



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, July 22, 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 9:04 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 Leinweber attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Stan Lightfoot from the Rustic Hills Baptist Church.

Citizen Michael Zen 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-25-0006](#) Ordinance No. 25-60 amending the zoning map of the City of Colorado 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) (Second Reading and Public Hearing)

Related Files: N/A

Located in Council District 4

Presenter:

Austin Cooper, Senior Planner, Planning Department

Kevin Walker, 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](#)

[Signed Ordinance No. 25-60.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B. [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](#)
[Signed Ordinance No. 25-61.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4A.C. [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](#)
[Signed Ordinance No. 25-62.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4A.D. [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](#)
[Signed Ordinance No. 25-63.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4A.E. [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](#)
[Signed Ordinance No. 25-64.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

4B.A. [25-372](#)

City Council Regular Meeting Minutes July 8, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [7-8-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [25-366](#)

Quarterly Recognition for City Employee Retirees.

Presenter:
Richard Mulledy, Public Works Director.

Attachments: [Quarterly Retiree Resolution Q2 2025](#)
[Signed Resolution No. 91-25.pdf](#)

This Item was approved on the Consent Calendar.

- 4B.C. [25-347](#)** A Resolution Authorizing the City of Colorado Springs to Enter into an Intergovernmental Agreement Between the City of Colorado Springs by and through its Stormwater Enterprise and United States Air Force Academy Concerning Monument Creek Watershed and Habitat Restoration Services

Presenter:
Richard Mulledy, Director of Public Works
Tim Biolchini, Stormwater Capital Program Manager

Attachments: [IGA RES SWENT-USAFA 6-13-25](#)
[Exhibit A IGSA Monument Creek Watershed.pdf](#)
[USAFA-City 10-yr IGSA Presentation.pptx](#)
[Signed Resolution No. 92-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [25-363](#)** Overlook Mutual Water Company Settlement and Augmentation Agreement

Attachments: [CSU-OverlookSettlementAgreement-RES-2025-05-20](#)
[JULY 22 CITY COUNCIL - Overlook Settlement and Augmentation Agreements Presentation](#)
[Overlook City Council Memo](#)
[Overlook Settlement Agreement Final 5-27-25](#)
[JULY 22 CITY COUNCIL - Overlook Settlement and Augmentation Agreements Presentation.pptx](#)
[Signed Resolution No. 93-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [25-364](#)** Intergovernmental Agreement Establishing the Restoration Of Yield (ROY) Water Authority

Presenter:
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [CSU-ROY-JWA-EstablishmentAgmt-RES-2025-05-23-25](#)
[ROY Authority Establishment Agreement - Final 5-14-2025](#)
[\(00568635xCEF9F\)](#)
[ROY City Council Memo](#)
[ROY Establishing Agreement IGA Final](#)
[ROY Establishing Agreement IGA Final.pptx](#)
[Signed Resolution No. 94-25.pdf](#)

This Item was approved on the Consent Calendar.

- 4B.F. [25-362](#)** Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Regional Wastewater Treatment Service between Colorado Springs Utilities and Cheyenne Mountain Estates (CME)

Presenter:

Bryan English, PMP, Development Projects Manager, Customer Utilities Connections, Colorado Springs Utilities

Attachments: [Cheyenne Mountain Estates Regional Wastewater Service Agreement 05152025 Final](#)
[City Council Memo CME 06272025](#)
[CME CC Presentation 06272025](#)
[CSU-CME-RES-2025-05-21](#)
[Signed Resolution No. 95-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.G. [ZONE-25-00](#)
[04](#)** An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 2,163 square feet located at 10 South 23rd Street from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial) (1st Reading only to set the public hearing for August 12, 2025)

Related Files: None

Located in Council District 3

Presenter:

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

Attachments: [Ordinance 10 S 23rd](#)
[Staff Report 10 S 23rd ST WEG](#)
[Attachment 1 - Zone Map](#)
[Attachment 2 - Colorado City Plat](#)
[Attachment 3 - Context Map](#)
[Attachment 4 - Public Comment](#)
[Attachment 5 - Project and Land Use Statement](#)
[Attachment 6 - Rezone Legal and Drawing](#)
[Attachment 7 - The Westside Plan](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Exhibit A Legal and Exhibit B Drawing](#)
[CPC Minutes Excerpt - 10 S 23rd St. - 07.09.2025](#)
[Signed Ordinance No. 25-65.pdf](#)

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

Approval of the Consent Agenda

Motion by Councilmember Gold, 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. [25-376](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

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

Attachments: [07222025 Boards Commissions and Committees Appointment](#)
[07222025 911 Authority Board Packet](#)

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

Councilmember Henjum expressed appreciation for Deputy Chief Jeff Jensen, Colorado Springs Police Department, nominee to the El Paso-Teller County 911 Authority Board, for his service to the City.

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

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

- 5.B.** [25-318](#) A Resolution of Appreciation and Recognition of Wynetta Massey, City Attorney, For Her 35 Years of Service and Dedication to The City Of Colorado Springs Upon Her Retirement

Presenter:

Yemi Mobolade, Mayor, City of Colorado Springs

Marc Smith, Acting City Attorney, City Attorney's Office

Tracy Lessig, Deputy City Attorney, City Attorney's Office

Attachments: [CAO-RES-WM-2025-07-11](#)

[Signed Resolution No. 96-25.pdf](#)

Mayor Yemi introduced the Resolution of appreciation of Wynetta Massey, City Attorney, for her thirty-five years of service to the City and thanked Ms. Massey for her leadership and dedication.

Marc Smith, Acting City Attorney, Tracy Lessig, Deputy City Attorney, expressed gratitude for the opportunity to work with Ms. Massey for many years.

Mr. Smith and Ms. Lessig read the Resolution of appreciation of Wynetta Massey, City Attorney, for her thirty-five years of service to the City.

Ms. Massey expressed appreciation for the opportunities she had been given with the City and the amazing people she was able to work with.

Several Councilmembers, Travas Deal, Chief Executive Officer, Colorado Springs Utilities, conveyed gratitude for Ms. Massey's thirty-five years of service to the City.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Resolution of appreciation of Wynetta Massey, City Attorney, for her thirty-five years of service to the City 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

6. Mayor's Business

There was no Mayor's Business.

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. [25-378](#) City Council consideration of the Mayor's Disapproval by veto of 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:

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

Attachments: [Ordinance 25-59-Disapproval by Mayoral Veto.pdf](#)
[Signed Ordinance No. 25-59.pdf](#)

President Crow-Iverson introduced the City Council consideration of the Mayor's disapproval by veto of Ordinance No. 25-59 pertaining to expenditures of the Special Fund.

Councilmember Henjum requested additional information regarding the proposed Ordinance. President Crow-Iverson stated it would provide a framework to be able to fund the other two categories, mental health and veteran services, of the approved ballot question which the City does not currently fund.

Councilmember Henjum asked if there are details of the subcommittee. Michael Montgomery, Deputy City Council Administrator, stated those are to be determined at a later time.

Councilmember Henjum asked what the Administration's preference is. Jamie Fabos, Chief of Staff, stated their preference is to determine funding through recommendations through the budget process.

Councilmember Donelson stated he believes this proposed Ordinance is unnecessary and asked if City Council could form a committee without this Ordinance. Marc Smith, Deputy City Attorney, confirmed they could.

President Pro Tem Risley stated he believes this could benefit this City Council and future City Councils as a tool for funding while still working collaboratively with the Administration.

Councilmember Henjum stated if another committee is created, she would want the individuals who collect the sales tax to have a seat at the table.

Councilmember Donelson stated he does not believe another committee should be created and this does not add a tool to the toolbox because the funding buckets have already been established.

President Crow-Iverson asked if the ballot question stated the sales tax revenue would be allocated at the discretion of City Council. Mr. Smith stated that language was not included in the ballot question because the ballot question had to meet the specific language of the Taxpayer Bill of Rights (TABOR), it was on the citizen initiated petition which was circulated.

Motion by Councilmember Risley, seconded by Councilmember Williams, to override the Mayoral veto of Ordinance No. 25-59. 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. [25-315](#)

A Resolution of the City of Colorado Springs Approving an Amended 2025 Operating Plan and Budget for the MW Retail Business Improvement District.

Located in Council District 6

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](#)
[Reimbursement Resolution of MWRBID - Reimb Req No. 1](#)
[Reimbursement Resolution of MWRBID - Reimb Req No. 2](#)
[B.2 MW Retail BID Financial Plan 05.16.25](#)
[MWRetail BID Questions&Answers Councilor Concerns Email](#)
[Schedio Group Engineer's Report and Verification of Costs No. 3 MW Retail BID](#)
[Signed Resolution No. 99-25.pdf](#)

This item was postponed to the August 12, 2025 City Council meeting.

Motion by Councilmember Bailey, seconded by Councilmember Henjum, that this Resolution be postpone to a date certain Proposed Motion: Postpone to August 12, 2025 City Council Meeting. The motion passed by a vote of

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

- 10.B. [25-187](#)** An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to public art.

(Legislative)

Related Files: N/A
Located in All Council District

Presenter:
Daniel Sexton, DRE Planning Manager, Planning Department
Michael Montgomery, Deputy City Council Administrator
Kevin Walker, Planning Director, Planning Department

Attachments: [Staff Report Public Art Ordinance](#)
[Attachment 1 - UDC-PAC-Amendment-2025-05-05](#)
[Attachment 2 - Public Art Commission Meeting Minutes](#)
[Attachment 3 - Ord. 25-41 Signed](#)
[Staff Presentation Public Art Ordinance](#)
[Planning Commission Meeting - Public Art - 05 14 2025](#)
[Signed Ordinance No. 25-66.pdf](#)

Daniel Sexton, Planning Manager, Planning Department, presented the Ordinance amending City Code pertaining to Public Art Ordinance. He provided an overview of the project summary, background/history, highlighted changes, criteria for approval, and statement of compliance.

Councilmember Bailey asked if there would be oversight of the Planning Manager's decision to make a substitution of art for articulation. Mr. Sexton stated based on the two provisions where public art is mentioned in the Unified Development Code (UDC), if a substitution of art for articulation as a community amenity is requested by a developer, it would be a staff level decision unless it was appealed to the Planning Commission or City Council.

Councilmember Donelson made a motion to amend the proposed Ordinance and remove the language which states "Artwork may be used as a substitute for façade articulation, subject to neighborhood and Public Arts Commission review."

Councilmember Donelson asked what zone would a community amenity be used in related to a small piece of art. Mr. Sexton stated that it would be in the Planned Development Zone (PDZ) under the UDC.

Councilmember Donelson stated artwork is too subjective, he does not think a developer should be able to put a piece of artwork on the property and then be able to potentially increase density or that a small piece of artwork should be able to circumvent zoning requirements. Mr. Sexton stated City Council has the discretion to vote in opposition if they feel the community benefit is too subjective, and the proposed Ordinance gives City Council greater flexibility and opportunity to custom tailor that PDZ zone.

Councilmember Bailey stated that he agrees with Councilmember

Donelson that substituting public art for the articulation is a bad idea, but future City Councils may not share that view, so he is content with leaving the language in the proposed Ordinance with the understanding that the process allows the Planning Manager to make that decision and reflect the sense of the City Council. He stated he also does not want to make a decision on an additional amendment without taking the time to research it.

Councilmember Bailey asked if the City was satisfied with process of Planning staff taking the lead from City Council. Mr. Sexton stated it would not change the discretionary authority of City Council for PDZ.

Councilmember Henjum stated she does not believe they should remove something that may be beneficial to the community, especially since City Council would still have authority over whether or not it is approved.

Councilmember Williams asked what density has to do with this Ordinance. Mr. Sexton stated he referenced density because the section in the UDC where public art provision is mentioned is in the PDZ section which regulatory flexibility to development requirements, such as density.

President Pro Tem Risley stated PDZ zoning should remain adaptable to developers, and he supports the Ordinance as written.

Councilmember Bailey stated developers would still have to come before City Council for approval if they are planning to use public art.

Councilmember Rainey asked if the strikethrough of the language would then require the Development Plan to come before City Council as part of the process. Mr. Sexton stated for the mixed- use and non-residential uses, it would be reviewed by Planning staff and would not come before City Council unless the application was appealed or if it was in a PDZ.

Councilmember Bailey asked what the alternatives for substitution of articulation currently are. Mr. Sexton stated it is largely applicable to multi-family/commercial/industrial/institutional use, they look for multiple materials in the substitution, the developer may also seek an exception to the articulation requirements as long as they meet certain standards, and the decisions are made by Planning staff.

Motion by Councilmember Donelson to amend the proposed Ordinance by removing the language "Artwork may be used as a substitute for façade articulation, subject to neighborhood and Public Arts Commission

review.” The motion failed for lack of second.

Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance amending Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to public art be approved on first reading. The motion passed by a vote of 9-0-0-0

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 Charles Barber spoke about analytical geometry.

Citizen Jessica Leiver spoke about the Pikes Peak Library District Rockrimmon Library branch and the vacancy position on the PPLD Board of Trustees.

Citizen Lawrence Clark stated Natalie Lovell, City Auditor, should be required to get a Certified Public Accountant certification.

Citizen EmRhys Jenkins spoke about the misconceptions regarding homelessness.

Citizen Lee Brooks spoke about the need to implement martial arts in schools and temporary pallet and shipping container homes for people experiencing homelessness.

Citizen Gavin Rainey spoke against the potential opening of the immigrant detention center outside of the City.

Citizen Kyle Ripple asked when the South Academy construction will be completed and identified some other roads which need repaired.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 10:49 AM.

Sarah B. Johnson, City Clerk