this development.

Councilmember Donelson asked what the size of the property is. Mr. Cooper stated it is 6.947 acres.

Councilmember Rainey asked if the applicant considered going to a two-story building. Mr. Taylor stated the zoning allows the building height to go to fifty feet and based on a multitude of reasons and the topography of the site; it appears to be a two-story building at the entry of the site.

Councilmember Rainey asked how big the buffer would be. Mr. Taylor stated it would be 94 feet.

Councilmember Donelson stated he agrees with the appeal that the project with six large three-story buildings is not compatible and harmonious with the surrounding area of single-family homes and town homes, and he shares the concerns about the collisions of the two intersections of Peterson Road and Pony Tracks Drive so he will be in support of the appeal.

Councilmember Bailey stated these types of applications do come with fear and concern of what will change, but the issues which were presented today already exist, they are not the applicant's responsibility, the approval of the Development Plan by the City was done appropriately and he will be voting to deny the appeal.

Councilmember Rainey stated the applicant followed the process and made accommodations and asked if there were any concerns regarding stormwater. Mr. Taylor stated there is not because it was designed per the requirements of the Stormwater Enterprise, they have onsite detention and will be released at historic flows back into the stormwater system.

Councilmember Rainey stated he does not believe this project would be harmonious and compatible with the area so he will be supporting the appeal.

Councilmember Henjum stated she understands the concerns that the neighbors have brought forward, this project meets all the review criteria, and she believes it is harmonious and compatible with the area so she will be voting to deny the appeal.

Councilmember Donelson stated the citizens are not afraid of change, they just want the project to be harmonious and compatible, and City Council should use their judgement when voting today.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, to affirm the decision of the Planning Commission and deny the appeal. The motion passed by a vote of 7-2-0-0

Aye: 7 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Risley, and Williams

No: 2 - Donelson, and Rainey Jr.

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 spoke about conscientiousness and magnetism.

Citizen Don Briggs, Homeless Union, spoke about the expense to the City by issuing tickets to people experiencing homelessness due to sleeping on public property.

Citizens Anthony Cooper and Reese Jenkins, Homeless Union, spoke about the need for affordable housing in the City.

Citizen Julie Hsieh spoke about her dog, Lumi, who died from an attack from another dog in the care of a trusted animal trainer.

Citizen Anthony Andreo introduced and spoke about the benefits of his organization, Aspen Behavioral Healthcare.

Citizen Steve Lightfoot stated Stephen King shot and killed John Lennon.

Citizen Lee Brooks spoke about the beauty of Colorado Springs and the issues in the downtown area with some of the people experiencing homelessness.

Citizen Lawrence Clark spoke about City Council not understanding the issues facing regular people.

Citizen Joe Pelka spoke about the closing of the Rockrimmon Library branch, the need for quality of life, the need for reopening the Rockrimmon Library, and a candidate on the Pikes Peak Library District (PPLD) Board of Trustees who represents the citizens of the community.

Citizen Karla Powers spoke about the need for someone with a strong financial and business background on the PPLD Board of Trustees.

Citizen Diane Bridges, Historic Neighborhood Partnership (HNP), provided recommendations for the recent changes to the Citizen Comment process.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 3:47 PM.

Sarah B. Johnson, City Clerk