



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 25, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

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 9:01 AM.

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. [25-424](#) City Council Work Session Meeting Minutes August 11, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [8-11-25 City Council Work Session Meeting Minutes Final](#)

Councilmember Bailey requested clarification be made to his comments for Agenda item 8.A. to include “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 that the titles of President Crow-Iverson and President Risley be corrected in the Roll Call. Sarah B. Johnson, City Clerk, agreed to Councilmember Bailey’s request.

The minutes of the August 11, 2025 Work Session were approved as amended by Consensus of City Council.

5. Presentations for General Information

5.A. [25-430](#) UC Health Chapter Veterans Presentation

Presenter:

Damian McCabe

Damian McCabe, Director of Behavioral Health and Military Affairs, UCHealth Southern Colorado Region, presented an annual update on the Next Chapter program for veterans. He provided an overview of the program, military/veteran services, pilot program highlights, and what is needed to continue this program.

Councilmember Henjum asked if they would support the use of psilocybin as a treatment option. Mr. McCabe stated they are currently not prescribing psilocybin but would look into it if it is approved by the FDA.

5.B. [25-433](#) Cultural Affairs Office of the Pikes Peak Region (COPPeR) - 2025 mid-year Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Angela Seals, President and CEO, COPPeR

Attachments: [Cultural Office LART Mid Year 2025 Report Slidedeck for City Council - 08-25-25](#)

Angela Seals, President and CEO, Cultural Office of the Pikes Peak Region (COPPeR), presented the 2025 mid-year Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of their mission, service area, program focus, and LART contract. Ms. Seals went over the cultural promotion/tourism key performance indicators (KPIs), Peak Radar User Survey 2025 results, cultural destination marketing campaign, and

developing/building an arts destination.

Councilmember Leinweber asked how they are promoting the downtown corridor as a destination for art and cultural events. Ms. Seals stated the state created Downtown Creative District and there are more creative businesses, venues, museums, and galleries located downtown than in any other part of the region.

Councilmember requested additional information regarding the status of the affordable housing project for creatives. Ms. Seals stated the Artspace development is on track to complete construction in 2025.

Councilmember Henjum asked what cities have culture and arts as part of their budget. Ms. Seals stated she will research that information.

- 5.C. [25-432](#) Visit COS - 2025 mid-year Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Doug Price, President and CEO, Visit COS

Attachments: [VCOS - LART - 2025 Q1 & Q2 KPI Presentation City Council 08252025](#)

Doug Price, President and CEO, VisitCOS, presented the 2025 mid-year Lodgers and Auto Rental Tax (LART) contract update. He provided an overview of the vendor collections through June 2025, trade shows attended, estimated room nights booked for group travel, VisitCOS.com website Key Performance Indicators (KPI), social media activity, new followers, Pikes Peak neighborhoods/areas, international travel to the United States, international travel to Colorado, decline in Canadian visitors, and Colorado Governors Conference (Gov Con 2025).

President Crow-Iverson asked if the Hotel Polaris was responsible for securing Gov Con 2025. Mr. Price confirmed they were.

6. Staff and Appointee Reports

- 6.A. [25-423](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

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

There were no comments on this item.

7. Items for Introduction

- 7.A. [25-405](#) Discussion regarding Mayor Mobolade' s appointment for Alex Kovacs for Aviation Director

Presenter:

Ryan Trujillo, Deputy Chief of Staff

Alex Kovacs, Aviation Director Candidate

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

Ryan Trujillo, Deputy Chief of Staff, provided an overview of Mayor Yemi's appointment of Alex Kovacs as Aviation Director. He identified the recruitment process, Mr. Kovacs' credentials for this position and achievements during his time with the City.

Mr. Kovacs expressed appreciation for the opportunity to serve the City in this capacity and gave a brief overview of his employment history, and his mission for this role, his leadership style, and goals.

Councilmember Williams asked Mr. Kovacs where he anticipates the revenue will come from in 2026. Mr. Kovacs explained they will need to diversify non-airline revenue such as development of Peak Innovation Park, parking, land leases, and increasing rental car companies and they are planning to decrease costs by bringing in more airlines which also include cargo airlines.

Councilmember Williams asked if leases outside Peak Innovation Park would benefit the airport. Mr. Kovacs confirmed they also have aeronautical development on airport land.

Councilmember Williams asked if the airport has a capital improvement plan in place. Mr. Kovacs confirmed they have a five-year capital plan in place and are continually working on the funding sources for it.

Councilmember Leinweber asked how the super users of the airport could be rewarded. Mr. Kovacs stated they can offer a parking program to reduce their cost, a good customer experience, and accessibility.

President Pro Tem Risley requested additional information regarding leveraging debt in a smart way and what the implications are for the airlines. Mr. Kovacs stated the airlines are governed by the Airline Use and Lease Agreement, capital projects go before the airlines for approval, and larger capital projects are supported by the federal government through grants and Colorado Department of Transportation Aeronautics Division.

President Pro Tem Risley asked if how they would leverage debt was aspirational. Mr. Kovacs stated it is not aspirational but are not at a point

where a feasibility study is complete and they can issue debt.

President Pro Tem Risley asked if Mr. Kovacs views leveraging debt for capital as an expense or an investment. Mr. Kovacs stated he views it as both because it is an investment for the future of the airport. President Pro Tem Risley asked if he views Peak Innovation Park in the same manner. Mr. Kovacs confirmed that he views all development of facilities as an investment but also looks at the feasibility of the investment.

President Pro Tem Risley asked if he is concerned with any of the contractual agreements at the airport. Mr. Kovacs stated he is not involved with the contracts of Peak Innovation Park, and they are working on standards for other agreements which are coming up in the near future.

President Pro Tem Risley asked if there have been any challenges in the agreements. Mr. Kovacs stated he is focusing on the partnership because it is a give-and-take negotiation.

President Pro Tem Risley asked if he has identified any challenges with the airport. Mr. Kovacs stated there are opportunities with the development of Peak Innovation Park, not losing business to Denver International Airport (DIA), development of the airport, capital needs, finding innovative ways to use limited resources, leveraging federal funds, and political climate.

Councilmember Rainey asked if airlines could be enticed to offer more direct flights to decrease the leakage of business to DIA. Mr. Kovacs stated they are currently working on revamping their incentive program to airlines, but there are very strict rules from the federal government regarding funding.

President Crow-Iverson asked Mr. Kovacs what his leadership style is regarding working with all different types of employees and other individuals/agencies. Mr. Kovacs stated his leader style is a collaborative leadership.

Councilmember Gold requested a comparison to the Reno, NV airport to the Colorado Springs Airport. Mr. Kovacs provided an overview of the similarities and differences of both airports.

Councilmember Donelson asked if the City and community partners will need to stay focused on growing the airport due to the geographical location and competition of DIA. Mr. Kovacs confirmed they will.

7.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](#)

Gayle Sturdivant, Deputy Public Works Director/City Engineer, presented the Resolution authorizing the disposal of surplus City property to James B. Klein as the one logical purchaser. She identified the property location, project background, one logical purchaser: James B. Klein, easements, appraised value, 1103 Lily Place, next steps, and area background.

Councilmember Henjum asked if this property is part of the project to pull parcels out of the 100-year floodplain. Ms. Sturdivant confirmed it is.

7.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](#)

Gayle Sturdivant, Deputy Public Works Director/City Engineer, presented the 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 Pikes Peak Rural Transportation Authority (PPRTA) funds for the Dublin Boulevard Improvements - Peterson Road to Marksheffel Road Project. She provided an overview of the location map, property need, negotiation history, and

Procedure Manual information.

Councilmember Rainey asked if the back-and-forth conversation with 7-Eleven, Inc. was at a front office level. Ms. Sturdivant stated it was at the local level.

- 7.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](#)

Gayle Sturdivant, Deputy Public Works Director/City Engineer, presented the 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 Pikes Peak Rural Transportation Authority (PPRTA) funds. She provided an overview of the location map, property need, and Procedure Manual information.

Councilmember Leinweber requested additional information regarding the projects taking place on 8th Street. Ms. Sturdivant stated she will provide that information.

- 7.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](#)

Erin Powers, Stormwater Enterprise Manager, presented the Resolution authorizing the City to enter into an Intergovernmental Agreement (IGA) between the City and the Colorado Department of Transportation (CDOT) for operation and maintenance of the Spring Creek Tributary Outfall. He provided an overview of the project location, Spring Creek Tributary, and project maintenance delineation.

There were no comments on this item.

- 7.F. [25-427](#) An Ordinance Certifying Delinquent Stormwater Fees and Charges to the El Paso County Treasurer for Collection

Presenter:

Richard Mulledy, P.E., Public Works Director

Erin Powers, P.E., Stormwater Enterprise Manager

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

[2025 Exhibit A.pdf](#)

Erin Powers, Stormwater Enterprise Manager, presented the Ordinance certifying delinquent stormwater fees and charges to the El Paso County Treasurer for collection. She gave a brief summary of the delinquent stormwater fee collection process and stated there are 208 parcels which are ninety days or more past due.

Councilmember Williams asked why these charges are not being paid since the fees are included on Colorado Springs Utilities (CSU) bills and why the number has doubled since last year. Ms. Powers stated that due to certain exceptions, these accounts cannot be billed through CSU's system, and the number of delinquent accounts always fluctuates from year to year.

Councilmember Bailey asked if there is a way to streamline the collection process. Ms. Powers stated they follow the process outlined in City Code and as more parcels are moved to CSU, the number of accounts will go down.

- 7.G. [25-420](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Miller Downs Metropolitan District located generally northwest of the intersection of North Marksheffel Road and Dublin Boulevard.

Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Daniel Sexton, Planning Manager, City Planning Department

Attachments: [MillerDowns MD Resolution](#)

[Eminent Domain Limits Map](#)

[Exhibit 1 ServicePlan Miller Downs Metropolitan District V2](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[Exhibit C Initial District Boundary Map](#)

[Exhibit D1 List of Public Improvements](#)

[Exhibit D2 Financial Plan](#)

[Exhibit E Description of Services](#)

[Redlined Comparison to ModelServicePlan MillerDowns MD](#)

[Petitioner Cover Memo MillerDowns MD Creation](#)

Allison Stocker, Senior Planner, City Planning Department, presented the Resolution of approving a Service Plan for the Miller Downs Metropolitan District located generally northwest of the intersection of North Marksheffel Road and Dublin Boulevard. She provided an overview of the request, related applications, vicinity map, Service Plan details, future bond issuances, Exhibit E - description of services, eminent domain, and next steps.

Councilmember Donelson asked who owns the parcels. Ms. Stocker stated she would provide that information.

Councilmember Donelson asked if the eminent domain for access would be permanent. Ms. Stocker confirmed it would be.

Councilmember Donelson asked if there has been discussion with the metropolitan district. Ms. Stocker confirmed there has been discussion with the metropolitan district regarding how to facilitate this.

Councilmember Donelson asked why the use of eminent domain by a metropolitan district has not occurred previously. Ms. Stocker stated this is a unique property between City and El Paso County properties with very limited access options.

Councilmember Donelson asked where the nearest City roads are located. Ms. Stocker stated they are located on the western side.

Councilmember Henjum asked if this property is surrounded by the City. Ms. Stocker stated the properties on the west and southwest sides are

within the City and the properties to the east and north are County.

Councilmember Henjum asked if this property is already in a metropolitan district. Ms. Stocker stated there is no metropolitan district for this property yet.

Councilmember Williams asked if the metropolitan district would have to follow all the same eminent domain procedures that the City does. Ms. Stocker confirmed it would.

President Pro Tem Risley asked if the power of eminent domain by a metropolitan district is granted under state statute. Ms. Stocker confirmed it is.

Councilmember Donelson asked if the parcels were just dirt. Ms. Stocker stated there is not any development on the parcels.

Councilmember Donelson asked if the City has already taken over responsibility for the roads in the metropolitan district. Ms. Stocker stated she would provide that information.

Councilmember Donelson asked if these roads were already anticipated to become part of the City, and why is the applicant going through the process of using eminent domain. Daniel Sexton, Planning Manager, City Planning Department, stated the roadways within Quailbrush Creek to the west are public roads and are in various stages of acceptance by Public Works and eminent domain is being sought to date the negotiations between the developer for the site and the owners of the two tracks. Councilmember Donelson stated City Council does not know who has been the reasonable party in those negotiations. Mr. Sexton stated this gives the district the tools to enter those negotiations.

Councilmember Leinweber asked how much information the neighbors were given regarding this project. Ms. Stocker stated there has been significant neighborhood involvement.

Colin B. Mielke, Seter, Vander Wall & Mielke, P.C., representing the applicant, provided an overview of the project, district location, district overview, district powers, district financial information, and the negotiation history regarding the parcels.

Councilmember Bailey asked when the parcels were identified as future public right-of-way. Mr. Mielke stated it was when the Quailbrush Creek plats were approved in 2015 and 2017 which was prior to anyone purchasing a lot and that information was available in the title

commitments.

Councilmember Bailey asked if there is a possibility of an egress to the east. Mr. Mielke stated there may be if development occurs further east.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

President Crow-Iverson stated she and Councilmember Leinweber attended the Legislative Barbecue on Friday night, August 22, 2025, in Pueblo, CO which was very unattended due to the session in Denver, CO did not get out in time, but it was still a fun time.

Councilmember Leinweber stated the fewer attendees at the Legislative Barbecue afforded him the opportunity to discuss keeping the Nixon Power Plant online to meet the City's baseload demand for utilities. He stated he also attended the State of the Outdoors event at Weidner Field with approximately 160 to 175 attendees where they discussed the achievements and future of Pikes Peak America's Mountain.

Councilmember Henjum stated there will be a ribbon cutting ceremony Friday, August 29, 2025, at 10:00 AM, for the reopening of the Colorado Springs Senior Center.

10. Executive Session

10A. Open

There was no Open Executive Session.

10B. Closed

10B.A. [25-438](#)

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (f) the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves a personnel regarding the performance and qualifications of the City Auditor and consultation with the City Attorney regarding legal questions related to changes in minimum qualifications.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating

electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Marc Smith, Acting City Attorney

Attachments: [25-438 Closed Session memo - 8-19-25](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, stated that in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves a personnel regarding the performance and qualifications of the City Auditor and consultation with the City Attorney regarding legal questions related to changes in minimum qualifications.

President Crow-Iverson polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in a Closed Executive Session.

11. Adjourn

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned at 3:03 PM.

Sarah B. Johnson, City Clerk