



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, September 9, 2025

9:00 AM

Council Chambers

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

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:00 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 Bailey, Councilmember Donelson, and Councilmember Williams attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Brandon Shupp from Story Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Councilmember Gold requested item 9.A. be postponed. President Crow-Iverson stated they will consider that at the time that item is

presented.

Councilmember Donelson requested items 4B.G. and 4B.I. to be removed from the Consent Calendar.

Sarah B. Johnson stated Councilmember Henjum requested item 4B.J. to be removed from the Consent Calendar.

Consensus of Council agreed to these changes on 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. [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](#)

[Signed Ordinance No. 25-68.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 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](#)
[Signed Ordinance No. 25-72.pdf](#)

TTThis Ordinance was finally passed on the Consent Calendar.

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](#)
[Signed Ordinance No. 25-73.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

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](#)

The Minutes were approved on the Consent Calendar.

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](#)
[Signed Resolution No. 108-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

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](#)
[Signed Resolution No. 109-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

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](#)
[Signed Resolution No. 110-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

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](#)
[Signed Resolution No. 111-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [25-427](#)** Ordinance No. 25-74 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](#)

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

- 4B.H. SUBD-25-00 61** Ordinance No. 25-76 vacating a portion of public right-of-way consisting of .087 acres located within 1904 Glenn Street and adjacent to 806 N Nineteenth Street. (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
Attachment 1_LK Adams Vacation Plat
Attachment 2_Utility Plan
Attachment 3_Adjacent Property Owner Acknowledgement
Project Statement
Alley Way Closure Sheet

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

- 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](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Risley, seconded by Councilmember Rainey Jr., 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. [25-476](#) A Resolution Honoring September 11, 2025 As A Day Of Remembrance

Presenter:

Roland Rainey, Councilmember District 6

Attachments: [A Day of Remembrance](#)
[Signed Resolution No. 112-25.pdf](#)

Councilmember Rainey spoke about the importance of reflecting on the events of 9/11, read a Resolution honoring September 11, 2025 as a Day of Remembrance.

Councilmember Donelson and Councilmember Rainey spoke about the sacrifices of first responders, military veterans, and their families due to the consequences of 9/11.

Mayor Yemi expressed appreciation of the Resolution.

Motion by President Pro Tem Risley, seconded by Councilmember Rainey Jr., that the Resolution honoring September 11, 2025 as a day of remembrance be adopted. The motion passed by a vote of 9-0-0-0

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

5.B. [25-471](#) 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](#)

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

Councilmember Henjum recognized the nominees who wish to serve the City.

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

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

6. Mayor's Business

- 6.A.** [25-410](#) 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 \(003\)](#)
[Signed Resolution No. 113-25.pdf](#)

Mayor Yemi gave a description of the Director of Aviation position, introduced Mr. Kovacs, and provided an overview of Mr. Kovacs' credentials for this position.

Councilmember Henjum expressed support of Mr. Kovacs appointment and presented the banner from the Colorado Springs Airport sponsored hot air balloon Labor Day Lift Off event.

Councilmember Rainey and Councilmember Gold conveyed gratitude for Mr. Kovacs' leadership of the Colorado Springs Airport.

Mayor Yemi administered the Oath of Office.

Mr. Kovacs stated he honored to be selected for this position and will do his best to make the Colorado Springs Airport successful.

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the Resolution confirming appointment of Alexandru Kovacs as the Director of Aviation 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.B.** [25-478](#) 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](#)

Jamie Fabos, Chief of Staff, presented the nomination to appoint Daniel O'Rear to serve a four-year term on the Colorado Springs Housing Authority Board (CSHAB) set to expire April 1, 2029.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., to confirm Mayoral appointee Daniel O'Rear to serve on the Colorado Springs Housing Authority Board term beginning on September 9, 2025, and expiring on April 1, 2029. 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.C.** [25-479](#) 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](#)

Jamie Fabos, Chief of Staff, presented the nomination to reappoint Jim Johnson to serve a three-year term on the Colorado Springs Health Foundation Board of Trustees set to expire December 31, 2028.

Motion by Councilmember Leinweber, seconded by Councilmember Rainey Jr., 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. The motion passed by a vote of 8-0-1-0

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

Absent: 1 - Donelson

- 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.

Presenter:

Jamie Fabos, Chief of Staff City of Colorado Springs

Attachments: [Mary Coleman Short Bio.docx](#)

Jamie Fabos, Chief of Staff, presented the nomination to reappoint Mary Coleman to serve a three-year term on the Colorado Springs Health Foundation Board of Trustees set to expire December 31, 2028.

Motion by Councilmember Leinweber, seconded by Councilmember Rainey Jr., 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. The motion passed by a vote of 9-0-0

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

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

Presenter:

Jamie Fabos, Chief of Staff

Jamie Fabos, Chief of Staff, stated the mayor remains in constant communication with the City's federal delegation to continue to advocate for continued space presence here in Colorado Springs, they do not expect the decision to move Space Command will result in large numbers of people leaving the City due to the continuation of operations and many vital space missions, Mayor Yemi met with a large group of local philanthropists on Monday, September 8, 2025, to identify key service gaps in the City's homelessness system, the State of the City will be held on Thursday September 25, 2025 at Broadmoor Hall, at 7:45 AM, and registration closes September 19, 2025, and at the Keep It Clean COS event, sponsored by the Pikes Peak Road Runners at America the Beautiful Park, they picked up fifty-two tons of trash, twenty-three shopping carts, thirty-seven tires, and seven propane tanks.

7. Items Called Off Consent Calendar

- 4B.G. ZONE-25-00** Ordinance No. 25-75 amending 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). (Quasi-Judicial) (Second Reading and Public Hearing)

07

Council District # 5

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, 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
Public Comment_Old North End_08122025
Resident Questions and Staff Response_08272025

Kevin Walker, Director, Planning Department, presented the Ordinance to amend the zoning map of the City pertaining to 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale) and setting the public hearing for September 23, 2025.

Councilmember Donelson stated he pulled this item from the Consent Calendar to bring more awareness to this item.

**Motion by President Pro Tem Risley, seconded by Councilmember Henjum, that this Ordinance be approved on first reading Proposed Motion:
Move to approve an ordinance amending 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) for the purpose of providing public notice and setting the public hearing date for Tuesday, September 23, 2025, to consider the 2402 N Nevada Avenue zone change ordinance. The motion passed by a vote of**

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

4B.I. ZONE-25-00 Ordinance No. 25-77 to amend the zoning map of the City of Colorado
14 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 the Hillside Overlay) to PDZ/cr/HS-O (Planned Development Zone District with conditions of record and the Hillside Overlay) to modify certain established conditions of record. (Quasi-Judicial) (Second Reading and Public Hearing)

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

Kevin Walker, Director, Planning Department, presented the Ordinance to amend the zoning map of the City 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 and setting the public hearing date for September 23, 2025.

Councilmember Donelson stated he pulled this item from the Consent Calendar to bring more awareness to this item and requested additional information regarding the conservation easement.

Motion by President Pro Tem Risley, seconded by Councilmember Leinweber, that the Ordinance to provide notice and set a public hearing date for September 23, 2025 for an ordinance amending 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) for the Beth-El Mennonite Church Childcare zone change ordinance 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

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

Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities (CSU), presented the request to establish a public hearing date of October 14, 2025 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 and the Open Access Transmission Tariff, and adopting the Transmission Formula Rate, initial rates, and implementation protocols for CSU's Transmission Owner Filing.

Councilmember Henjum requested the rate case be sent back to the Colorado Springs Utilities (CSU) Board for discussion regarding the removal of the net metering portion of the rate case. Mr. Bidlack stated this item is simply to set the hearing date.

President Pro Tem Risley asked what the impact would be if this item was sent back to the CSU Board. Tristan Gearhart, Chief Planning and Finance Officer, CSU, stated there is no CSU Board meeting scheduled for September so it would push it back to October and they have several critical filings which need to occur as scheduled.

President Pro Tem Risley asked if a special CSU Board meeting could be scheduled to meet the deadlines. Renee Congdon, Attorney, City Attorney's Office, stated she does not believe that it would be possible due to the timing.

President Pro Tem Risley asked if CSU would support the removal of the net metering. Mr. Gearhart stated they believe the rate case they brought forward is important and appropriate due to the cost of service. Mr. Bidlack stated today's discussion is only to set the hearing date.

Councilmember Leinweber stated he is also concerned with the net metering piece of the rate case. Mr. Bidlack requested that City Council refrain from ex parte communications prior to the hearing.

Councilmember Williams requested a CSU Board meeting be scheduled for Friday, September 12, 2025. Ms. Congdon stated she will look into that.

Councilmember Henjum stated CSU has known for quite some time about the cost of the net metering piece, but the CSU Board just received the information two days before they voted on it, many families have invested in rooftop solar panels/solar equipment with the reliance/trust that CSU's commitments would be honored, and she would like the net metering piece removed today and re-reviewed by the CSU Board, or removed from the rest of the rate case at the October 14, 2025 hearing. Mr. Gearhart stated CSU stands by the case as presented and every customer which begins service at rates which do not accurately represent the rates as they should be, puts CSU into a further hole from a subsidy from one base of customers to another. Councilmember Henjum stated she finds CSU's stance on this disrespectful of a customer base.

Councilmember Rainey asked if the CSU Board could have a special session the last week of September 2025. Ms. Congdon stated if this rate case goes back to the CSU Board, they would not be setting the hearing date for October 14, 2025 today because once the hearing date is set, City Council would not be able to discuss/have ex parte communications regarding the rate case until the hearing.

Councilmember Donelson stated he does not support postponing the hearing because with the high rate of credit has gotten out of balance and

CSU is losing over \$600 per solar customer which equates to approximately \$5.4 million, this change would not go into effect until 2027, this would make rates more fair to the customers who do not have solar, and are covering the loss of revenue.

Councilmember Williams stated that forty-eight hours is not enough time for the CSU Board to obtain enough information to make a decision on net metering and supports this item being postponed.

Councilmember Leinweber asked if the net metering part of the rate case could be removed at the October 14, 2025 hearing. Mr. Bidlack confirmed they could.

Motion by Councilmember Henjum, seconded by Councilmember Gold, to postpone to September 23, 2025 City Council meeting and send back to the Colorado Springs Utilities (CSU) Board of Directors for further consideration prior to coming back to the September 23, 2025 City Council meeting. The motion failed by a vote of 3-6-0-0

Aye: 3 - Gold, Henjum, and Williams

No: 6 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., and Risley

Citizen Cliff Kotnik spoke in opposition of the net metering rate and the request to set the hearing date for October 14, 2025.

Councilmember Rainey asked if CSU staff are subject to the restriction of ex parte communications. Mr. Bidlack stated they are not, only City Council has that restriction.

Councilmember Rainey recommended CSU be proactive and engage the public by inviting the public to meetings held in each City Council District to provide the opportunity for the community to ask questions.

Motion by Councilmember Donelson, seconded by President Pro Tem Risley, that the Resolution approving the proposed hearing date of October 14, 2025 be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

No: 2 - Gold, and Henjum

8. Utilities Business

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

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](#)

Mike Francolino, Chief Customer and Enterprise Services Officer, Colorado Springs Utilities (CSU), presented the Intergovernmental Agreement (IGA) with Arkansas River Power Authority (ARPA). He provided an overview of the IGA, ARPA members, and benefits of the partnership.

Councilmember Leinweber expressed appreciation for CSU's proactiveness in being a good neighbor.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Intergovernmental Agreement with Arkansas River Power Authority (ARPA) 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

- 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

Presenter:

Tracy Lessig, City Attorney's Office

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

Tracy Lessig, City Attorney's Office, provided an overview of the City Code requirement which requires Colorado Springs Utilities (CSU) employees to receive approval from City Council to run for elected office. She stated the employee, Michael Ferguson, does not intend to terminate employment if elected but would still need permission to run for Ellicott School District 22 Board of Education and City Council has the ability to revoke its permission if there are any violations of City Code Or Utilities Policy relating to election use of City resources or other election requirements.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember

Leinweber, to give Michael Ferguson consent to run for Ellicott School District 22 Board of Education and, if he is elected to the position, to waive the requirement he terminate employment with Colorado Springs Utilities, with the understanding that City Council may revoke its consent to run or, if he is elected, waiver of the requirement to terminate employment if Mr. Ferguson violates any City Charter provision, City Code provision, Colorado Springs Utilities policy or procedure, or any other applicable law or regulation regarding campaigning while on duty or use of City/Utilities resources. 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. Unfinished Business

- 9.A.** [25-377](#) 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](#)
[Signed Ordinance No. 25-69.pdf](#)

Myra Romero, Chief Human Resources and Risk Officer, presented the Ordinance removing the requirement of certification as a Colorado Certified Public Accountant (CPA) and add the requirement that the City Auditor obtain a Certified Internal Auditor (CIA) certificate within two years of their hire date for the position of City Auditor.

Councilmember Leinweber asked how the Human Resources Department determines the need to reclassify credentials. Ms. Romero stated they look at benchmarks and classifications to determine the necessary requirements.

Councilmember Gold stated City Council has been inundated with email communication from constituents stating that they should not lower the standards for the City Auditor position, that they are displeased with the lack of transparency with the process, and requested this item be postponed to the January 27, 2026 City Council Meeting so City Council can have the proper amount of internal dialogue, make a more informed

decision on this matter, and build public confidence for this position.

Councilmember Donelson stated Ms. Lovell did not disclose that she failed the CPA exam prior to initiating the request to have the CPA requirement removed. He asked how many jurisdictions which do not require at CPA still hire people who have it. Ms. Romero stated of the twenty-seven jurisdictions researched, eleven of them hired individuals who had a CPA.

Councilmember Henjum stated the job description should have been evaluated prior to the hiring process, everyone needs to continue being informed about the Auditor's Office, but delaying this Ordinance would not benefit the citizens or the City.

Councilmember Leinweber stated the City Auditor needs to show courage and leadership, which does not require a CPA, and he takes offense to Ms. Lovell's character being questioned due to not identifying that she failed the CPA test over ten years ago.

Councilmember Rainey stated trust is critical, especially in the Auditor's Office, Ms. Lovell was hired four months ago and is now asking to remove the only requirement that was agreed upon and requested that this item be postponed so that an impartial third-party review this request.

Motion by Councilmember Gold, seconded by Councilmember Donelson, that the Ordinance be postponed to the January 27, 2026 City Council meeting. The motion failed by a vote of 4-5-0-0

Aye: 4 - Donelson, Gold, Rainey Jr., and Williams

No: 5 - Bailey, Crow-Iverson, Henjum, Leinweber, and Risley

Motion by President Pro Tem Risley, seconded by Councilmember Leinweber, that the 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), removing the requirement of certification as a Colorado Certified Public Accountant for the position of City Auditor. The motion passed by a vote of 6-3-0-0

Aye: 6 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, and Risley

No: 3 - Donelson, Rainey Jr., and Williams

10. New Business

There was no New Business.

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 Lee Brooks spoke about the challenges of after school daycare and artificial intelligence (AI).

Citizen Derek Shetrone spoke about the issues with Google artificial intelligence and third-party Flock Security traffic cameras used by the City.

Citizens Will Starks, Tiny Smith, Craig Harvey, Jennifer Smith, Thomas Pantoja, Theresa Donnelly, Dustin Huth, Belinda Gardner, and Dee Smith spoke about the positive Men of Influence, One Body ENT, Concrete Couch, and K Land Neighborhood Association events taking place the community.

Citizen Steve Lightfoot stated Stephen King shot and killed John Lennon and spoke about the potholes in the City, and being fired from Gasoline Alley.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 12:08 PM.

Sarah B. Johnson, City Clerk