



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, October 14, 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 9:00 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 Gold left the meeting at 11:35 AM and returned at 12:05 PM.

Councilmember Williams left the meeting and attended virtually at 1:05 PM.

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Stan Lightfoot from the Rustic Hills Baptist 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:**

##### **4B. First Presentation:**

**4B.A. [25-534](#)** City Council Regular Meeting Minutes September 23, 2025

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [9-23-2025 City Council Meeting Minutes Final.pdf](#)

**The Minutes were approved on the Consent Calendar.**

**4B.B. [25-229](#)** A Resolution Authorizing the Acquisition of Real Property, Permanent Easements, and Temporary Easements using PPRTA funds for the Tutt Boulevard Extension: Dublin Boulevard to Templeton Gap Road Project

Presenter:  
Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director  
Kellie Billingsley, Real Estate Services Manager

**Attachments:** [1 JE Martin - Location Map](#)  
[2 JE Martin - Resolution.docx](#)  
[3 JE Martin - Exhibit A and B](#)  
[4 JE Martin - Exhibit C and D](#)  
[5 JE Martin - Exhibit E and F](#)  
[6 JE Martin - Exhibit G and H](#)  
[7 JE Martin - Exhibit I and J](#)  
[8 JE Martin - Exhibit K and L](#)  
[9 JE Martin - Presentation](#)

**This Resolution was adopted on the Consent Calendar.**

**4B.C. [25-462](#)** A Resolution of the City of Colorado Springs approving an amended and restated Service Plan for the Bradley Ranch Metropolitan District located generally southeast of the intersection of Old Ranch Road and North Union Boulevard.

## Council District #2

## Presenter:

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

**Attachments:** [BradleyRanchServicePlan-RES-2025-09-15](#)

[Comparison to Model Service Plan](#)

[Exhibit 1 Amended&Restates\\_BradleyRanchMD\\_ServicePlan](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[Exhibit C District Boundary Map](#)

[Exhibit D 2024 Financial Statements 12-31 \[Audited\]](#)

[Exhibit E Permitted Services](#)

[Petitioner\\_Cover\\_Memo\\_Bradley\\_Ranch\\_MD](#)

[Resolution 130-06 Approved Service Plan](#)

**This Resolution was adopted on the Consent Calendar.**

**4B.D. [25-463](#)**

Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Ellston Park Metropolitan District Senior Limited Tax General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds, Series 2025, in the estimated principal aggregate amount of \$4,000,000.

## Council District # 1

## Presenter:

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

**Attachments:** [EllstonVillage MD Debt Issuance Resolution](#)  
[Exhibit A Preliminary Plan of Finance Bond Documents](#)  
[Exhibit B Signed Bond Resolution](#)  
[Exhibit B Unsigned Bond Resolution Ellston Park MD](#)  
[Exhibit C List of Public Improvements & Cost](#)  
[Exhibit D Certificate of External Financial Advisor](#)  
[Exhibit E1 Senior Bond Form Series 2025A](#)  
[Exhibit E2 Subordinate Bond Form Series 2025B](#)  
[Exhibit F1 Senior Indenture Series 2025A](#)  
[Exhibit F2 Subordinate Indenture Series 2025B](#)  
[Exhibit G1 Series 2025A Bond Opinion - Ellston Park MD 2025](#)  
[Exhibit G2 Series 2025B Bond Opinion - Ellston Park MD 2025](#)  
[Exhibit H Opinion Letter General Counsel - Ellston Park MD - Series 2025](#)  
[Exhibit I Approved ServicePlan Signed Resolution 81-21](#)  
[Exhibit J Approved Development Plan](#)  
[Petitioner EllstonPark MD Bond Issuance Cover Memo](#)  
[EllstonPark MD Bond Issuance Staff Presentation](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.E.** [ZONE-25-00](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with conditions of record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). (Quasi-Judicial - 1st Reading only to set the public hearing for October 28th, 2025)

[13](#)

Related Files: N/A  
Council District # 6

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

**Attachments:** [ZONE-25-0013 Ordinance](#)  
[ZONE-25-0013 Staff Report v2](#)  
[Attachment 1- CPC CU 02-00184-A2MN12](#)  
[Attachment 2 - Ordinance 82-15](#)  
[Attachment 3 - Land Use Statement](#)  
[Attachment 4 - Project Statement](#)  
[Attachment 5 - Exhibit A Legal Description](#)  
[Attachment 6 - Exhibit B Zone Change Map](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[ZONE-25-0013 Presentation CC](#)

**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. [25-553](#)** A Resolution recognizing October 2025 as Arts Month in the Pikes Peak Region

Presenter:  
Nancy Henjum, Councilmember District 5

**Attachments:** [Arts Month in the Pikes Peak Region 2025](#)

Councilmember Henjum stated she and Councilmember Gold attended the theater production of Cabaret at the Ent Center for the Arts.

Scott Levy, President, Executive Director, Green Box Arts, and Board Chair, Cultural Office of the Pikes Peak Region (COPPeR), provided an overview of the various art and cultural opportunities throughout the community.

Councilmember Henjum read the Resolution recognizing October 2025 as Arts Month.

Councilmember Gold encouraged everyone to participate in the City's arts economy throughout the year.

**Motion by Councilmember Gold, seconded by Councilmember Williams, that the Resolution recognizing October 2025 as Arts Month in the Pikes Peak Region be adopted. The motion passed by a vote of 9-0-0**

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

- 5.B.** [25-561](#) A Resolution Honoring The U.S. Senate's Designation Of October 14, 2025, As National Day Of Remembrance For Charlie Kirk, Recognizing The Importance Of Protecting Free Speech, Encouraging Open Dialogue, And Condemning Political Violence.

Presenter:

Brandy Williams, Councilmember District 3

**Attachments:** [Resolution Honoring National Remembrance Day for Charlie Kirk](#)

Councilmember Williams encouraged citizens to live with love and grace and read the Resolution honoring the United States (U.S.) Senate's designation of October 14, 2025, as National Day of Remembrance For Charlie Kirk, recognizing the importance of protecting free speech, encouraging open dialogue, and condemning political violence.

Councilmember Donelson stated Charlie Kirk was murdered in cold blood, and he supports the strongest penalty for his murder, but believes this Resolution is a mistake because it is political, alienates/divides citizens, and does not allow for public comment.

**Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution honoring the United States (U.S.) Senate's designation of October 14, 2025, as National Day of Remembrance For Charlie Kirk, recognizing the importance of protecting free speech, encouraging open dialogue, and condemning political violence be tabled. The motion failed by a vote of 5-4-0**

**Aye:** 4 - Donelson, Gold, Henjum, and Rainey Jr.

**No:** 5 - Bailey, Crow-Iverson, Leinweber, Risley, and Williams

Councilmember Rainey stated there should not be any room in society for political violence or lose their life for speaking their mind and the nation needs to get back to focusing on civil discourse.

Councilmember Leinweber stated he supports what Mr. Kirk represented and the values he held.

Councilmember Henjum stated she is deeply concerned about the first amendment and the violence which occurred from someone speaking their mind, but the name of one particular person in the Resolution is

very polarizing.

Councilmember Gold stated City Council has the job to be the light, hope, and instill positivity for the future of the City, but feels they are failing due to some of the decisions they have made.

**Motion by Councilmember Bailey, seconded by Councilmember Williams, that the Resolution honoring the United States (U.S.) Senate's designation of October 14, 2025, as National Day of Remembrance For Charlie Kirk, recognizing the importance of protecting free speech, encouraging open dialogue, and condemning political violence be adopted. The motion passed by a vote of 5-4-0-0**

**Aye:** 5 - Bailey, Crow-Iverson, Leinweber, Risley, and Williams

**No:** 4 - Donelson, Gold, Henjum, and Rainey Jr.

**5.C. [25-516](#)** City Council Appointments to Boards, Commissions, and Committees

Presenter:

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

**Attachments:** [10142025 Boards Commissions and Committees Appointment](#)  
[10142025 City County Drainage Board Packet](#)  
[10142025 Fire Board of Appeals Packet](#)  
[10142025 Planning Commission Packet](#)  
[10142025 Stormwater Advisory Committee](#)

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.

**Motion by President Pro Tem Risley, seconded by Councilmember Williams, 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

## **6. Mayor's Business**

**6.A. [25-562](#)** Updates from the Mayor's Office Representative

Presenter:

Jamie Fabos, Chief of Staff

There was no Mayor's Business.

## **7. Items Called Off Consent Calendar**

There were no items called off the Consent Calendar.

## **8. Unfinished Business**

There was no Unfinished Business.

## **9. Utilities Business**

- 9.A.**     [25-552](#)     Public Hearing 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

**Attachments:**   [10-14-2025 CC Agenda Memo-2026 Rate Case Hearing](#)  
[Rate Hearing Agenda-2026 Rate Case 10-14-25](#)  
[City Attorney Instructions-2026 Rate Case 10-14-2025](#)  
[Issues For Decision-2026 Rate Case \(002\).doc](#)

Chris Bidlack, Senior Attorney, Colorado Springs Utilities (CSU) Division, introduced the public hearing for the consideration of CSU's 2026 Rate Case, consisting of: Resolutions setting certain electric rates within the service areas of CSU, 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 (URR) and the Open Access Transmission (OATT) Tariff, and Adopting the Transmission Formula Rate, initial rates, and implementation protocols for CSU's Transmission Owner Filing. He presented the 2026 CSU Rate Case Hearing agenda and read the Colorado Springs Utilities rate setting standards and the role of City Council. Mr. Bidlack polled Council concerning whether any members had received any ex parte communications. Councilmember Leinweber, Councilmember Henjum, and Councilmember Williams, Councilmember Bailey identified the meetings they attended and the information they received and/or stated they are able to be fair and impartial.

Scott Shirola, Pricing and Rates Manager, CSU, provided an overview of the procedural compliance, 2026 rate case filing, large load



background/principles, Electric Rate schedules, URR, clerical Tariff corrections/procedural actions, and OATT and Transmission Filing. He identified the Energy Wise rates, net metering background/process, CSU Board engagement, electric cost recovery, renewable energy integration, Cost of Service Study (base rates), rate design, net metering system interaction, and system cost versus solar exchange. Mr. Shirola went over net metering cost shifting, energy charge recovery of demand cost, and proposed net metering rate design.

Councilmember Leinweber asked what is binding in the ten-year contract. Travas Deal, Chief Executive Officer, CSU, stated with all infrastructure, CSU requires them to pay up front.

Councilmember Leinweber asked if water use will be addressed. Mr. Shirola confirmed it will be in their provisions for the URR large load study fees.

Councilmember Henjum asked if CSU will be freezing the participation for industrial time of day. Mr. Shirola explained the three types of industrial rate schedules and how the new rate schedules would affect them.

Councilmember Leinweber asked if there will be incentives for businesses using energy during the daytime hours. Mr. Shirola confirmed there will be an Energy Wise Plus rate option for energy use from 9:00 AM to 1:00 PM when energy is at its cheapest.

Councilmember Rainey asked if there will be any restrictions for the Energy Wise Plus rate which will influence the base rates. Mr. Shirola stated those Energy Wise customers will not have an effect on the base rates.

Councilmember Henjum requested additional information on including both transmission and distribution at the same rates. Mr. Shirola stated the military has stated they do not want to participate in the Southwest Power Pool.

Councilmember Leinweber requested additional information regarding the amount of energy solar customers added back into the system. Mr. Shirola stated they will provide that information.

Councilmember Henjum asked if the proposed rate design model was presented to the CSU board prior to August 18, 2025. Mr. Shirola stated it was not presented this year, but the design model dates back to 2018.

Councilmember Williams asked if the prior main changes were the size and the interconnection fee. Mr. Shirola confirmed there were changes

to the size, a new application fee, and annual cashout charges in prior years.

Councilmember Williams stated there have been three different versions of this item since it was first introduced to the CSU Board on August 18, 2025 and she does not feel comfortable voting on this everything has been vetted especially since it will have such a huge impact on citizens.

Councilmember Henjum requested clarification on how the under quantification of imports and exports results in significant cost shifting to non-net metering customers. Mr. Shirola stated CSU rates are designed to collect the overall revenue requirement allocated to the residential class regardless of whether they are solar or non-solar customers and that cost does not go away when charges for net metering customers do not collect the full cost of service so the rates for all other customers are set higher to meet that under-recovery.

Councilmember Williams asked why the under recovery was not addressed earlier. Mr. Shirola stated that even though CSU knew under recovery for net metering was an issue, the number of net metering customers did not grow exponentially until 2017 and that was when they started redesigning rates.

Councilmember Williams asked why the rates were not redesigned once the number of net metering customers reached two thousand. Tristan Gearhart, Chief Planning and Financial Officer, CSU, stated CSU was purchasing requisitions and obtaining rebates through 2022 which is value which went back to all customers to cover the subsidy. Travas Deal, Chief Executive Officer, CSU, stated CSU has also had solar arrays come online which CSU purchases power from which created another cost shift to rate payers.

Councilmember Leinweber stated with this new format, installers need to inform solar customers to maximize afternoon sun for production and get a battery which lasts four hours.

Councilmember Leinweber asked if solar customers could use the extra energy they produce during the middle of the day during the peak pricing hours of 5:00 PM to 9:00 PM when energy production is at its highest cost. Mr. Shirola stated the crediting of excess generation is complicated by State Statute policy

Councilmember Henjum asked what the value is to CSU for the excess energy generation solar customers collect. Mr. Shirola explained that CSU receives renewable energy credits which go toward meeting compliance with the state mandate for CSUs ten percent energy coming from renewable energy sources.

Councilmember Henjum asked if CSU batteries could be used for rooftop solar. Mr. Gearhart stated that the net metering solar generation from homes is not the lowest cost energy that they want to store in their 100-MW batteries because CSU's solar farms are four to five times lower.

Councilmember Henjum stated she is struggling with the timeline in which this rate case has been introduced to City Council. Mr. Gearhart stated he needs to look at the rates for all of CSU's 250,000 customers and these rates will not go into effect until 2027.

Councilmember Williams stated the rates have been unduly discriminatory for years and they need to take the time to review other options.

Councilmember Rainey asked what the ramifications are for the solar industry. Mr. Gearhart stated it is important to give them the true cost of rooftop solar so that the problem is not perpetuated and CSU can deal with the \$5.5 million deficiency.

Councilmember Rainey asked what the incentive is for people to get solar panels now. Mr. Gearhart stated it is a financial decision customers will need to make based on their knowledge of the rates.

Councilmember Bailey stated the inaction of the prior City Council is irrelevant, but they need to address the deficiencies regarding net metering customers now because the costs are going to continue going up.

Mr. Gearhart provided an overview of the electric rate schedules, kilowatt hour versus kilowatt, proposed demand change, and example demand calculation. He provided an overview of net metering - residential rate design, demand change, customer control, net metering proposal/key considerations, and customer outreach.

Natalie Lovell, City Auditor, Office of the City Auditor, stated the Office of the City Auditor, concluded that overall modifications included in the 2026 Rate Case Filing reports and the supporting schedules for proposed rates and fees for the electric service were prepared accurately and consistently, methodology changes were appropriately disclosed in the utilities' filing reports, changes were consistent rate design guidance approved by Utilities Board and based on the five year Electric Cost Of Service Study approved by City Council effective January 1, 2025.

Citizens Tanner Cox, Colorado Program Director, Solar United Neighbors (SUN), Casey Becker, Colorado Solar and Storage Association (COSSA), Ellen Howard Kitzer, General Counsel, COSSA, Scott Carter, Rona Culp, Liz Clement, Jean Taylor, Devin Rand, Kate Brady, Carolyn Dickerson, Derek Law, Nancy Stilwagon, Brian Safyan, Patti Freudenburg, Paul Burger, Frank Fox, Jeff Waalkes, Wes Montoya, Wendy Crawford, Matthew Schniper, Ramona Szoke, Amy Willard, David Havlick, Charles Peterson, Karen Ying, Mike Moerk, Jeanette Caproon, Steve Radil, Cathy Wernley, Bob Wernley, Chris Duval, Landon Hartman, Dale Munson, Will McNaley, Kevin Eber, Dwight Baker, Todd Doropinghaus, Kevin Bowersox, Sherri Parrish, Salomon Medina, Barb Fox, Rick Hart, Tim Smith, Lonnie Imlay, Damon Betha, John Harner, Joshua Callahan, and Lotus spoke in opposition of the proposed net metering rate case.

Councilmember Henjum recommended that the net metering part of the rate case should either be removed, or City Council take more time to review.

Councilmember Henjum asked when new solar customers were notified that there would be a change in net metering, when this proposed rate case was determined, whether CSU sees solar customers as valuable to the energy system, and why they chose to use the word "subsidy" in relation to net metering customers.

Councilmember Rainey asked what state statute citizens are stating CSU's net metering is non-compliant with, what the impact would be of grandfathering in current net metering customers, and what the cost would be if CSU increased their investment in battery storage.

Mr. Bidlack responded to citizen and Councilmember questions by

stating the Colorado Renewable Energy Standard that went into place in 2004, established the net metering provisions which are applicable to both privately owned and municipal utilities with municipal utilities having more flexibility. He stated that discriminatory rate making provisions do not prohibit different rates when there are appropriate justifications based on the customer's usage of the utility system, CSU is not subject to the Colorado Public Utilities Commission (PUC), and the net metering agreements between CSU and the customers state that rates may change over time subject to City Council making those rate changes.

Councilmember Henjum asked what CSU's obligation is to notify customers of rate changes. Mr. Bidlack stated per City Code Section 12.1.108 and City Council's Rules and Procedures Chapter 4, tariff changes are noticed in The Gazette, online, as well as other CSU outreach. He stated what has been proposed is defensible and fits within the existing structure of contracts.

Mr. Gearhart also responded to citizen and Councilmember questions by stating CSU recognized the benefits of solar customers by offering rebates to everyone coming onto the system from 2006 through 2022 and they are continuing to offer credits for energy per state law by exchanging at one-to-one for banked energy, CSU is not responsible for customer's return on investment because those are personal financial decisions, CSU can not grandfather the existing net metering customers due to the \$5.5 million revenue shortfall those nine thousand customers are creating, the \$50 per month, per net metering customer charge was reduced to \$25 per month due to the averaging peak energy usage, Excel Energy is an investor owned utility which has different applicable laws/regulations, CSU may offer incentives to solar customer which produce net energy back to the grid during peak times, the three hundred solar customers which utilize their batteries during the peak period will be able to greatly reduce/eliminate their demand cost, CSU educates people regarding solar, but does not advise/encourage customers to install solar, besides providing proper public notice, CSU also emailed their net metering customers to inform them of this rate case, the cost shift calculation was based on the demand related charges identified in the 2025 Cost of Service Study, the Open House venue location needed to be changed due to the number of RSVPs they received, the Colorado Open Records Act (CORA) requests are replied to with the information they have available, but some of the information is proprietary/trade secret and has to be redacted, and another word

that could be used instead of subsidy is cost-shift due to the under collection of revenue.

Councilmember Henjum recommended that the Utilities Policy Advisory Commission (UPAC) explore the opportunities for programs to incentive solar customers for their contributions to the grid.

Renee Congdon, Division Chief, City Attorney's Office-Utilities Division, stated regarding the CORA request, there were tens of thousands of documents to be reviewed to make sure they were responsive, public record, determine if an exception applies, and if it is confidential or proprietary. She stated they initially estimated to take 259 hours to review, have already released approximately thirty percent of the records.

Councilmember Donelson asked if since this would not take effect until 2027, if net billing could be an option for citizens who would want to do that instead. Mr. Gearhart confirmed there is opportunity for optional rates to be put in place.

Councilmember Donelson asked if solar customers could provide energy to their neighbors as a solution. Mr. Gearhart stated the collection of energy usually occurs from 9:00 AM to 1:00 PM so the issue still remains during the peak period of 5:00 to 9:00 PM.

Mr. Bidlack polled City Council regarding the proposals brought forward by CSU except for net metering (see attached draft Decision and Order document). Consensus of City Council agreed to move forward with the rate case without the net metering item.

Councilmember Henjum stated this is about fairness, trust, choice, and freedom and CSU should be treating their solar customers who invested \$10,000 to \$20,000, or more of their own money, like stakeholders, not adversaries. She stated CSU should reward their solar customers like what Texas does, not penalize them and requested that net metering be tabled to give it the time it deserves.

Councilmember Donelson stated that even if the net metering is passed with the rate case, there is time for the CSU Board to look at optional programs and CSU is not penalizing solar customers, they are asking for them to pay for the service provided by CSU as all other CSU customers

are asked to do.

Councilmember Rainey asked if there is a specific time frame for the CSU Board to recommend the net metering rate case back to City Council if it is not approved to move forward. Mr. Bidlack stated there is not a specified timeline established.

Mr. Bidlack polled City Council regarding the proposal for net metering brought forward by CSU. Consensus of City Council agreed to not move forward with the net metering changes.

- 9.B.**     [25-554](#)     An Ordinance Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Colorado Springs Utilities' Annual Budget for the Year Ending December 31, 2026

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**   [10-14-2025 CC Memo - 2026 Budget App](#)

[CSU-2026Budget-ORD-2025-09-24](#)

[10-28-2025 CC Memo - 2026 Budget App](#)

[CSU-2026 Budget-ORD-2025-10-28](#)

There were no comments on this item.

**Motion by Councilmember Donelson, seconded by President Pro Tem Risley, that the Ordinance approving the annual budget for Colorado Springs Utilities and appropriating monies for the several purposes named in the Colorado Springs Utilities' annual budget for the year ending December 31, 2026 be approved on first reading. 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

- 9.C.**     [25-555](#)     An Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2026

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Summary:

Colorado Springs Utilities requests approval of Colorado Springs Utilities' appropriation of annual Sources of Funds for the year ending December 31, 2026.

Background:

As part of the annual budget process, City Council must approve Colorado Springs Utilities' annual Source of Funds appropriation for the following calendar year. Colorado Springs Utilities requests that City Council appropriate source of funds in the amount of \$2,289,384,501 for the year ending December 31, 2026.

Previous Council Action:

Ordinance No. 24-97 was also approved was approved by City Council on November 12, 2024, to establish Annual Sources of Funds of \$1,788,249,623.

Financial Implications:

Colorado Springs Utilities' 2026 Annual Budget.

City Council Appointed Board/Commission/Committee

Recommendation:

N/A

Stakeholder Process:

N/A

Alternatives:

N/A

Proposed Motion:

Move approval of the proposed ordinance.

**Attachments:** [10-14-2025 2026 Sources and Uses for City Council](#)  
[10-14-2025 CC Memo - 2026 Sources of Funds App](#)  
[CSU-2026SourceFunds-ORD-2025-09-24](#)  
[10-28-2025 CC Memo - 2026 Sources of Funds App](#)  
[CSU-2026 SourceFunds-ORD-2025-10-28](#)

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Ordinance identifying and approving the Colorado Springs Utilities' annual sources of funds for the year ending December 31, 2026 be approved on first reading. 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

## **10. New Business**



## **11. Public Hearing**

### **North Gate Boulevard Addition No. 10 Annexation**

**Estimated Time: 15 minutes**

- 11.A.** [ANEX-25-00](#) [01RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as North Gate Boulevard Addition No. 10 Annexation.  
(Legislative)

Council District #2 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ResFindofFact North Gate Blvd Add No. 10](#)

[Exhibit A - Legal Description North Gate Addition No 10.pdf](#)

[Exhibit 12A - Planner Affidavit](#)

[Exhibit 12C - Surveyor Affidavit](#)

Kevin Walker, Planning Director, City Planning Department, presented the Resolution and Ordinance for annexation of property consisting of 0.33 acres known as North Gate Boulevard Addition No. 10 located south of the intersection of North Gate Boulevard Struthers Road. He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

There was no Councilmember or public comment on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as North Gate Boulevard Addition No. 10 Annexation consisting of 0.33 acres be adopted. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

- 11.B.** [ANEX-25-00](#) [01](#) An Ordinance annexing into the City of Colorado Springs the area known as North Gate Boulevard No. 10 Annexation consisting of 0.33 acres located south of the intersection of North Gate Boulevard Struthers Road.

(Legislative)

Council District #2 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Annexation Ordinance - North Gate Blvd Add No 10 Annexation](#)

[Exhibit A - Legal Description North Gate Addition No 10](#)

[Staff Report North Gate Boulevard Addition No 10 TPB](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Legal Description](#)

[Attachment 5 - Petition for Annexation](#)

[7.5.701 ANNEXATION OF LAND](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Gold, that the Ordinance annexing into the City of Colorado Springs the area known as North Gate Boulevard Addition No. 10 Annexation consisting of 0.33 acres south of the intersection of North Gate Boulevard and Struthers Road, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in UDC Section 7.5.701 be approved on first reading. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

**Miller Downs at Wyoming Lane Addition No. 1 Annexation Estimated Time: 45 minutes**

- 11.C. [ANEX-24-00](#) A Resolution adopting findings of fact and conclusions of law  
[16RF](#) based thereon and determining the eligibility for annexation of  
property known as Miller Downs at Wyoming Lane Addition No. 1  
Annexation.  
(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ResFindofFact Miller Downs at Wyoming Lane](#)  
[Exhibit A - Legal Description-Miller Downs at Wyoming Lane Addition No. 1.pdf](#)  
[Exhibit B- Miller Downs at Wyoming Lane Add No 1 Annexation Agreement](#)  
[Exhibit 12A - Planner Affidavit](#)  
[Exhibit 12C - Surveyor Affidavit](#)

Tamara Baxter, Planning Supervisor, Planning Department, presented the Resolutions and Ordinance for annexation of property, amending the zoning map establishing a R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district, Land Use Plan for proposed residential use, and Service Plan for the Miller Downs Metropolitan District, consisting of 21.37 acres known as Miller Downs at Wyoming Lane Addition No. 1 located at 7020 Wyoming Lane. Tamara Baxter, Planning Supervisor, Planning Department, presented the informational presentation for the Annexation Policy Checkpoint on the proposed Miller Downs at Wyoming Lane Addition No. 1 Annexation. She provided an overview of the vicinity map, applications, project summary, Land Use Plan, 30-foot remanent property, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, Planning Commission's unanimous approval, application review criteria, and optional motions.

Councilmember Henjum asked what Planning Commission's vote was on this item. Ms. Baxter stated the vote was unanimous and voted 9-0 in favor.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over the vicinity map, CSU's application of City Code 12.4.305.B., City Code 7.5.701.A.4.-requirements of annexation, electric service area overlap, City Code 7.5.701.A.3.b-Conditions for Annexation, water/wastewater/natural gas/electric/fiber infrastructure, and CSU capital cost estimate.

Councilmember Henjum asked if a property owner is currently using a functional well if they can continue to use it. Mr. English confirmed they could along with septic if it will serve the property in the same manner as connecting to the CSU system.

Councilmember Donelson asked what the plan is to cover the costs. Mr. English stated they are looking at their budget estimates for capital

project costs, looking for opportunities for monies they anticipated spending which came in at lower costs, and find allocations which can cover the capital expenditure costs associated with these types of annexations such as the Rock Creek Mesa Annexation.

Councilmember Donelson asked what the initial full cost is before 2029. Mr. English stated \$2.3 million to \$3.5 million.

Erik Carlson, Land Use Counsel, Foster, Graham, Milstein, and Calisher, representing the applicant, introduced Noah Bremer, Civil Engineer, Kimley Horn and Associates, representing the applicant, identified the site location, surrounding residential density, project summary, Planning Commission's Conditions of Approval, contiguity to the City, neighborhood input/concern, and actions taken.

Councilmember Rainey asked if the traffic study and the stormwater runoff were discussed at the community engagement event. Mr. Bremer confirmed it had been and that is where the reduction in units came from.

Councilmember Rainey asked who owns the strip of property which was in question. Mr. Carlson stated it is owned by the Miller Downs entity.

Councilmember Donelson asked if the examination of the wetlands by a third-party specialist has been completed. Mr. Bremer confirmed it the analysis was completed several months ago.

Mr. Carlson identified the rezoning, Land Use Plan, and annexation approval criteria.

Councilmember Gold asked what the average price of these properties will be. Mr. Carlson stated they do not have the market study done on that yet.

Councilmember Donelson asked what the ratio of single-family to multi-family is in that neighborhood. Mr. Carlson stated there will not be apartment buildings, there will be two single-family-attached products in the middle of the site, with single-family homes around the perimeter.

There was no public comment on this item.

**Motion by Councilmember Henjum, seconded by Councilmember**

**Bailey, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Miller Downs at Wyoming Lane Addition No. 1 Annexation consisting of 21.37 acres be adopted. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

- 11.D.** [ANEX-24-00](#) [16](#) An Ordinance annexing into the City of Colorado Springs the area known as Miller Downs at Wyoming Lane Addition No. 1 Annexation consisting of 21.37 acres located at 7020 Wyoming Lane.  
(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:** [Annexation Ordinance - Miller Downs at Wyoming Lane Annexation](#)

[Exhibit A - Legal Description-Miller Downs at Wyoming Lane Addition No. 1](#)

[Staff Memo Miller Downs at Wyoming Lane TPB](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Petition for Annexation](#)

[Attachment 5 - Zone Exhibit A and B](#)

[Attachment 6 - Land Use Plan](#)

[Attachment 7 - Fiscal Analysis](#)

[Attachment 8 - Mineral Estate Affidavit](#)

[Attachment 9 - Public Comments](#)

[Attachment 10 - Public Input Response Letter](#)

[Miller Downs Additional public comments](#)

[7.5.701 ANNEXATION OF LAND](#)

[Miller Downs - CPC 8 13 2025 Minutes Excerpt](#)

[09292025 City Council Regular Meeting - Miller Downs](#)

Please see comments in Agenda item 11.C.

**Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the Ordinance annexing into the City of Colorado Springs the area known as Miller Downs at Wyoming Lane Addition**

**No. 1 Annexation consisting of 21.37 acres located at 7020 Wyoming Lane, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in UDC Section 7.5.701 be approved on first reading. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

- 11.E.** [ZONE-25-00](#) [15](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 21.37 acres establishing a R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district located at 7020 Wyoming Lane. (Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Zoning Ordinance\\_Miller Downs at Wyoming Lane.docx](#)  
[Exhibit A - Miller Downs at Wyoming Lane Legal Description](#)  
[Exhibit B - Miller Downs at Wyoming Lane Exhibit](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Please see comments in Agenda item 11.C.

**Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Ordinance establishing 21.37 acres as a R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in UDC Section 7.5.704(D) be approved on first reading. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

- 11.F.** [LUPL-25-000](#) [6](#) Establishing the Miller Downs Land Use Plan for proposed residential use consisting of 21.37 acres located at 7020 Wyoming Lane. (Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Miller Downs Land Use Plan updated](#)  
[7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 11.C.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Bailey, that the Miller Downs Land Use Plan related to 21.37 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514 be approved. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

## **12. Added Item Agenda**

There were no items added to the Agenda.

## **13. Executive Session**

There was no Executive Session.

## **14. Following adjournment of the Regular City Council meeting, City Council shall reconvene as the Board of Directors of the Briargate General Improvement District 2021 for action on the following item:**

- 14.A.** [25-447](#) Request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Briargate General Improvement District 2021 Budget and to advertise as required by law

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [NOTICE OF PUBLIC HEARING Briargate GID 2021-2026 Bud](#)  
[2026 Briargate GID 2021 Budget](#)

Charae McDaniel, Chief Financial Officer, presented the request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Briargate General Improvement District 2021 Budget of \$2,083,911.00, with the mill levy unchanged, and to advertise as required by law.

Councilmember Rainey asked how this public hearing will be noticed since both the Work Session and Regular Meeting are scheduled for November 10, 2025. Ms. McDaniel explained it will be noticed at the end

of the Regular City Council meeting agenda for November 10, 2025.

**Motion by Councilmember Bailey, seconded by Councilmember Henjum, that the request to establish November 10, 2025 as the date of the Public Hearing to consider the 2026 Colorado Springs Briargate General Improvement District 2021 budget be approved. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

**15. Following adjournment of the Board of Directors of the Briargate General Improvement District 2021, City Council shall reconvene as the Board of Directors of the Marketplace at Austin Bluffs General Improvement District for action on the following item:**

- 15.A.** [25-451](#) Request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Marketplace at Austin Bluffs General Improvement District Budget and to advertise as required by law

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [NOTICE OF PUBLIC HEARING Marketplace at Austin Bluffs](#)  
[GID 10 14 25](#)  
[MAB GID 2026 Budget](#)

Charae McDaniel, Chief Financial Officer, presented the request to set November 10, 2025 as the Public Hearing date for consideration of adopting the proposed 2026 Colorado Springs Marketplace at Austin Bluffs General Improvement District Budget of \$402,425.00, with the mill levy unchanged, and to advertise as required by law.

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the request to establish November 10, 2025 as the date of the Public Hearing to consider the 2026 Colorado Springs Marketplace at Austin Bluffs General Improvement District budget be approved. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

**Excused:** 1 - Leinweber

**16. Following adjournment of the Board of Directors of the Marketplace at Austin Bluffs General Improvement District, City Council shall reconvene as City Council**



**17. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules**

Citizens Kirstien Anderson and Karen Fleming spoke against the closing of Meadows Park Community Center.

Citizen Alycia Rendon expressed appreciation for the assistance in her application for Medicaid which covered her recent hospitalization.

Citizen Derek Shetrone spoke about his concerns with Artificial Intelligence (AI) data acquisitions.

Citizen Lawrence Clark thanked Councilmember Donelson for his comments regarding Charlie Kirk and the preservation of freedom of speech.

**18. Adjourn**

There being no further business to come before City Council, Council adjourned at 6:37 PM.

Sarah B. Johnson, City Clerk