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, October 26, 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 9:02 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. 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. 26-449 City Council Work Session Meeting Minutes October 12, 2026

Presenter:
Sarah B. Johnson, City Clerk

Attachments: 10-12-26 City Council Work Session Meeting Minutes Final

The minutes of the October 12, 2026 Work Session were approved by

Consensus of City Council.

5. Presentations for General Information

There were no Presentations for General Information.

6. Staff and Appointee Reports

There were no Staff and Appointee Reports.

7. Items for Introduction

7.A. 26-334 A Resolution Fixing and Certifying the 2026 Tax Levy for Taxes Payable in 2027 at 5.000 Mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado

Presenter:
Chelsea Gondeck, CEO, Downtown Partnership
Charae McDaniel, Chief Financial Officer

Attachments: 01_Res to Fix Mill Levy for DDA_RG_NA
DDA 2027 Preliminary to the City
DDA & BID City Council final - 10.26.26
CS Downtown Development Authority Tax Map - 8.26.26
CS Downtown Development Authority Tax Map - 8.26.26 - Accessible
Transcript

Chelsea Gondeck, Chief Executive Officer, Downtown Partnership, provided an overview of the Downtown district boundaries, Elevate Downtown Plan, goals, role of the Greater Downtown Colorado Springs Business Improvement District (BID), BID historical financials, 2025 BID expenses, public space management, recent capital purchases, BID public space management, anticipated changes in 2027, and greatest needs. She identified the functions of the Downtown Development Authority (DDA), small business support, grants, tax incremental financing (TIF) agreements, DDA public realm improvements, data/market research, marketing, and 2027 Work Plan.

Councilmember Donelson asked where the building grants funding comes from. Ms. Gondeck stated they come from the DDA funding which is from their operating mill and TIF.

Councilmember Henjum and Councilmember Williams expressed appreciation for the improvements in the downtown corridor.

Councilmember Leinweber asked how all the downtown events are coordinated. Ms. Gondeck stated businesses identify their events and they partner with them regarding the DDA passport programs and seasonal

promotions.

Councilmember Leinweber asked if they have a feed for events which go onto their calendar. Ms. Gondeck confirmed they did as well as the additional separate things they put on their calendar.

Councilmember Leinweber asked what the response to the Tejon Street improvements have been. Ms. Gondeck stated the businesses have stated that it was well worth it and the foot traffic has increased.

Councilmember Leinweber requested the integration of the trail system to bring people downtown. Ms. Gondeck stated that connection was identified in the Elevate Plan and they have it in their scope of development.

7.B. 26-336 A Resolution Approving the 2027 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado

Presenter:
Chelsea Gondeck, CEO, Downtown Partnership
Charae McDaniel, Chief Financial Officer

Attachments: 02_Res to Approve Budget for DDA_RG_NA
DDA 2027 Preliminary to the City

Please see comments in Agenda item 7.A.

7.C. 26-339 A Resolution Fixing and Certifying a 4.409 Mill Levy for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the 2027 Budget Year

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: 01_Res to Fix Mill Levy for Briargate GID 2021_RG_NA

Charae McDaniel, Chief Financial Officer, gave an overview of the Colorado Springs Briargate General Improvement District (GID)2021, and Marketplace at Austin Bluffs, proposed mill levies, budgets, appropriations of the funding, maintenance agreement for 2027. She stated the Colorado Springs Briargate GID 2021 will be 4.409, and the Marketplace at Austin Bluffs GID mill levy of 50 mills will remain the same as 2026.

There were no comments on this item.

7.D. 26-340 A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2027 and Ending

on the Last Day of December 2027

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: 02_Res to Adopt Budget and Appropriate for Briargate GID 2021_RG_NA
2027 Briargate GID 2021 Proposed Budget
Briargate GID Budget Letter
Colo Spgs Briargate GID 2021 tax map
Colo Spgs Briargate GID 2021 tax map - Accessible Transcript

Please see comments in Agenda item 7.C.

7.E. 26-342 A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2027 Budget Year

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: 01_Res to Fix Mill Levy for MAB GID_RG_NA

Please see comments in Agenda item 7.C.

7.F. 26-343 A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2027 and Ending on the Last Day of December 2027

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: 02_Res to Adopt Budget for MAB GID_RG_NA
2027 MAB Budget
Marketplace at Austin Bluffs GID - Tax Map - 8.26.26
Marketplace at Austin Bluffs GID - Tax Map - Accessible Transcript

Please see comments in Agenda item 7.C.

7.G. 26-431 A Resolution Recognizing a partial donation of approximately 174 acres of land to the Colorado Springs Municipal Airport

Presenter:
Alexandru Kovacs, Director of Aviation, Colorado Springs Airport

Attachments: Resolution_Veranda Vista Investments, LLC Donation Parcel 4B and 5
PowerPoint Partial Donation of Parcel 4B and 5

Alexandru Kovacs, Director of Aviation, Colorado Springs Airport, presented the Resolution recognizing a partial donation of approximately 174 acres of land to the Colorado Springs Municipal Airport. He provided an overview of the site location, partial donations, phased closings, and staff recommendation.

President Pro Tem Risley asked what the land is slated to be used for. Mr. Kovacs stated it does not have a specific designation as of right now, but it was intended to be used for future development and protecting the airport overall.

Councilmember Williams requested additional background information regarding the development of this area. Wayne Williams, Chief of Staff, stated the expansion of the airport business park started in May 2023, with the leasing of land to provide money to assist with ongoing operations, and being able to control what goes next to an airport is an important aspect of preserving the airport's viability.

7.H. CODE-26-0004 An Ordinance amending Section 304 (Accessory Uses) of Part 3 (Use-Specific Standards) of Article 3 (Use Regulations) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to height allowances for Accessory Dwelling Units. (Legislative)

Presenter:
Johnny Malpica, Senior Comprehensive Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Attachment_1_Ordinance
Attachment_2_Staff Report_Height_Allowances_for_ADUs_Ordinance
Attachment_3_Public_Comment
Presentation

Johnny Malpica, Senior Comprehensive Planner, City Planning Department, presented the Ordinance amending Section 304 (Accessory Uses) of Part 3 (Use-Specific Standards) of Article 3 (Use Regulations) of Chapter 7 (Unified Development Code UDC) of the City Code pertaining to height allowances for Accessory Dwelling Units (ADUs). He provided a brief overview of the background of ADUs, project timeline, application review criteria, and optional motions.

Councilmember Henjum asked if the Planning Commission recommended

this with a unanimous vote. Mr. Malpica confirmed they did.

Councilmember Henjum asked what concerns citizens had with this proposed Ordinance. Mr. Malpica stated at the Planning Commission meeting there was not anyone who signed up to speak in opposition to the Ordinance however, there was a letter provided which had concerns regarding an ADU being attached to a garage rather than above the garage, but the Planning Department wanted to keep some degree of flexibility.

Councilmember Casey asked if an ADU would be permitted to be taller than the principal residence. Mr. Malpica stated it would not be because the building height limit is twenty-five feet.

Councilmember Donelson stated he believes this is a practical and reasonable next step for ADUs and he will be supporting it.

7.I. 26-435 An Ordinance Establishing a new Article 10 (Fire Construction Services Enterprise) of Chapter 14 (Municipal Enterprises) of the Code of the City of Colorado Springs 2001, as amended, relating to Fire Construction Services Enterprise.
(Legislative)

Presenter:
Kevin Walker, Director, Planning Department
Kris Cooper, Fire Marshal, Fire Department

Attachments: City Code Section 14.7 Development Review Enterprise
DRE Split Financial Information
DRE Split Presentation
Ordinance-FINAL.docx

Kris Cooper, Fire Marshal, Fire Department, presented the Ordinance establishing a new Article 10 (Fire Construction Services Enterprise) of Chapter 14 (Municipal Enterprises) of the City Code relating to Fire Construction Services Enterprise. He provided an overview of the history of the Development Review Enterprise (DRE), initial functions, expanded functions, DRE organization/management, budget comparison, Fire Construction Services Enterprise (FCSE), what remains the same, and recommendation.

President Crow-Iverson asked if the budget comparisons include the applications which are already being permitted in the queue. Fire Marshal Cooper confirmed they did.

Councilmember Henjum expressed support for this item.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Henjum stated she attended the Homefront Military Network Breakfast where she gave an award out designated in the name of her father, Joe Henjum, who was the founder along with Bob Carlone of the Home Front Cares. She stated she also visited the Leonardo da Vinci Museum of North America in Pueblo, CO which was very inspiring.

Councilmember Gold stated wished everyone a happy Filipino American History Month and stated she attended and provided opening remarks at the 8th Annual Leader Ramos National Symposium, hosted in support of the Colorado Springs Hispanic Chamber of Commerce. She noted her recent graduation from the Adelante Leadership Institute and announced that applications are now open for the 2027 cohort and applications remain open for the Mayor's Fellowship Program through October 31, 2026. Councilmember Gold highlighted ongoing leadership development opportunities through El Pomar Foundation's Elevating Leadership Development program, including the upcoming Spanish Advisory Council and stated participation is open to all interested community members, including allies and supporters. She stated she attended the Women's Community Leadership Initiative (WCLI) Gala on October 25, 2026, and noted that applications for the program are currently open. She reminded residents that the midterm election is November 3, 2026 and stated there will be a voter engagement initiative hosted by Hey Neighbor at the Citadel Mall on Tuesday, October 27, 2026 at 6:00 PM. Councilmember Gold stated she and several Councilmembers attended the Home Front Military Network Breakfast in support of military families and veterans, she expressed support for the Colorado Stampede, and congratulated Harrison School District teacher, Sunny Lagmay, for receiving the Dakota Foundation Teacher Impact Award.

Councilmember Rainey stated the Governor, Mayor, representatives of the Denver Metro Chamber, and local chamber members recently announced that Colorado Springs will submit a bid for designation as a Space Academy, he highlighted the official launch event for the Colorado Stampede, the City's new United Football League (UFL) team which was well attended despite the cold temperatures, and recognized Ben Lewis for

achieving a significant milestone by advancing to the playoffs. He stated there will be a big announcement for District 6 residents later in the week and encouraged citizens to vote their ballot.

Councilmember Donelson stated he attended a Celebration of Life ceremony for Sergeant First Class Chuck Chalfont, a former Special Forces teammate and friend, who recently passed away. He requested that City staff engage with the U.S. Air Force Academy regarding the closure of a gate along the Santa Fe Trail which impacts runners, cyclists, and other users of the trail. Councilmember Donelson stated he attended the American Kennel Club dog show at the Norris Penrose Event Center, one of the venue's largest annual events, and identified the significant economic impact generated by the event through tourism and hotel stays and suggested a future presentation to Council regarding its community and economic benefits. He stated he also attended the groundbreaking event with Councilmember Leinweber on Friday, October 23, 2026, to expand recreational access at Rosemont Reservoir, He and Councilmember Williams attended the meeting regarding Colorado Springs Utilities' (CSU) efforts concerning the Penrose Reservoir water tank project, and he participated in Fort Carson's Retiree Appreciation Event, where veterans and military retirees were recognized through a ceremonial Honor Bell tribute. Councilmember Donelson discussed CSU's upcoming transition from Ting Internet services to gFiber as the City's open-access fiber network anchor tenant which is expected to provide additional service options and potential cost savings for residents while continuing to generate revenue that supports the City's fiber infrastructure and asked for Council support for reconsidering the timing of the forthcoming Project Taurus vote to a date that would allow either the current Council to act before ballots are distributed or the newly elected Council to consider the matter after taking office, which would create transparency and public confidence in the decision-making process.

Councilmember Leinweber highlighted the significant attendance and economic impact of the American Kennel Club dog show at the Norris Penrose Event Center and suggested that the City expand its Recreational Vehicle (RV) accommodations and related tourism infrastructure. He provided an update on the recreational improvements at Rosemont Reservoir in partnership with Colorado Parks and Wildlife and stated planned enhancements include a new campground, fishing access, paddle sports opportunities, hiking trails, and future biking amenities.

Councilmember Leinweber stated Colorado Parks and Wildlife is working toward management of the nearby Y Campground, which could result in additional camping opportunities and increased staff presence to support recreation/ public safety in the area, and weather permitting, it could open as early as next summer. He welcomed Sean Dixon as the new Chief Executive Officer (CEO) of Visit Colorado Springs, succeeding outgoing CEO Doug Price, and encouraged everyone to attend Visit Colorado Springs' upcoming Tourism Awards celebration, which will recognize Mr. Price's years of service to the community and formally welcome Mr. Dixon to his new role.

Councilman Williams stated the Veteran's Day Parade will be held downtown on Saturday, November 7, 2026, at 11:00 AM and expressed thanks to all the veterans.

10 Adjourn

There being no further business to come before City Council, Council adjourned at 10:25 AM.

Sarah B. Johnson, City Clerk