



City of Colorado Springs

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

Meeting Minutes

City Council

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Tuesday, December 9, 2025

9:00 AM

Council Chambers

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How to Comment on Agenda Items

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

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

Councilmember Williams attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Colorado Springs Police Department Chaplain, Gene Steinkirchner, from Stone 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. [25-623](#)**

Ordinance No. 25-99 Creating a new Article 15 (Prohibition Against the Use of Graywater Within the City) of Chapter 6 (Neighborhood Vitality/Community Health) Prohibiting the Use of Graywater within the City

Presenter:

Lauren Swenson, Environmental Services Manager, Colorado Springs Utilities

Jenny Bishop, Engineer IV, Water Resource Planning, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Ch6-GraywaterProhibition-ORD-2025-10-29](#)

[Signed Ordinance No. 25-99.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4A.B. [25-574](#)

An Ordinance Amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$4,150,000 to Complete the Acquisition of approximately 130 Acres of Property, identified as the Cheyenne Mountain State Park Extension for the Purpose of Public Open Space and Trails

Presenter:

Britt Haley, Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program

David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program

Attachments: [Ordinance - TOPS supplemental approp - CMSP Extension.docx](#)

[Signed Ordinance No. 25-100.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

4B.A. [25-660](#) City Council Regular Meeting Minutes November 25, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [11-25-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [25-624](#) A Resolution of the City of Colorado Springs consenting to the dissolution of the College Creek Metropolitan District.

Council District 2

Presenter:
Kevin Walker, Planning Director, City Planning Department

Attachments: [RES_College_Creek_MD_Consent_to_Dissolution](#)
[College_Creek_MD_Cover_Memo](#)
[College_Creek_MD_Note_of_Filing_Petition](#)
[Exhibit_A_Resolution_of_the_Board_of_Directors](#)
[Exhibit_B_Certified_Financial_Statement](#)
[Resolution_128-06_College_Creek_MD_Service_Plan](#)
[College_Creek_MD_Dissolution_Issuance_Staff_Presentation](#)
[Signed_Resolution_No._193-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.C. [25-625](#) A Resolution Authorizing the Acquisition of Real Property located at 1765 North Academy Boulevard to be used for the Rock Island Substation Relocation Project

Presenter:
Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [FINAL_CC_Resolution_Rock_Island_Substation_Relocation_Property](#)
[Acquisition_1765_N_Academy](#)
[FINAL_CC_Presentation_Rock_Island_Sub_1765_N_Academy](#)
[Signed_Resolution_No._194-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [25-626](#) A Resolution Authorizing the Acquisition of Real Property Located at 1856 North Academy Boulevard to be used for the Rock Island Substation Relocation Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [FINAL_CC Resolution_Rock Island Substation Relocation_1856 N. Academy Blvd.](#)
[FINAL_CC Presentation_Rock Island Sub_1856 N Academy Blvd](#)
[Signed Resolution No. 195-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.E. [25-627](#) A Resolution Authorizing The Use Of A Possession And Use Agreement And Eminent Domain To Acquire Permanent Easements On Real Properties Owned By The Lockwood Limited Liability Company Needed For The Kelker To South Plant Transmission Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [FINAL_CC Presentation_Easement Acquisition_Eminent Domain_Lockwood](#)
[Exhibits to CC Resolution_Lockwood Limited Liability Company](#)
[FINAL_CC Resolution_Easement Acquisition_Lockwood_Eminent Domain](#)
[Signed Resolution No. 196-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.F. [25-628](#) A Resolution Declaring the Real Property Known as Teller County Tax Schedule Number R0014623 / 3745.074000090 Surplus Property and Authorizing the Disposal of Such Property

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Exhibits A and B to CC Resolution_Old Twin Rocks Pump Station](#)
[FINAL_CC Resolution_Disposal of Old Twin Rocks Pump Station_Property](#)
[FINAL_CC Presentation - Disposal of Old Twin Rocks Pump Station_Property](#)
[Signed Resolution No. 197-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.G. [25-637](#) A Resolution Authorizing The Use Of A Possession And Use Agreement And Eminent Domain To Acquire A Permanent Easement On Real Property Owned By Weston Road Holdings Company LLC Needed For The Kelker To South Plant Transmission Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [FINAL_CC Presentation_Easement Acquisition_Eminent](#)

[Domain_Weston Road Holdings](#)

[Exhibits to CC Resolution for Weston Road](#)

[FINAL_CC Resolution_Easement Acquisition_Eminent](#)

[Domain_Weston Road Holdings](#)

[Signed Resolution No. 198-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.H. [25-645](#)

A Resolution Authorizing the Acquisition of Real Properties located at 1705, 1715, and a portion of 1749 North Academy Boulevard to be used for the Rock Island Substation Relocation Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [FINAL_CC Resolution_Rock Island Substation 1705,1715,1749](#)

[FINAL_CC Presentation_Rock Island Sub 1705 1715 1749 N](#)

[Academy](#)

[Signed Resolution No. 199-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.I. [25-650](#)

A Resolution Setting the Street Lighting Service Revenue Requirement for the Period of January 1, 2026 Through December 31, 2026

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [12-09-2025 - 2026 MG Street Lighting Resolution](#)

[Worksheet - 2026 Street Lighting Cost of Service](#)

[Signed Resolution No. 200-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.J. [25-622](#)

A Resolution Establishing 2026 Drainage Basin Fees, Bridge Fees, Detention Pond Facility and Land Fees

Presenter:

Erin Powers, P.E., Stormwater Enterprise Manager

Attachments: [SW - 2026DrainageBasinFees_RES_11-18-25](#)

[Exhibit A - Proposed 2026 Fee Schedule](#)

[Exhibit B - Memo to Drainage Board](#)

[Exhibit C - Resolution 190-24](#)

[Exhibit D - HBA letter of Support for 2026 fees](#)

[Signed Resolution No. 201-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.K. [25-641](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado Establishing that the City of Colorado Springs Does Not Intend to Adopt an Ordinance or Resolution in Accord with CRS § 31-23-316(2) (a)(I) or (2)(a)(II) Concerning Electric Vehicle Charging System Permitting Procedures.
(Legislative)

Located in Council District: All

Presenter:

Johnny Malpica, Senior Comprehensive Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Resolution](#)

[Attachment 1 - HB24-1173](#)

[Attachment 2 - Model Land Use Code & Guidance](#)

[CC Presentation_Resolution Concerning EV Charging Systems](#)

[Permitting Procedures](#)

[Signed Resolution No. 202-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.L. [ZONE-25-00](#)

05 An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 7.03 acres located at 3875 Aerospace Boulevard from BP/cr/AP-O/SS-O (Business Park with Conditions of Record, Airport and Streamside Overlays) to BP/cr/AP-O/SS-O (Business Park with Conditions of Record, Airport and Streamside Overlays). (1st Reading and setting the public hearing date for January 13, 2025.)
(Quasi-Judicial)

Related Files: ZONE-25-0005

Council District 4

Presenter:

Ethan Shafer, Urban Planner II, Planning Department

Kevin Walker, Director, Planning Department

Attachments: [ZC ORD ZONE-25-0005 \(Dorado Transport\) EPS](#)
[Staff Report for ZONE-25-0005](#)
[Attachment 1 - Exhibit A \(Legal Description\)](#)
[Attachment 2 - Exhibit B](#)
[Attachment 3 - Ordinance 88-122](#)
[Attachment 4 - Land Use Statement](#)
[Attachment 5 - Public Comment](#)
[Attachment 6 - Project Statement](#)
[Attachment 7 - Banning Lewis Ranch Master Plan \(CPC MP 87-00381-A22MJ18\)](#)
[Presentation for Dorado Transport](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[CPC Minutes Excerpt - Dorado Transport - 11.12.2025](#)

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

4B.M. [ZONE-24-00](#) [20](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay) (1st Reading only to set the public hearing date for January 13, 2025) (Quasi-Judicial)

Related Files: ZONE-24-0020
Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Zone Ord ZONE 24-0020](#)
[Staff Report - ZONE-24-0020](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Land Use Statement](#)
[Attachment 3 Rezone Exhibit A_B](#)
[Attachment 4 Public Comment Response](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Staff PP - ZONE-24-0020](#)
[CPC Minutes Excerpt - 4880 Airport Rd Rezone - 11.12.2025](#)
[Signed Ordinance 25-102.pdf](#)

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

4B.N. ZONE-25-0025 An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 156.18 acres located north and south of East Woodmen Road and east and west of Banning Lewis Parkway from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay). (1st Reading only to set the public hearing for January 13, 2026) (Quasi-Judicial)

Related Files: ZONE-25-0025, PDZL-25-0004
Council District #6

Presenter:

Molly O'Brien, Planner II, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [Ordinance - Percheron Zone Change](#)

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Plan](#)

[Attachment 3 - Exhibits A and B](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Traffic Impact Study Oct2025](#)

[Attachment 6 - D49 Correspondence](#)

[CPC Minutes Excerpt - Percheron - 11.12.2025](#)

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

[Council Presentation - Percheron](#)

[Signed Ordinance 25-103.pdf](#)

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

Approval of the Consent Agenda

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

5. Recognitions

5.A. 25-662 A Resolution honoring December 7, 2025 as Pearl Harbor Remembrance Day

Presenter:

Dave Donelson, Councilmember District 1

Attachments: [Pearl Harbor](#)

[Signed Resolution No. 203-25.pdf](#)

Councilmember Donelson read the Resolution honoring December 7, 2025 as Pearl Harbor Remembrance Day.

Councilmember Donelson honored Daniel T. Griffin, first American casualty World War II and Colorado Springs School graduate for his bravery and sacrifice.

Councilmember Donelson also honored Donald Stratton, World War II Veteran, and recommended everyone read the book "All the Gallant Men: An American Sailor's Firsthand Account of Pearl Harbor".

Roger Fortin provided a brief overview of the weekly gathering of military veterans; he recognized many local veterans and the perilous conditions they faced during war.

Andrea Finnegan-Fossey, Past Commander, Senior Vice for American Legion Post 5, Junior Vice for District 7, First Chair for Pikes Peak Veterans Council, and Sarah Tobin, American Legion, recognized the courage and sacrifice of the veterans who fought at Pearl Harbor and in World War II and expressed appreciation for the Resolution.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Resolution honoring December 7, 2025 as Pearl Harbor Remembrance Day be adopted. 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

5.B. [25-651](#) A Resolution of Appreciation of Britt Haley, Director of the Parks, Recreational and Cultural Services Department, for their 13 years of service to the City of Colorado Springs.

Presenter:
Travis Easton, Deputy Chief of Staff.

Attachments: [Britt Haley Retiree Resolution](#)

[Signed Resolution No. 204-25.pdf](#)

Travis Easton, Deputy Chief of Staff, presented the Resolution of appreciation of Britt Haley, Director of the Parks, Recreational and Cultural

Services Department, for their thirteen years of service to the City of Colorado Springs.

Citizens Glenn Carlson, Shechinah Hinkle, and Wayne Williams expressed gratitude for Ms. Haley's achievements and dedication to the City.

Several Councilmembers thanked Ms. Haley for her service to the City.

Ms. Haley expressed appreciation for the recognition and the opportunities she had been given with the City and for the support of her team.

Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution of appreciation of Britt Haley, Director of the Parks, Recreational and Cultural Services Department, for their thirteen years of service to the City of Colorado Springs be adopted. 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

5.C. 25-577 City Council Appointments to Boards, Commissions, and Committees

Presenter:

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

Attachments: [12092025 Boards Commissions and Committees Appointment](#)

[12092025 Audit Committee Packet](#)

[12092025 Civil Service Commission Packet](#)

[12092025 Historic Preservation Board Packet](#)

[12092025 OCC DDA Packet](#)

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

Several Councilmembers expressed appreciation for the nominees who wish to serve the City.

Councilmember Henjum asked how the composition of the Old Colorado City Board was determined. Jariah Walker, Executive Director of the Colorado Springs Urban Renewal Authority stated the composition makeup of this board is essentially business owners and property owners that fall within this particular corridor boundary.

Motion by Councilmember Leinweber, seconded by Councilmember Gold, that the City Council Boards, Commissions, and Committees Appointments be approved. 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

6. Mayor's Business

6.A. [25-618](#) Updates from the Mayor's Office Representative

Presenter:
Jamie Fabos, Chief of Staff

Travis Easton, Deputy Chief of Staff, stated a few Fridays ago, they invited state legislators down to tour three businesses, they are looking at reform around the Artificial Intelligence (AI) bill and expressed commendations to the Public Works department for the snow/ice removal last week. He stated Mountain Metro did not have any cancellations, and the Public Works crews drove almost 6,400 miles clearing City roadways.

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

There was no Unfinished Business.

10. New Business

10.A. [25-648](#) Appointment to the Pikes Peak Library District Board of Trustees

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

Attachments: [12092025 PPLD BOT Packet](#)
[12092025 Appointment to PPLD](#)

President Crow-Iverson presented the appointment of Austin Jurgensmeyer to the Pikes Peak Library District (PPLD) Board of Trustees.

Councilmember Henjum, Council Liaison to the PPLD Board of Trustees, provided an overview of the ranking and selection process and stated her first choice was Les Gruen, but she is supportive of the final selection of Mr. Jurgensmeyer. She said she believes the process for appointments to this board has lost its focus on good governance.

Councilmember Donelson stated he also supports the appointment of Mr. Jurgensmeyer.

Citizen Karla Powers spoke in support of the appointment of Mr. Jurgensmeyer.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that City Council Appointment to the Pikes Peak Library District Board of Trustees be approved. 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

11. Public Hearing

There was no Public Hearing.

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 Madeline Roth and Benjamin Roth requested the City put in a crosswalk at Dry Needle Place and Cowpoke Road intersection.

Citizen Charles Barber thanked City Council/staff and applauded them for their service.

Citizen Wayne Williams stated taxpayers approved a \$50 million budget for the Pikes Peak Library District, but because of various provisions of Colorado law, they are only authorized to collect \$40 million and he is working with a group to see that issue addressed.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 10:35 AM.

Sarah B. Johnson, City Clerk