City of Colorado Springs

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

Meeting Minutes

City Council

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Tuesday, October 27, 2026 | **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 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 Harsock from the First Presbyterian Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

There were no changes to 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-25-0029 Ordinance No. 26-57 amending the zoning map of the City of Colorado Springs pertaining to 23.37 acres located at 0 East Platte Avenue near the intersection of East Platte Avenue and Wooten Road from BP/LI/cr/AP-O/APZ-1/APZ-2/SS-O (Business Park and Light Industrial with Conditions of Record, Airport Overlay, Accident Prevention Zone One, Accident Prevention Zone Two, and Streamside Overlay) to LI/AP-O/APZ-1/APZ-2, SS-O (Light Industrial with Airport Overlay, Accident Prevention Zone One, Accident Prevention Zone Two, and Streamside Overlay). (Quasi-judicial) (Second reading and public hearing).

Related Files: LUPL-25-0018
Located in Council District 4

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

Attachments: ZONE-25-0029_Ordinance
Wagner Equipment Staff_Report
Attachment_1_Towne_East_Master_Plan
Attachment_2_Ord.91-67
Attachment_3_Project_Statement
Attachment_4_Land_Use_Plan
Exhibit_A_Legal_Descriptions
Exhibit_B_Zone_Map_Exhibit
Wagner_Equipment_CPC_Presentation_v3
7.5.704 ZONING MAP AMENDMENT (REZONING)
Wagner_Equipment_Presentation
Signed Ordinance No. 26-57

This Ordinance was finally passed on the Consent Calendar.

4A.B. ZONE-26-0013 Ordinance No. 26-59 amending the zoning map of the City of Colorado Springs pertaining to 3.8 acres property located at 1907 South Murray Boulevard, a change from BP/SS-O/AP-O (Business Park with Streamside and Airport Overlays) to MX-N/SS-O/AP-O (Mixed-Use

Neighborhood Scale with Streamside and Airport Overlays).
(Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: LUPL-26-0004
Located in Council District 4

Presenter:
Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Ordinance

Exhibit A

Exhibit B

Staff Report_Creekbend_APC_

Attachment 1 - Rezone Project Statement

Attachment 2 - Exhibit A and B

Staff Presentation

7.5.704 ZONING MAP AMENDMENT (REZONING)

CPC Excerpt Minutes 9.9.26 Draft

Signed Ordinance No. 26-59

This Ordinance was finally passed on the Consent Calendar.

4A.C. ZONE-25-0017 Ordinance No. 26-60 amending the zoning map of the City of Colorado Springs pertaining to 4.88 acres located southeast of Tamlin Road and N Marksheffel Road from R5/CR/AP-O (Multi-Family - High with Conditions of Record and Airport Overlay) and R1-6/R5/CR/AP-O/SS-O (Single-Family - Medium, Multi-Family - High with Conditions of Record and Airport and Streamside Overlays) to PF/AP-O (Public Facilities with Airport Overlay).
(Quasi-Judicial) (Second Reading and Public Hearing)

Located in Council District 6

Presenter:
Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Ordinance
Exhibit A
Exhibit B
CPC Staff Report ZONE-25-0017
Attachment 1 - Project Statement
Attachment 2 - Land Use Statement
Attachment 3 - Exhibits A and B
Staff Presentation
7.5.704 ZONING MAP AMENDMENT (REZONING)
CPC Excerpt Minutes 9.9.26 Draft
Signed Ordinance 26-60

This Ordinance was finally passed on the Consent Calendar.

4A.D. SUBD-26-0010 Ordinance No. 26-62 vacating a portion of a public right-of-way known as Kettle Creek Road and consisting of approximately 2.42 acres located at 2060 Old Ranch Road.
(Legislative)

Located in Council District 2

Presenter:
Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Vacation Plat
Exhibit C - Project Statement
Exhibit D - Mineral Estate Certification
7.5.703 VACATION OF PUBLIC STREETS OR RIGHTS-OF- WAY
Staff Presentation Kettle Creek Right of Way Vacation Plat
Signed Ordinance 26-62

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

4B.A. 26-426 City Council Special Regular Meeting Minutes September 17, 2026

Presenter:
Sarah B. Johnson, City Clerk

Attachments: 9-17-2026 Special City Council Meeting Minutes Final
9-17-2026 Special City Council Meeting Minutes Final - Revised

The Minutes were approved on the Consent Calendar.

4B.B. 26-450 City Council Regular Meeting Minutes October 13, 2026

Presenter:
Sarah B. Johnson, City Clerk

Attachments: 10-13-2026 City Council Meeting Minutes Final

The Minutes were approved on the Consent Calendar.

4B.C. 26-356 A Resolution Approving the 2027 Budget for Pikes Peak Regional Building Department

Presenter:
Roger Lovell, Building Official, Pikes Peak Regional Building Department
Lauren Burrus, Director of Finance, Pikes Peak Regional Building Department

Attachments: 2027 PPRBD Budget Resolution-10-12-26
PPRBD 2027 Budget FINAL - Accessible
2027 Budget Presentation_City of Colorado Springs FINAL - Accessible
Signed Resolution 90-26

This Resolution was adopted on the Consent Calendar.

4B.D. 26-352 A Resolution Finding a Public Purpose in the Continued Leasing to the YMCA of the Pikes Peak Region of the Ground Upon Which the Southeast Y is Constructed

Presenter:
Kim King, Assistant Director - Parks, Recreation and Cultural Services
Kellie Billingsley, Real Estate Services Manager

Attachments: 10-12-26 - SE YMCA Ground Lease Renewal - City Council - Resolution - Final
10-12-26 - Southeast YMCA Ground Lease Renewal - Council Work Session - PowerPoint - Final
Signed Resolution 91-26

This Resolution was adopted on the Consent Calendar.

4B.E. 26-397 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Barnes & Powers North Business Improvement District.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Barnes_North_Unsigned_Resolution
2026 Operating Plan_-_Barnes_&_Powers North BID
2027 Operating Plan and Budget - Barnes and Powers North
Barnes & Powers North_Fact Sheet
2027_Annual_BID_Presentation
Signed Resolution 92-26

This Resolution was adopted on the Consent Calendar.

4B.F. 26-399 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Briargate Center Business Improvement District.

Located in Council District #2

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Briargate_Center_Unsigned_Resolution
2026 Operating Plan and Budget - Briargate Business Center
2027 Operating Plan and Budget - Briargate Center
Briargate Center_Fact Sheet
Signed Resolution 93-26

This Resolution was adopted on the Consent Calendar.

4B.G. 26-400 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Catalyst Campus Business Improvement District.

Located in Council District #3

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Catalyst_Campus_Unsigned_Resolution
2026 Operating Plan and Budget - Catalyst Campus
2027 Operating Plan and Budget - Catalyst Campus
Catalyst Campus_Fact Sheet
Signed Resolution 94-26

This Resolution was adopted on the Consent Calendar.

4B.H. 26-401 A Resolution of the City Council of Colorado Springs, Colorado approving the roposed 2027 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District.

Located in Council District #3

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Creekwalk_Unsigned_Resolution
2026 Operating Plan - Creekwalk Marketplace BID
2027 Operating Plan and Budget - Creekwalk Marketplace
Creekwalk Marketplace_Fact Sheet
Signed Resolution 95-26

This Resolution was adopted on the Consent Calendar.

4B.I. 26-402 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the First and Main Business Improvement District.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: 2027_1st_&_Main_Unsigned_Resolution
2026 Operating Plan - First & Main BID
2027 Operating Plan and Budget - First & Main
First and Main_Fact Sheet
Resolution No. 96-26

This Resolution was adopted on the Consent Calendar.

4B.J. 26-403 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the First

and Main Business Improvement District No. 2.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_1st_&_Main_2_Unsigned_Resolution
2026 Operating Plan - First & Main BID No. 2
2027 Operating Plan and Budget - First & Main No. 2
First and Main No. 2_Fact Sheet
Signed Resolution 97-26

This Resolution was adopted on the Consent Calendar.

4B.K. 26-404 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the First and Main North Business Improvement District.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, Planning Development
Kevin Walker, Planning Director, Planning Development

Attachments: 2027_1st_&_Main_North_Unsigned_Resolution
2026 Operating Plan - First & Main North BID
2027 Operating Plan and Budget - First and Main North
First and Main North_Fact Sheet
Signed Resolution 98-26

This Resolution was adopted on the Consent Calendar.

4B.L. 26-405 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Gold Hill North Business Improvement District.

Related Files: N/A
Located in Council District #3

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_GoldHillNorth_Unsigned_Resolution
2026 Operating Plan - Gold Hill North BID
2027 Operating Plan and Budget_Gold Hill North_Updated
Gold Hill North_Fact Sheet
Signed Resolution 99-26

This Resolution was adopted on the Consent Calendar.

4B.M. 26-406 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Located in Council District #3

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Greater_Downtown_Unsigned_Resolution
2026 Operating Plan and Budget - Greater Downtown
2027 Operating Plan and Budget - Greater Downtown Colorado Springs
Greater Downtown Colorado Springs_Fact Sheet
Signed Resolution 100-26

This Resolution was adopted on the Consent Calendar.

4B.N. 26-407 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the GSF Business Improvement District.

Located in Council District #3

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_GSF_Unsigned_Resolution
2026 Operating Plan - GSF BID
2027 Operating Plan and Budget - GSF
GSF_Fact Sheet
Signed Resolution 101-26

This Resolution was adopted on the Consent Calendar.

4B.O. 26-408 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the

Interquest North Business Improvement District.

Located in Council District #2

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Interquest_North_Unsigned_Resolution
2026 Operating Plan and Budget - Interquest North BID
2027 Operating Plan and Budget - Interquest North
Interquest North_Fact Sheet
Signed Resolution 102-26

This Resolution was adopted on the Consent Calendar.

4B.P. 26-409 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Interquest South Business Improvement District.

Located in Council District #2

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Interquest_South_Unsigned_Resolution
2026 Operating Plan - Interquest South BID
2027 Operating Plan and Budget - Interquest South
Interquest South_Fact Sheet
Signed Resolution 103-26

This Resolution was adopted on the Consent Calendar.

4B.Q. 26-410 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Interquest Town Center Business Improvement District.

Located in Council District #2

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Interquest_Town_Center_Unsigned_Resolution
2026 Operating Plan - Interquest Town Center
2027 Operating Plan and Budget - Interquest Town Center
Interquest Town Center_Fact Sheet
Signed Resolution 104-26

This Resolution was adopted on the Consent Calendar.

4B.R. 26-411 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the MW Retail Business Improvement District.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_MW_Retail_Unsigned_Resolution
2026 Operating Plan and Budget - MW Retail BID
2027 Operating Plan and Budget - MW Retail
MW Retail_Fact Sheet
Signed Resolution 105-26

This Resolution was adopted on the Consent Calendar.

4B.S. 26-412 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Park Union Business Improvement District.

Located in Council District #3

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Park_Union_Unsigned_Resolution
2026 Operating Plan - Park Union
2027 Operating Plan and Budget - Park Union
Park Union_Fact Sheet

This Resolution was adopted on the Consent Calendar.

4B.T. 26-413 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District.

Located in Council District #6

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_Powers_&_Woodmen_Unsigned_Resolution
2026 Operating Plan and Budget - Powers and Woodmen Commercial BID
2027 Operating Plan and Budget - Powers and Woodmen Commercial
Powers and Woodmen Commercial_Fact Sheet
Signed Resolution 107-26

This Resolution was adopted on the Consent Calendar.

4B.U. 26-414 A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2027 Operating Plan and Budget for the TrueNorth Commons Business Improvement District.

Located in Council District #2

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: 2027_TrueNorth_Commons_Unsigned_Resolution
2026 Operating Plan and Budget - TrueNorth Commons BID
2027 Operating Plan and Budget - TrueNorth Commons
TrueNorth Commons_Fact Sheet
Signed Resolution 108-26

This Resolution was adopted on the Consent Calendar.

4B.V. 26-441 A Resolution setting the fees for the general business licenses issued by the City Clerk's office

Presenter:
Sarah B. Johnson, City Clerk

Attachments: Resolution - City Clerk General Business License Fee schedule.docx
City Clerk General Business License Fees - Exhibit A - 10-12-26
Signed Resolution 114-26

This Resolution was adopted on the Consent Calendar.

4B.W. LUPL-25-0018 Establishing the Wagner Equipment Land Use Plan for proposed heavy vehicle land uses consisting of approximately 23.37 acres located at 0 East Platte Avenue.

(Quasi-Judicial)

Related Files: ZONE-25-0029
Located in Council District 4

This application is in association with the Wagner Equipment zone change which had the first reading setting a hearing date on October 13, 2026.

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

Attachments: Attachment 4 Land Use Plan

7.5.514 LAND USE PLAN

This Item was approved on the Consent Calendar.

4B.X. LUPL-26-0004 Establishment of the Creekbend Subdivision Land Use Plan for proposed two-family residential consisting of approximately 3.8 acres located at 1907 South Murray Boulevard.
(Quasi-Judicial)

Related Files: ZONE-26-0013
Located in Council District 4

Presenter:
Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Attachment 4 - Land Use Plan

7.5.514 LAND USE PLAN

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Risley, seconded by Councilmember Casey, 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 9-0-0-0

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

5. Recognitions

5.A. 26-419 Community Recognition Program: Honoring At Large Resident, CJ Moore

Presenter:
Lynette Crow-Iverson, President At Large

President Crow-Iverson recognized CJ Moore, for her leadership, philanthropy, community partnerships, and mentorship. She stated her greatest impact is reflected in the numerous boards and commissions she has served on.

Citizens Wendel Torres and Barbara Winter expressed appreciation for all of Ms. Moore's achievements.

Several Councilmembers acknowledged with gratitude the outstanding contribution Ms. Moore has made to the community.

Ms. Moore expressed appreciation for the recognition.

5.B. 26-454 A Resolution Recognizing October 2026 as Police Appreciation Month

Presenter:
Dave Donelson, Councilmember District 1

Attachments: Police Appreciation Month.doc
Signed Resolution 109-26

Councilmember Donelson introduced former Councilmember, Tim Leigh, who spoke about the approximately thirty billboards in Colorado Springs from Lamar Advertising dedicated to expressing gratitude for law enforcement officials

Councilmember Donelson read the Resolution recognizing October 2026 as Police Appreciation Month.

Adrian Vasquez, Chief, Colorado Springs Police Department (CSPD), spoke about the new Police recruits, stated he appreciates this recognition and the support from the community for Police Officers.

Several Councilmembers expressed appreciation for Chief Vasquez's leadership

President Crow-Iverson encouraged everyone to attend the Medal of Valor Dinner.

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

that the Resolution Recognizing October 2026 as Police Appreciation 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.C. 26-456 A Resolution Recognizing National Veterans Small Business Week and Veterans Week

Presenter:
Roland Rainey, Councilmember District 6

Attachments: Veteran's Small Business Week 2026.docx

Signed Resolution 110-26

Councilmember Rainey read a Resolution recognizing November 9 through 13, 2026 as National Veterans Small Business Week and November 1 through 12, 2026, As Veterans Week.

Brandon Eldridge, Executive Director of the Colorado Small Business Development Center (SBDC), expressed appreciation for the support of veteran-owned small businesses and spoke about the benefits they bring to the City and introduced several organizations who support small businesses in the community

Joe Reagan, Director, Veteran Outreach Center for the state of Colorado, Mt. Carmel Veteran Service Center, provided an over of the Veteran Business Outreach Center (VBOC) and the economic contributions veteran small businesses bring to the community.

Ishmael Whitley, U.S. Army veteran and entrepreneur, expressed appreciation for the support of veteran small businesses.

Andy Coen, Public Relations Director, O'Donnell & O'Donell, LLC, provide details of the 'For Their Honor' Veterans' Day Parade being held on November 7, 2026.

Several Councilmembers expressed appreciation for all the work and support of veterans.

Motion by Councilmember Gold, seconded by Councilmember Casey, that the Resolution Recognizing November 9-13, 2026, as National Veterans Small Business Week and November 1-12, 2026, as Veterans Week 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.D. 26-447 City Council Appointments to Boards, Commissions, and Committees

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

Attachments: 10272026 Boards Commissions and Committees Appointment_Revised
10272026 Fire Boar of Appeals

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

President Pro Tem Risley expressed appreciation for the nominees who wish to serve the City.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., 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 they were able to welcome the Colorado Stampede to the City on Sunday, October 25, 2026, and highlighted recent recognitions received by the community, including Colorado Springs being named the best City in America to start a small business and the Colorado Springs Airport being ranked the eighth-best small airport in the United States by USA Today. He also announced that the City received the 2026 Department of the Air Force Community Partnership Award, presented at the Association of Defense Communities forum in Tampa, Florida which recognizes the City's partnership with the U.S. Air Force Academy on stormwater management through an Intergovernmental Agreement (IGA) previously approved by City Council. He congratulated the Department of Public Works for its role in receiving the award and noted that the recognition reflects the City's ongoing support of the military community. Mr. Williams also reminded the public about the upcoming Veterans Parade, which will take place on Tejon Street from St. Vrain Street to Vermijo Avenue and announced the conclusion of the 2C paving season and invited the public to a celebration of the season's completion at the intersection of Stanton Street and Cragmor Road. He expressed appreciation to the Public Works Department, contractors, and partners for their work in delivering on the commitments made to voters through the 2C program.

7. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

9.A. 26-395 Ordinance No. 26-61 Amending Ordinance 25-95 (2026 Budget Appropriation Ordinance) for a Supplemental Appropriation to multiple funds for the elimination of the November 25, 2026, Scheduled Furlough Day

Presenter:
Wayne Williams, Chief of Staff
Charae McDaniel, Chief Financial Officer

Attachments: Furlough day cancellation for Nov 25 - presentation
Ordinance - Nov furlough day elimination - as amended on 10-13-26 - redline
Ordinance - Nov furlough day elimination - as amended on 10-13-26 - clean
Signed Ordinance 26-61

Wayne Williams, Chief of Staff presented the Ordinance amending Ordinance 25-95 (2026 Budget Appropriation Ordinance) for a Supplemental Appropriation to multiple funds for the elimination of the November 25, 2026, Scheduled Furlough Day.

President Pro Tem Risley stated that he supports the hard work and dedication of City employees, but he will not be supporting this item because he does not feel there needs to be a supplemental appropriation from the budget because City departments have enough reserves to cover this paid day off for employees.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance No. 26-61 amending Ordinance 25-95 (2026 Budget Appropriation Ordinance) for a Supplemental Appropriation to multiple funds for the elimination of the November 25, 2026, Scheduled Furlough Day be finally passed. The motion passed by a vote of 8-1-0-0

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

No: 1 - Risley

10. New Business

10.A. 26-448 A Resolution of the City of Colorado Springs approving an amendment to the consolidated service plan for Banning Lewis Ranch Metropolitan Districts Nos. 1-4 and 7 to remove Banning Lewis Ranch Metropolitan District No. 5 from the consolidated service plan.

Located in Council District 6

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

Attachments: BLR_MD_#1_Service_Plan_Amendment_Resolution
Amendment to Consolidated Service Plan
City Council Member Questions Oct 13 2026
Resolution 52-08
Resolution 162-05
Signed Resolution 111-26

Allison Stocker, Senior Planner, City Planning Department, presented the Resolutions approving an amendment to the consolidated service plan for Banning Lewis Ranch (BLR) Metropolitan Districts Nos. 1-4 and 7 to remove BLR Metropolitan District No. 5 from the consolidated Service Plan and approving a Service Plan for the BLR Metropolitan District No. 5 serving an area of approximately 159 acres generally located southwest of the intersection of Dublin Boulevard and BLR Parkway. She provided an overview of the request, vicinity map, Service Plan details, separation from existing Service Plan, existing bond issuances, letter of support, bond opinion letter, and Exhibit E: description of services.

Councilmember Donelson, Councilmember Henjum, and Councilmember Rainey expressed support of the proposed separation of BLR Metropolitan District 5.

Motion by Councilmember Rainey Jr., seconded by Councilmember Gold, that the Resolution of the City of Colorado Springs approving an amendment to the consolidated service plan for Banning Lewis Ranch Metropolitan Districts Nos. 1-4 and 7 to remove Banning Lewis Ranch Metropolitan District No. 5 from the consolidated service plan 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. 26-396 A Resolution of the City of Colorado Springs approving a service plan for the Banning Lewis Ranch Metropolitan District No. 5 serving an area of approximately 159 acres generally located southwest of the intersection of Dublin Boulevard and Banning Lewis Ranch Parkway

Located in Council District 6

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

Attachments: BLR_MD_#5_Resolution
Exhibit_1_BLR_MD_#5_Service_Plan_Draft
BLR_MD_#1_Letter_of_Support
BLR_MD_#5_2025_Budget
BLR_MD_#5_Bond_Opinion_Letter
BLR_MD_#5_Justification_Statement
Petitioner_BLR_MD_#5_Presentation
Resolution 52-08
Resolution 162-05
Staff_BLR_MD_#5_WS_Presentation
City Council Member Questions Oct 13 2026
Signed Resolution 112-26

Please see comments in Agenda item 10.A.

Motion by Councilmember Rainey Jr., seconded by Councilmember Donelson, that the Resolution of the City of Colorado Springs approving a service plan for the Banning Lewis Ranch Metropolitan District No. 5 serving an area of approximately 159 acres generally located southwest of the intersection of Dublin Boulevard and Banning Lewis Ranch Parkway 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.C. 26-432 A Resolution Authorizing the Disposal of the Property Formally Known as the Meadows Park Community Center, also Known as El Paso County Tax Schedule Number 6429302086, Through the Community Benefit Process

Presenter:
Kim King, Assistant Director - Parks, Recreation and Cultural Services
Kellie Billingsley, Real Estate Services Manager

Attachments: 10-21-26 - City Council Resolution_MPCC - Draft (003)

10-12-26 - Meadows Park Community Center Disposal - Council Work Session - PowerPoint - Final
Signed Resolution 113-26

Kim King, Assistant Director, Parks, Recreation and Cultural Services (PRCS), presented the Resolution authorizing the disposal of the property formally known as the Meadows Park Community Center (MPCC), through the Community Benefit Process. She provided an overview of the support of Harrison School District and the community meeting held last week.

Citizen Zuri Horowitz spoke in opposition of the Resolution.

Councilmember Williams and Councilmember Gold expressed appreciation of staff and the Solutions Team who engaged the community in the outcome of the MPCC.

Councilmember Henjum spoke about the considerations that go into the City's budget, and even though she would love for the City to be able to fund community centers and senior centers in every district, the funding is not available to do that. She stated the proceeds of this center will go back into the community, and she will be supporting the Resolution.

Councilmember Leinweber spoke about the costs which go into maintaining park land and community centers.

Councilmember Donelson asked how the community benefits the MPCC had offered were taken over by other organizations in the area when the MPCC closed. Ms. King provided an overview of the food pantry which was taken over by the elementary school and how the neighborhood churches offer assistance where needed.

President Crow-Iverson stated the City is going to pay one way or another with either keeping the community center open or when the kids are on the streets with nowhere to go and no mentors or support systems. She stated she feels the process was rushed, Lincoln Center is not in a low-income neighborhood, this is not the same type of area/community, and she is concerned with what will go in this neighborhood.

Councilmember Rainey stated if this Resolution is passed, communication with residents needs to remain intact. Ms. King stated the neighborhood

component of the Solutions Team will continue to communicate directly with John Rodgers of CRE Holdings, LLC.

President Pro Tem Risley stated the Superintendent of Harrison School District was concerned about the lack of communication with the school district regarding how this would impact the community, one Request for Proposal (RFP) does not feel like a complete RFP process, there are a lot of other organizations in the community which would be much better at carrying out this type of mission than a developer, and he is struggling with what is being proposed.

Councilmember Williams stated there were three respondents to the RFP and they felt CRE Holdings was the best to partner with the community, prior to that, staff met with the community and organizations to let them know what was coming, and if things do not go as planned, the community will reach out to City Council and City staff to let them know. She stated the intent is to offer childcare to community which is a much-needed service.

President Pro Tem Risley stated childcare that is being provided by nonprofits or community organizations is a completely different level and cost structure than a for profit organization.

Councilmember Henjum stated it is important to provide places for the youth of the community to be and have activities, there was a staff member of Harrison School District on the Solutions Team so there may have been a miscommunication to the Superintendent, and requested additional information from the project leader, Thomas Thompson, Community Affairs Advisor, Office of the Mayor. Mr. Thompson stated although the City did not want MPCC to close, it had to consider what was the best outcome for the future use of the MPCC building. He explained that from the beginning of the process community members were involved, and by having somebody who is willing to invest money in refurbishing the building, make it a community benefit, and commit to have ongoing conversations with the community is a good thing.

Councilmember Gold asked if the Solutions Team will continue to be engaged with CRE Holdings, LLC. Mr. Thompson stated the neighbor leaders and residents will continue to be an advisory team for CRE Holdings, LLC.

Councilmember Gold expressed appreciation for all the efforts of the Solutions Team and feels that by championing for their neighborhood, they have made the best outcome of a bad situation. She stated that although there is not a Community Benefits Agreement, the community benefits are listed in the deed restriction.

Councilmember Casey stated several people expressed that the neighborhood was not consulted on the proposed project. Mr. Thompson stated that when a group is formed to administer a process, it cannot be managed by hundreds of people, so they chose five representatives for the community to be on the Solutions Team and also considered all of the input they received from the community throughout the process.

Councilmember Casey asked how residents were informed regarding the information discussed or decisions made during the Solutions Team meeting. Mr. Thompson stated the original meetings were public and then when they entered the procurement process, they could not communicate any updates per procurement rules.

Councilmember Casey asked how many people attended the latest community meeting. Mr. Thompson stated there were forty to fifty people in attendance.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution authorizing the disposal of the property formally known as the Meadows Park Community Center, also known as El Paso County Tax Schedule Number 6429302086, through the community benefit process be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Casey, Donelson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

No: 2 - Crow-Iverson, and Risley

11. Public Hearing

11.A. ZONE-24-0011 Ordinance No. 26-58 to amend the zoning map of the City of Colorado Springs pertaining 1.20 acres located at 202, 251, and 252 East Las Animas Street from PDZ (Planned Development Zone; 15 dwelling units per acre, 60 feet maximum building height, single family attached and detached, apartments, condominiums, commercial, office, civic) to PDZ (Planned Development Zone; 184 dwelling units per acre, 950 square feet commercial, 65 feet maximum building height, residential - apartments, condominiums, live/work, and commercial - retail, office, and service). (Quasi-Judicial) (Second reading and public hearing)

Related Files: LUPL-24-0010
Council District: 3

Presenter:
William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: Ordinance_Lowell Commons

Staff Report_Lowell Commons

Attachment 1-Vicinity Map

Attachment 2-The Poet Lofts Subdivision

Attachment 3-Site View

Attachment 4-Ordinance 99-189

Attachment 5-Ordinance 01-140

Attachment 6-Bristow Lowell URA Plan

Attachment 7-Lowell Conceptual Elevation

Attachment 8-Context Map

Attachment 9-Public Comment

Attachment 10-Neighborhood Meeting

Attachment 11-Project Statement

Attachment 12-Zoning Exhibit

Attachment 13-Major Modification Plan

Attachment 14-Approved Lowell Neighborhood Land Use Plan

Attachment 15-Land Use Statement

Attachment 16-Lowell Concept Massing

Attachment 17-Lowell Urban and Architecture Design Guide

Attachment 18-Street View

Exhibits A and B_Lowell Commons

Revised Land Use Statment_Lowell Commons_Addresses CPC Conditions

Draft CPC Minutes 9.9.26 - Lowell Commons

Staff Presentation_Lowell Commons

Signed Ordinance No. 26-58

William Gray, Senior Planner, City Planning Department, presented Ordinance No. 26-58 to amend the zoning map of the City pertaining 1.20 acres located at 202, 251, and 252 East Las Animas Street from PDZ (Planned Development Zone; 15 dwelling units per acre, 60 feet maximum building height, single family attached and detached, apartments, condominiums, commercial, office, civic) to PDZ (Planned Development Zone; 184 dwelling units per acre, 950 square feet commercial, 65 feet

maximum building height, residential - apartments, condominiums, live/work, and commercial - retail, office, and service). He provided an overview of Lowell Commons, the zoning map, applications, context map, street view, neighborhood densities, project summary, conceptual plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Williams asked why there is only 950 square feet of commercial use. Mr. Gray stated the intent of this project is to develop affordable housing or multi-family apartment building in the future.

John Olson, Urban Landscapes Design Revolution, representing the applicant, went over the site, Lowell timeline, zone change timeline, history of the site, future of the site, housing shortage, PlanCOS compliance, surrounding area, Form-Based Code, and building height comparison.

Councilmember Williams asked how many square feet of retail space is being proposed. Mr. Olson stated 950 square feet, and they are considering a coffee shop for that area.

Councilmember Williams asked how many parking spaces there will be. Mr. Olson stated they are required to have one parking space per unit.

Councilmember Leinweber asked how large the units will be. Mr. Olson stated they anticipate they will be approximately 500-700 square feet.

Citizens Jill Gaebler, Executive Director, Pikes Peak Housing Network, Amanda DeMarco, Apartment Association of Southern Colorado, and Craig Compton, Director of Planning and Development, Downtown Partnership, spoke in support of the project.

Citizen Chris Sukach spoke in opposition to the project.

Mr. Olson clarified that the fifteen units per acre is district wide, the zoning is harmonious with what is across the street and explained the reason behind the increase in the building height limit from sixty feet to sixty-five feet to correct the zoning.

Councilmember Donelson asked what the density is for the adjacent properties. Mr. Olson stated the Wyndham Senior Living is 79 units to the

acre and Poet's Loft is 14 large units.

Councilmember Donelson asked what the parking requirement is. Mr. Olson stated it is a one-to-one ratio of one parking space per unit.

Councilmember Donelson asked if data is available regarding the number of vehicles there are per unit in the downtown area. Mr. Olson stated there is a website which tracks vehicle registration by household, by zip code.

Councilmember Casey asked if there were any concerns of encroachment or disruption of the Police Operations Center drones since the proposed building will be larger and overlooking the Police Operations Center. Ryan Tepley, Lieutenant, Colorado Springs Police Department (CSPD), stated they do not have concerns with their drone technology or communication efforts due to taller buildings.

Councilmember Casey asked if there has been any type of line-of-site analysis of disruptions to police communications by having a taller building. Lt. Tepley stated they will provide that information.

Councilmember Casey asked if the Colorado Springs Fire Department (CSFD) elaborated on the analysis of radio transmissions to repeater sites. Mr. Gray stated the CSFD will make their recommendations regarding that at the time of the Development Plan.

Councilmember Henjum expressed support of the project and the importance of infill.

Wayne Williams, Chief of Staff, provided a brief history of Lowell School.

Councilmember Leinweber stated he will be supporting this project, but he is concerned with parking availability in this area.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining 1.20 acres located at 202, 251, and 252 East Las Animas Street from PDZ (Planned Development Zone; 15 dwelling units per acre, 60 feet maximum building height, single family attached and detached, apartments, condominiums, commercial, office, civic) to PDZ (Planned Development Zone; 184 dwelling units per acre, 950 square feet commercial, 65 feet maximum building height, residential - apartments, condominiums, live/work, and commercial - retail, office, and service), based upon the findings that the request complies with the criteria for a

Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D be finally passed. 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

11.B. LUPL-24-0010 A Major Modification to the Lowell Neighborhood Land Use Plan (fka Concept Plan) to remove Lot 2, Lot 3 and Lot 4, The Poets Loft Subdivision from the Lowell Neighborhood Concept Plan consisting of 1.20 acres located at 202, 251 and 252 East Las Animas Street. (Quasi-Judicial)
(This application is in association with the Lowell Commons rezoning which had first reading for setting a public hearing date on October 13, 2026)

Related Files: ZONE-24-0011
Council District: 3

Presenter:
William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: Attachment 13-Major Modification Plan
Attachment 14-Approved Lowell Neighborhood Land Use Plan
Attachment 15-Land Use Statement
7.5.514 LAND USE PLAN
7.5.516 MODIFICATION OF APPROVED APPLICATIONS

Please see comments in Agenda item 11.A.

Motion by Councilmember Rainey Jr., seconded by Councilmember Leinweber, that the Major Modification to the Lowell Neighborhood Land Use Plan, based upon the findings that the request complies with the criteria for a Land Use Plan set forth in City Code Section 7.5.514 and 7.5.516 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

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 Kate Kent requested that Project Taurus hearing be moved to a later date and that the City address the lack of standards associated with data centers.

Citizens Lincoln Endicott and Riley Endicott spoke about their daughter/sister, Catherine Endicott, who was killed by domestic violence and requested her case be transferred to an outside agency, that Cathy's Law be introduced by the next legislative session, and that the Law Enforcement Transparency and Advisory Commission (LETAC) be replaced.

Citizen Kari Hebble spoke against Colorado Springs Utilities' Penrose Reservoir Water Supply Project.

Citizen Steven Lightfoot stated Stephen King killed John Lennon.

Citizen Caleb Miller spoke about Project Taurus, a budget shortfall due to funding of the Colorado Springs Police Department, the closing of the Meadows Park Community Center, reclaiming civility, and requested the Colorado Springs Utilities COPE matching fund be raised to above their Chief Executive Officer's pay raise, move the Project Taurus hearing date to a later date, and that the Law Enforcement Transparency and Advisory Commission (LETAC) be replaced.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 12:39 PM.

Sarah B. Johnson, City Clerk