



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, August 11, 2025

9:00 AM

Council Chambers

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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

Present 9 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and Councilmember Brian Risley

Councilmember Williams attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-385](#) City Council Work Session Meeting Minutes July 21, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [7-21-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the July 21, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session**5A. Open**

- 5A.A. [25-403](#) Zachary Bowers v Sergeant Charles Johnson, Officer Devin Mielke, Officer Nathanael Ferrari, Officer Justin Murphy, and Officer Scott Alamo
1:25-cv-1605-WJM-CYC

Presenter:

Marc Smith, Acting City Attorney

Attachments: [21-403 City Council Memo](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the City employees.

President Crow-Iverson polled City Council regarding authorizing the City to represent the Officers. Consensus of City Council agreed.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

- 6.A. [25-367](#) PikeRide Presentation

Presenter:

Tara McCarthy, PikeRide Executive Director

Ruth Black, PikeRide Board Chair

Attachments: [2025 PikeRide Presentation](#)

Ruth Black, PikeRide Board Chair, provided an overview of PikeRide, their riders, and programs.

Tara McCarthy, PikeRide Executive Director, multi-faceted solution, economic vitality, community health, housing/public safety, City partnership, finance, and future.

Councilmember Donelson asked how PikeRide manages not to have bikes left on sidewalks and public rights-of-way. Ms. McCarthy stated they ask riders to return the bikes to their stations, there is a convenience fee charged if they do not, and they have a monitoring system to allow them to locate the bikes and pick them up if necessary.

Councilmember Donelson asked how many bikes they have. Ms. McCarthy stated they have three hundred bikes and with future grant funding they anticipate they will have over five hundred bikes.

Councilmember Donelson asked how many stations they have. Ms. McCarthy stated they have ninety-eight stations.

Councilmember Donelson asked what area they cover. Ms. McCarthy stated they cover east to Union Boulevard, west to Manitou Springs, north to Fillmore Street and south to Fountain Boulevard.

Councilmember Donelson asked if they received Lodgers and Automobile Rental Tax (LART) funding for 2025 and what the amount of funding typically is. Ms. McCarthy stated they did not receive LART funding for 2025 but in previous years they received between \$35,000 to \$75,000.

Councilmember Donelson asked how much funding they received from municipal agencies. Ms. McCarthy stated they received \$130,000 from Parking Enterprise this year and in previous years they received \$100,000.

Councilmember Donelson asked what their total budget is. Ms. McCarthy stated just under \$500,000.

Councilmember Rainey asked if their fleet included electrical bikes (ebikes). Ms. McCarthy stated all their bikes are Class 1 pedal-assist ebikes and they are building adaptive ebikes and electric cargo bikes into their fleet to expand accessibility.

Councilmember Rainey asked if the bikes are equipped with Global Positioning System (GPS) sensors. Ms. McCarthy confirmed they are.

Councilmember Rainey asked if they applied for LART funding for 2025. Ms. McCarthy confirmed they had but they were not given a clear reason as to why they did not receive funding.

Councilmember Henjum requested additional information regarding how important PikeRide is to tourism. Ms. McCarthy explained how tourists are looking for an affordable transportation option when visiting, most of their social media followers are from outside the area, and are a marketing arm for Visit COS.

Councilmember Henjum asked how they can diversify their funds. Ms. McCarthy stated they will continue to pursue grants/sponsorships, and they will be researching ride-share service fees which can come to PikeRide.

Councilmember Bailey asked what type of private sponsorships they receive. Ms. McCarthy stated they have a partnership with Colorado College, Hillside Gardens, Cerberus Brewery Company, Mash Mechanics, and a couple of orthodontists.

Councilmember Bailey asked if there are any industry sponsorships. Ms. McCarthy stated they have partnership with SRAM.

6.B. [25-368](#) Front Range Passenger Rail District Presentation

Presenter:

Chrissy Breit, Interim General Manager, Front Range Passenger Rail District

Tamra Ward, Front Range Passenger Rail District Consultant

Attachments: [2025.08.11 FRPRD Update to City of Colorado Springs](#)

Chrissy Breit, Interim General Manager, Front Range Passenger Rail (FRPR) District, provided an overview of the FRPR, vision, benefits, cost of congestion, passenger rail benefits, station locations, history of FRPR, the FRPR District, and District Board of Directors. She identified the project/planning overview, Corridor Identification and Development Program, Federal Railroad Administration (FRA), service development plan, open house, Passenger Rail Station Location Study, evaluation criteria, and identified location: America the Beautiful Park. She identified the recent accomplishments, 2024 new state funding for passenger rail, progress toward a first phase starter service, and next steps.

Councilmember Rainey asked if the Chieftain will be the main passenger rail from Fort Collins, CO to Pueblo, CO. Ms. Breit stated the Southwest Chief, which is an AMTRAK train, will continue to run from Chicago, IL to Los Angeles, CA through southern CO, but they are introducing a new train line system which has not been named yet.

Councilmember Rainey asked if New Mexico will be providing funding for the new system. Ms. Breit stated not yet, they are mainly focusing on Fort Collins, CO to Pueblo, CO at this time.

Councilmember Rainey asked how America the Beautiful Park will be utilized. Ms. Breit stated it will be the location for the station platform.

Councilmember Rainey asked if Union Station in Denver, CO is being considered for a station platform. Ms. Breit stated it was evaluated but was not determined to be a preferred location for a station stop.

Councilmember Rainey asked if the infrastructure being constructed from Fort Collins, CO to Denver is intended for this project. Ms. Breit stated

there are no new infrastructure upgrades for this project, but the fees are intended to support a train line in that area.

Councilmember Donelson asked how many passengers there would be per train. Ms. Breit stated 470.

Councilmember Donelson asked if they expect to have enough passengers to justify the expense. Ms. Breit stated CO has an aging population, winter weather, and not much opportunity to expand highways and this will provide people with another option for transportation.

Councilmember Donelson asked if the BNSF Railroad and Union Pacific Railroad freight lines will charge for the use of their freight lines. Ms. Breit confirmed they will.

President Crow-Iverson asked if there are plans for a line to run to the west. Ms. Breit stated the state of CO is looking at a rail line which runs to Winter Park, CO and Steamboat Springs, CO which is a separate project from theirs.

President Crow-Iverson asked if the tax would be district wide or statewide. Ms. Breit explained the tax ballot question would only go out and be applied to counties located within the boundaries of the FRPR.

7. Staff and Appointee Reports

7.A. [25-384](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 8-11-25](#)

There were no comments on this item.

8. Items for Introduction

8.A. [25-361](#) A Resolution of the City of Colorado Springs approving a consolidated Service Plan for the Contrarian Airport Metropolitan Districts Nos. 1-6 located northwest of the intersection of Drennan Road and South Marksheffel Road.

Council District #4

Presenter:

Kevin Walker, Planning Director, City Planning Department

Attachments: [Contrarian Airport MD 1 - 6 Resolution](#)
[Cover Letter - Contrarian Airport Metropolitan District Service Plan V2](#)
[Exhibit 1 Contrarian Airport Metropolitan District Nos. 1-6 Service Plan V2](#)
[Exhibit A Legal Descriptions](#)
[Exhibit B Vicinity Map](#)
[Exhibit C-1 Initial Districts Boundary Map](#)
[Exhibit C-2 Future Inclusion Area Boundary Map](#)
[Exhibit D Public Improvements & Financial Plan V2](#)
[Exhibit E Description of Permitted Services](#)
[Redline Comparison of Contrarian Airport Service Plan](#)
[Contrarian Metropolitan District Nos. 1-6, Organizational Schedule](#)
[Signed Resolution No. 106-25.pdf](#)

Kevin Walker, Planning Director, City Planning Department, presented the Resolution of approving a consolidated Service Plan for the Contrarian Airport Metropolitan Districts Nos. 1-6 located northwest of the intersection of Drennan Road and South Marksheffel Road. He provided an overview of the request, vicinity map, Service Plan details, district locations, anticipated land uses, public improvement maps, and estimated cost per district. He identified the development summary, projected revenue, future bond issuances, description of services, Special Improvement District (SID), and next steps.

Councilmember Leinweber asked if the Metropolitan Districts are eventually run by community members. Mr. Walker confirmed they are.

Councilmember Henjum asked if the SID bonds are separate from the mill in the special district. Mr. Walker confirmed it is and that it is based on the amount borrowed/value of the land.

Councilmember Henjum asked why the developer needs these additional dollars. Mr. Walker stated it provides the developer with a different source of funds, a different payment method, and a different timeline.

Councilmember Bailey stated the City has Model Service Plans for special districts in order to give the Planning Department the ability to quickly identify any deviations so the City can have high confidence that the districts created using them will be in the public interest, have good governance, and are set up to succeed in service to their members and asked if there needs to be any modifications made to the Model Service Plan policy to accommodate SIDs. Mr. Walker stated he does not believe so because it is just a way for a developer to access less expensive funding.

Councilmember Donelson asked how the SID will pay back its bonds. Mr. Walker stated there will be an annual payment assessment based on debt.

Councilmember Donelson asked if the money for repayment of the debt comes from the sale of property. Mr. Walker confirmed it would be and if they do not sell property, there will be an assessment lien applied.

Councilmember Donelson asked if the assessment lien on residential properties would be cleared before the property is sold to a homeowner. Mr. Walker confirmed it would.

8.B. [25-380](#)

A Ordinance 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](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Ordinance 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 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. She provided an overview of the process to issue bonds, development, Private Activity Bond (PAB) sources, PAB Ordinance approval considerations, PAB available, timeline, and next steps.

Councilmember Leinweber asked how long projects like this take to complete. Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness Response Department, stated it typically takes a couple of years.

Councilmember Henjum asked why this developer is focusing more on larger 4-bedroom units. Ms. Cox stated this is a family-oriented development. Ms. Sunderlin stated the market study showed the larger units will be absorbed first.

Councilmember Donelson asked if the cost of all types of housing will come down if interest rates and the cost of building materials come down. Ms. Cox confirmed they will and stated they anticipate a shift toward a supply-side approach instead of demand-side approach regarding how they develop housing.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Gold stated she has met with Kevin Walker, Director, Planning Department, and President Crow-Iverson to reintroduce the Southeast Strong Plan and requested City Council's assistance and guidance with moving forward with it.

Councilmember Henjum stated she and Councilmember Gold worked with Donna Nelson with Pikes Peak State College last week to bring forward and connect with Jay Cook who is an active member of The Brink Literacy Project.

Councilmember Leinweber stated he and Councilmember Henjum met with the Citizens' Transportation Advisory Board (CTAB) and tasked them with

providing feedback regarding the Parks Master Plan and how bike safety interfaces with the Public Works Department in order to provide a consistent standard. He stated Pikes Peak Outdoor Recreation Alliance (PPORA) received approval to submit a \$2.5 million grant project for the Ring the Peak Trail corridor.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 10.51 AM.

Sarah B. Johnson, City Clerk