



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, July 7, 2025

9:00 AM

Council Chambers

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### How to Watch the Meeting

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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

President Crow-Iverson called the meeting to order at 9:00 AM.

**Present** 8 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and Councilmember Brian Risley

**Excused** 1 - Councilmember Kimberly Gold

Councilmember Williams attended the meeting virtually.

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Donelson stated he has requested information from the applicant regarding item 4B.G. and if he does not receive that information, he may be removing item 4B.G. from the July 8, 2025 City Council meeting Consent Calendar.

### 4. Review of Previous Meeting Minutes

4.A. [25-355](#) City Council Work Session Meeting Minutes June 23, 2025

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [6-23-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the June 23, 2025 Work Session were approved by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

**5A.A.** [25-357](#) Al'morion Germany v. City, et al., Case No. 25-cv-01746-MDB

Presenter:

Marc Smith, Acting City Attorney

**Attachments:** [2025-07-07 Council Memo2](#)

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 employee.

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

### **5B. Closed**

There was no Closed Executive Session.

## **6. Presentations for General Information**

**6.A.** [25-324](#) Clean & Safe Pilot Program Presentation

Presenter:

Chelsea Gondeck - Interim CEO

Downtown Partnership of Colorado Springs

Pat Rigdon - Director of Downtown Safety and Public Space Management

Downtown Partnership of Colorado Springs

**Attachments:** [2025.07.07 C&S Proposal for CC](#)

Chelsea Gondeck, Interim Chief Executive Officer (CEO), Downtown Partnership of Colorado Springs, presented an overview of the Clean and Safe Pilot Program, background, existing programs, understanding the problem, peer city programs, reasons the Business Improvement District

(BID)/special district tax cannot do more, and why the program is needed now.

Pat Rigdon, Director of Downtown Safety and Public Space Management, Downtown Partnership of Colorado Springs, identified the opportunity, area covered, team, preliminary budget, request, deliverables, outcome, and timeline. He went over the program elements, supplemental security, ambassadors, outreach services, state of funding 2025/2026, and merchant quotes.

Councilmember Henjum requested additional information regarding the outreach. Elizabeth Bliss-Burger, Research Assistant, Bloomberg-Harvard City Leadership Initiative, Summer Fellowship, stated they will be partnering with Homeward Pikes Peak to provide assistance through Federal grant funding.

Councilmember Henjum asked if they have coordinated with the downtown hoteliers. Mr. Rigdon confirmed they have, and they have responded with support of the program.

Councilmember Henjum asked if more public restrooms would be added to the downtown corridor. Jamie Fabos, Chief of Staff, stated other than the restrooms located in Acacia Park, there are not any plans to add additional restroom facilities.

Councilmember Rainey asked how they are working with Colorado Springs Police Department (CSPD). Mr. Rigdon stated they meet with CSPD monthly, they are working on communicating with them daily, and having CSPD on the steering committee will support their efforts.

Councilmember Rainey asked how they felt the security was addressing the problems. Mr. Rigdon stated by increasing the number of security officers and expanding their presence will alleviate many of the issues.

Councilmember Rainey asked how business owners utilize Merchant Outreach for Service. Mr. Rigdon stated they can call the mercurial phone number, non-emergency CSPD, and or by text. Ms. Bliss-Burger stated that, depending on the issue, they can also reach out to the other service providers.

Councilmember Bailey stated data collection is important for future strategies. Mr. Rigdon confirmed there will be detailed reports to determine what will be needed to address them for the future.

Councilmember Bailey asked if the one-day training for merchants would be sufficient. Ms. Gondeck stated the one-day training is regarding Tourist Ambassador training, but the service providers and security officers have significantly more training.

Councilmember Henjum asked if the Downtown Development Authority (DDA) will be expanding the BID in the near future. Ms. Gondeck stated businesses may opt in to the BID, but they would like it to be contiguous so it would need to happen for blocks at a time and there has not previously been an interest in it yet.

Councilmember Donelson asked how the downtown sales tax compares to the rest of the acres of the City. Ms. Gondeck stated she will research that and provide that information.

Councilmember Donelson asked if the two individuals being disruptive in the Downtown corridor were committing crimes. Mr. Rigdon stated one of them definitely was and the second one was disturbing the peace. Councilmember Donelson stated there needs to be stricter enforcement of the laws.

Councilmember Leinweber asked how the issues with the public bathrooms are being addressed. Ms. Gondeck explained how they are looking at best practices regarding public safety in urban bathrooms.

President Crow-Iverson asked how much funding the Downtown Partnership receives from the City. Mr. Rigdon stated they receive \$175,000 from the City for supplemental security.

## **7. Staff and Appointee Reports**

### **7.A. [25-354](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 7-7-25.docx](#)

There were no comments on this item.

**8. Items for Introduction**

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

Presenter:

Richard Mulledy, Director of Public Works

Tim Biolchini, Stormwater Capital Program Manager

**Attachments:** [IGA\\_RES SWENT-USAFA 6-13-25](#)

[Exhibit A IGSA Monument Creek Watershed.pdf](#)

[USAFA-City 10-yr IGSA Presentation.pptx](#)

Richard Mulledy, Director of Public Works, presented the Resolution authorizing the City to enter into an Intergovernmental Services Agreement (IGSA) between the City by and through its Stormwater Enterprise and United States Air Force Academy (USAFA) concerning Monument Creek Watershed and habitat restoration services. He provided an overview of July 2023 Monument Creek Study, project completed on USAFA with individual IGSA, and the ten-year IGSA with USAFA.

Councilmember Henjum asked how the City's stormwater system is operating with the heavy rains which recently occurred. Mr. Mulledy stated it is operating well with only minimal damage to the system and localized flooding from over taxation of inlets.

Councilmember Leinweber asked what percentage of the Monument Creek Watershed stems from the City. Mr. Mulledy stated approximately thirty to forty percent of it comes from the City.

Councilmember Leinweber asked how they can coordinate with Monument and El Paso County to avoid and address water quality before it becomes an issue. Mr. Mulledy stated the Fountain Creek Watercreek District could address stormwater runoff/flows or additional partnerships with areas similar to the one with USAFA.

Councilmember Leinweber stated another way the City could accomplish it would be through a lawsuit.

- 8.B. [25-365](#) A Resolution Rescinding Resolution 79-25 and 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 PRD Real Estate LLC using PPRTA funds for the Marksheffel

## Road Improvements - Woodmen Road to North Carefree Circle Project

Presenter:

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

**Attachments:** [2 PRD - Resolution 7-1-25](#)

[1 PRD - Location Map](#)

[3 PRD - Exhibit A](#)

[4 PRD - Exhibit B](#)

[5 PRD - Resolution No. 79-25](#)

[6 PRD - Presentation](#)

[Signed Resolution No. 88-25.pdf](#)

Kellie Billingsley, Real Estate Services Manager, presented the Resolution rescinding Resolution 79-25 and 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 PRD Real Estate LLC using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Marksheffel Road Improvements - Woodmen Road to North Carefree Circle Project. She stated the Resolution 79-25 was adopted at the June 24, 2025 City Council meeting and they are presenting this Resolution in order to rescind Resolution 79-25 to better define the City's authorization for use of a Possession and Use Agreement and Eminent Domain to acquire real property for a public project.

There were no comments on this item.

**8.C.** [25-187](#)

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to public art.  
(Legislative)

Related Files: N/A

Located in All Council District

Presenter:

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

**Attachments:** [Staff Report Public Art Ordinance](#)  
[Attachment 1 - UDC-PAC-Amendment-2025-05-05](#)  
[Attachment 2 - Public Art Commission Meeting Minutes](#)  
[Attachment 3 - Ord. 25-41 Signed](#)  
[Staff Presentation Public Art Ordinance](#)  
[Planning Commission Meeting - Public Art - 05 14 2025](#)

Michael Montgomery, Deputy City Council Administrator, presented the Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the City Code pertaining to public art and provided an overview of the history of the Public Art Commission (PAC).

Councilmember Rainey asked if their main goal is to remove any reference of the PAC and simultaneously add defined criteria. Mr. Montgomery stated if public art is kept in the UDC, it needs to be defined.

Councilmember Donelson requested the language regarding the architectural standard substitution be removed from the proposed Ordinance.

Councilmember Williams asked if there were previous criteria outlined in the Public Art Master Plan. Mr. Montgomery stated there were not criteria previously defined.

Councilmember Henjum asked if this amendment would eliminate developers being permitted to have public art in their developments. Daniel Sexton, Development Review Enterprise, Planning Manager, Planning Department, stated it would not because it still retains the option as a community benefit.

## **9. Items Under Study**

There were no Items Under Study.

## **10. Councilmember Reports and Open Discussion**

There were no Councilmember Reports and there was no Open Discussion.

## **11. Adjourn**

There being no further business to come before City Council, Council adjourned at 10:42 AM.

Sarah B. Johnson, City Clerk