



City of Colorado Springs

Regular Meeting Agenda - Final-revised City Council

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

City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event. Documents created by third parties may not meet all accessibility criteria.

Tuesday, September 9, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @cospcity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

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

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

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. [SUBD-25-0021](#)

Ordinance No. 25-68 vacating a portion of public right-of-way known as Holly Avenue and First Street consisting of approximately 2.13 acres located northwest of the intersection at First Street and Lake Avenue.
(Legislative) (Third Reading and Public Hearing).

Council District # 3

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[SUBD-25-0021 ORDINANCE DRAFT EPS](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Vacation Plat](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Project Statement](#)

[Exhibit E - Public Comment in Opposition](#)

[Exhibit F - Public Comment Response and Memo](#)

[Exhibit G - Public Comment in Support](#)

4A.B. [25-380](#)

Ordinance No. 25-72 by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Bradley Ridge Apartments Project), series 2025, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$76,832,222.72 for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds, approving and authorizing execution of an indenture of trust, a loan agreement with the borrower, a forward bond purchase agreement, a bond purchase agreement, and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith.

Presenter:

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments:

[Bradley Ridge Presentation](#)

[Bond Purchase Agreement \(Bradley Ridge\)](#)

[Forward Bond Purchase Agreement \(v1\) \(002\) - Bradley Ridge](#)

[Indenture - Bradley Ridge Apartments 2025](#)

[Loan Agreement Bradley Ridge Apartments 2025](#)

[Ordinance - Bradley Ridge Apartments 2025](#)

[Permanent Financing Agreement Bradley Ridge 2025](#)

[Permanent Trust Indenture - Bradley Ridge 2025 Permanent Trust Indenture](#)

[Tax Regulatory Agreement - Bradley Ridge Apartments 2025](#)

4A.C. [25-416](#)

Ordinance No. 25-73 to fill the vacancy on the Catalyst Campus Business Improvement District's Board of Directors. (2nd Reading and Public Hearing)
(Legislative)

Related Files: N/A
Council District # 3

Presenter:

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

Attachments:

[CatalystCampus BID Amend 2025 Ordinance](#)

[Exhibit A Second Amendment to Lease Agreement Catalyst Campus BID \(SIGNED\)](#)

[Exhibit B Qualified Property Owner Q&A](#)

[Exhibit C Ordinance 21-75](#)

4B. First Presentation:**4B.A. [25-469](#)**

City Council Regular Meeting Minutes August 26, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments:

[8-26-2025 City Council Meeting Minutes Final](#)

4B.B. [25-387](#)

A Resolution declaring City-owned property identified as El Paso County Tax Schedule Number 63262-08-002 as surplus property and authorizing the disposal of such property to James B. Klein as the one logical purchaser.

Presenter:

Gayle Sturdivant, PE, PMP, Deputy Public Works Director/City Engineer

Kellie Billingsley, Real Estate Services Manager

Attachments:

[1 Location Map](#)

[2 City Council Resolution Klein Disposal](#)

[3 Exhibit A to Resolution](#)

[4 Exhibit B and C to PSA and Resolution](#)

[5 Exhibits D and E to PSA and Resolution](#)

[6 Klein Disposal Presentation](#)

4B.C. [25-388](#)

A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire real property and a temporary construction easement, on real property owned by 7-ELEVEN, Inc. using PPRTA funds for the Dublin Boulevard Improvements - Peterson Road to Marksheffel Road Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director

Kellie Billingsley, Real Estate Services Manager

Attachments:

[1 711 - Location map](#)

[2 711 - Resolution](#)

[3 711 - Exhibit A-1](#)

[4 711 - Exhibit A-2](#)

[5 711 - Exhibit A-3](#)

[6 711 - Presentation](#)

4B.D. [25-407](#)

A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire permanent easements and temporary construction easements for the 8th Street Improvements: Motor City Dr to Fountain Creek Project and 8th Street over Fountain Creek Bridge Maintenance Project using PPRTA funds

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director

Kellie Billingsley, Real Estate Services Manager

Attachments:

[03 Resolution 8th Street Projects\(1\).docx](#)

[03A Exhibit A to Resolution](#)

[03B Exhibit B to Resolution](#)

[03C Exhibit C to Resolution](#)

[01 Summary Table](#)

[02 Location Map](#)

[04 Presentation](#)

4B.E. [25-417](#)

A Resolution Authorizing the City of Colorado Springs to Enter into an Intergovernmental Agreement Between the City of Colorado Springs and the Colorado Department of Transportation for Operation and Maintenance of the Spring Creek Tributary Outfall.

Presenter:

Erin Powers, P.E., Stormwater Enterprise Manager

Richard Mulledy, P.E., Public Works Director

Attachments:

[RES_CDOT-City IGA - Stormwater_8-13-25.docx](#)

[Final Spring Creek MTCE Colorado Springs 331003614 August 05 2025.pdf](#)

[Spring Creek IGA Vicinity Map.pdf](#)

[CDOT Spring Creek IGA Presentation.2.pptx](#)

4B.F. [25-427](#)

An Ordinance Certifying Delinquent Stormwater Fees and Charges to the El Paso County Treasurer for Collection

Presenter:

Richard Mulledy, P.E., Public Works Director

Erin Powers, P.E., Stormwater Enterprise Manager

Attachments:

[SWENT-StormwaterFees-CertificationORD-2025.docx](#)

[2025 Exhibit A.pdf](#)

4B.G. [ZONE-25-0007](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (1st Reading and setting the public hearing for September 23, 2025).
(Quasi-Judicial)

Related Files: None
Council District # 5

Presenter:
William Gray, Senior Planner, City Planning Department

Attachments:

[Ordinance 2402 N Nevada Ave Rezoning](#)
[Exhibit A Legal and Exhibit B Drawing](#)
[Staff Report 2402 N Nevada Rezoning WEG](#)
[Attachment 1 - Zoning Map](#)
[Attachment 2 - North End Addition](#)
[Attachment 3 - Context Map](#)
[Attachment 4 - Project Statement](#)
[Attachment 5 - Land Use Statement](#)
[Attachment 6 - North End Existing Land Use](#)
[Attachment 7 - North End Future Land Use](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[CPC Minutes Excerpt - 2402 N Nevada Avenue - 08_13_2025](#)

4B.H. [SUBD-25-0061](#)

An Ordinance vacating a portion of public right-of-way consisting of approximately .09 acres located on 1904 Glenn Street and adjacent to 806 N Nineteenth Street.
(1st Reading and setting the public hearing date for September 23, 2025)
(Legislative)

Council District #3

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

Attachments:

[ORD VacationROW Glenn Street Alley](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Vacation Plat](#)
[Vicinity Map](#)

4B.I. [ZONE-25-0014](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 9.93 acres located southeast of Union Boulevard and Ranch Drive at 4625 Ranch Drive from PDZ/cr/HS-O (Planned Development Zone District with conditions of record and Hillside Overlay) to PDZ/cr/HS-O (Planned Development Zone District with conditions of record and Hillside Overlay) to modify certain established conditions of record. (Quasi-Judicial)
(1st Reading and setting the public hearing date for September 23, 2025)

Related Files: PDZD-25-0020
Council District # 1

Presenter:

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

Attachments:

[Beth-El Mennonite Church Ordinance](#)

[Beth-El Mennonite Church Staff Report - ZONE 25-0014 MEO Final](#)

[Attachment 1 - Ordinance 03-18](#)

[Attachment 2 - Public Comment](#)

[Attachment 3 – Exhibits A and B](#)

[Attachment 4 - Project Statement](#)

[Attachment 5 - Land Use Statement](#)

[Attachment 6 - Minor Modification](#)

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

[CPC Minutes Excerpt - Beth-El - 08_13_2025](#)

4B.J. [25-466](#)

Request to Establish a Public Hearing Date of Oct. 14, 2025 for the Consideration of Colorado Springs Utilities' 2026 Rate Case, consisting of: Resolutions Setting Certain Electric Rates Within the Service Areas of Colorado Springs Utilities, Certain Changes to Electric Rate Schedules, Accepting Conclusions and Recommendations Concerning the Public Utilities Regulatory Policy Act Standards, Certain Changes to Utilities Rules and Regulations and the Open Access Transmission Tariff, and Adopting the Transmission Formula Rate, Initial Rates, and Implementation Protocols for Colorado Springs Utilities' Transmission Owner Filing.

Presenter:

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

4B.K. [25-472](#)

Ratification of Councilmember Liaisons to City Council Appointed Boards, Commissions, and Committees

Presenter:

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

Attachments:

[Summary of Boards, Commissions, and Committees Councilmember Assignments - September 9, 2025](#)

5. Recognitions**5.A. [25-476](#)**

Est. Time: 10
minutes

A Resolution Honoring September 11, 2025 As A Day Of Remembrance

Presenter:

Roland Rainey, Councilmember District 6

Attachments:

[A Day of Remembrance](#)

- 5.B.** [25-471](#)
Est. Time: 10
minutes

City Council Appointments to Boards, Commissions, and
Committees

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

Attachments: [09092025 Boards Commissions and Committees Appointment-Revised](#)
[09092025 FCWD Small Municipalities Representative](#)
[09092025 Independent Ethics Commission Packet](#)
[09092025 LETAC Packet](#)
[09092025 LART Packet](#)

6. Mayor's Business

- 6.A.** [25-410](#)
Est. Time: 10
minutes

A Resolution confirming the Mayor's appointment of Alexandru
Kovacs as the Director of Aviation

Presenter:
Yemi Mobolade, Mayor of Colorado Springs

Attachments: [Kovacs Resolution \(003\)](#)

- 6.B.** [25-478](#)
Est. Time: 10
minutes

Appointment of Daniel O'Rear to a four-year term, on the Colorado
Springs Housing Authority (CSHA) Board beginning on
September 9, 2025 and expiring on April 1, 2029.

Presenter:
Jamie Fabos, Chief of Staff – City of Colorado Springs

Attachments: [Daniel O'Rear_2025_Resume.pdf](#)

- 6.C.** [25-479](#)
Est. Time: 10
minutes

Nomination to reappoint Jim Johnson for a three-year term on the
Colorado Springs Health Foundation Board of Trustees, beginning
on January 1, 2026, and expiring on December 31, 2028.

Presenter:
Jamie Fabos, Chief of Staff City of Colorado Springs

Attachments: [Jim Johnson Short Bio.docx](#)

- 6.D. [25-480](#) Nomination to reappoint Mary Coleman for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2026, and expiring on December 31, 2028.

Est. Time: 10
minutes

Presenter:

Jamie Fabos, Chief of Staff City of Colorado Springs

Attachments:

[Mary Coleman Short Bio.docx](#)

- 6.E. [25-482](#) Mayor's Office Updates

Est. Time: 10
minutes

Presenter:

Jamie Fabos, Chief of Staff

7. Items Called Off Consent Calendar

8. Utilities Business

- 8.A. [25-391](#) Intergovernmental Agreement with Arkansas River Power Authority (ARPA)

Est. Time: 15
minutes

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Mike Francolino, Chief Customer and Enterprise Services Officer,
Colorado Springs Utilities

Attachments:

[IGA with ARPA presentation for City Council](#)

[ARPA IGA Final July 1 2025](#)

- 8.B. [25-464](#) Pursuant to City Code § 1.4.105 (Candidates for Election), Colorado Springs Utilities Employee Request for City Council Consent to Run for Ellicott School District 22 Board of Education and, If Elected, Request to Waive the Requirement to Terminate Employment

Est. Time: 10
minutes

Presenter:

Tracy Lessig, City Attorney's Office

Attachments:

[25-464 Council Cover Memo Utilities Employee Candidacy Ferguson](#)

9. Unfinished Business

9.A. [25-377](#)**Est. Time:** 30
minutes

Ordinance No. 25-69 amending Ordinance No. 25-31, Section 5 (Appointing Natalie Lovell As City Auditor And Prescribing Her Duties, Compensation, and Tenure In Office, And Superseding And Repealing All Prior Ordinances Inconsistent With The Provisions Of This Ordinance), And Removing The Requirement Of Certification As A Colorado Certified Public Accountant For The Position Of City Auditor.

Presenter:

Myra Romero, Chief Human Resources and Risk Officer
Lynette Crow-Iverson, City Council President

Attachments:

[Amended City Auditor Ordinance \(Lovell\) CIA](#)

10. New Business**11. Public Hearing****12. Added Item Agenda****13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules****14. Executive Session****15. Adjourn**