



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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Tuesday, June 24, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @cscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

How to Comment on Agenda Items

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

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

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. [25-322](#)

City Council Regular Meeting Minutes June 10, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[6-10-2025 City Council Meeting Minutes Final](#)**4B.B. [25-274](#)**

A Resolution of the City of Colorado Springs approving an amended Service Plan for the Tuscan Foothills Village Metropolitan District located northwest of the intersection of Centennial Boulevard and North 30th Street.

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Tuscan Foothills Village MD Amendment Resolution](#)[Clean Service Plan showing First Amendment, 2025-06-24](#)[Exhibit A Legal Description](#)[Exhibit B Vicinity Map](#)[Exhibit C Initial District Boundary Map](#)[Exhibit D Description of Services](#)[Exhibit E Notice of Special District Disclosure](#)[Exhibit F Preliminary Financial Plan](#)[First Amendment to Service Plan \(Tuscan Foothills Village MD\), 2025-06-24](#)[Letter to City of Colorado Springs re Service Plan Amendment and 2025 Refunding Loan, 2025-05-28](#)[Redlined Service Plan for Tuscan Foothills Village MD showing First Amendment](#)**4B.C. [25-249](#)**

Resolution of the City of Colorado Springs authorizing issuance of debt by the Tuscan Foothills Village Metropolitan District in an amount not to exceed \$1,420,000 located northwest of the intersection of Centennial Boulevard and North 30th Street.

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Tuscan Foothills Village MD Debt Issuance Resolution v3](#)

4B.D. [25-298](#)

A Resolution authorizing the acquisition of Real Property, Permanent Easements, and Temporary Construction Easements 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 Stetson Ridge - Location Map](#)

[2 Stetson Ridge - Resolution](#)

[3 Stetson Ridge - Exhibit A-9](#)

[4 Stetson Ridge - Exhibit A-10](#)

[5 Stetson Ridge - Exhibit A-11](#)

[6 Stetson Ridge - Exhibit A-12](#)

[7 Stetson Ridge - Exhibit A-13](#)

[8 Stetson Ridge - Exhibit A-14](#)

[9 Stetson Ridge - Exhibit A-15](#)

[10 Stetson Ridge - Presentation](#)

4B.E. [25-271](#)

A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire Real Property, Permanent Easements, and Temporary Construction Easements, on Real Property owned by Wal-Mart Real Estate Business Trust 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:

[1 Walmart - Location map](#)

[2 Walmart - Resolution](#)

[3 Walmart - Exhibit A-1](#)

[4 Walmart - Exhibit A-2](#)

[5 Walmart - Exhibit A-3](#)

[6 Walmart - Exhibit A-4](#)

[7 Walmart - Presentation](#)

4B.F. [25-299](#)

A Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire Real Property and Temporary Construction Easements, 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:

[1 PRD - Location Map](#)

[2 PRD - Resolution](#)

[3 PRD - Exhibit A](#)

[4 PRD - Exhibit B](#)

[5 PRD - Presentation](#)

4B.G. [25-304](#)

An Ordinance Amending Section 108 (Special Fund Created) Of Article 13 (Retail Marijuana Sales Tax) Of Chapter 2 (Business Licensing, Liquor Regulation And Taxation) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To Expenditures Of The Special Fund

Presenter:

Michael Montgomery, Deputy City Council Administrator

Lynette Crow-Iverson, Council President

Attachments:

[SalesTax-SpecialFundsMarijuana-ORD-2025-05-29-clean](#)

- 4B.H.** [ANEX-23-0027R](#) A resolution finding a petition for annexation of the area known as PTAA Addition No. 1 Annexation consisting of 14.12 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of August 12, 2025, for the Colorado Springs City Council to consider the annexation of the area.

The property is located adjacent to Council District 6.

(Legislative)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, City Planning Department Director

Attachments:

[Resolution Setting Hearing Date - PTAA](#)

[Exhibit A - PTAA Petition](#)

[EXHIBIT 12B - City Clerk Affidavit - PTAA Addition No. 1](#)

[EXHIBIT 12C - Surveyor Affidavit - PTAA Addition No. 1 Annexation](#)

[Legal Description](#)

[Memo to Advertise - PTAA](#)

[Public Notice - PTAA](#)

[Vicinity Map](#)

- 4B.I.** [25-306](#) A Resolution Setting the Gas Cost Adjustment and Gas Capacity Charge Rates Effective July 1, 2025

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Attachments:

[06-24-2025 CC Mtg-Gas Fuel Related Rates Resolution.docx](#)

[G Sheet 2.5 Rate Tbl - 3rd Revised - Redline.pdf](#)

[G Sheet 2.5 Rate Tbl - 3rd Revised - Final.pdf](#)

[G Sheet 2.6 Rate Tbl - 1st Revised - Redline.pdf](#)

[G Sheet 2.6 Rate Tbl - 1st Revised - Final.pdf](#)

[GCA Worksheet.pdf](#)

[GCC Worksheet 1.pdf](#)

[GCC Worksheet 2 - G3D.pdf](#)

[06-24-2025 CC ECA-ECC, GCA-GCC.pptx](#)

4B.J. [25-307](#)

A Resolution Setting the Electric Cost Adjustment, Electric Capacity Charge, and Green Power Service Rates Effective July 1, 2025 and October 1, 2025

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Attachments:

[06-24-2025 CC Mtg-Electric Fuel Related Rates Resolution.docx](#)

[E Sheet 2.17 Rate Tbl - 2nd Revised - Redline.pdf](#)

[E Sheet 2.17 Rate Tbl - 2nd Revised - Final.pdf](#)

[E Sheet 2.17 Rate Tbl - 3rd Revised - Redline.pdf](#)

[E Sheet 2.17 Rate Tbl - 3rd Revised - Final.pdf](#)

[E Sheet 2.18 Rate Tbl - 2nd Revised - Redline.pdf](#)

[E Sheet 2.18 Rate Tbl - 2nd Revised - Final.pdf](#)

[E Sheet 2.18 Rate Tbl - 3rd Revised - Redline.pdf](#)

[E Sheet 2.18 Rate Tbl - 3rd Revised - Final.pdf](#)

[ECA Worksheet.pdf](#)

[ECC Worksheet 1.pdf](#)

[Green Power Service Worksheet 1.pdf](#)

[06-24-2025 CC ECA-ECC, GCA-GCC.pptx](#)

5. Recognitions

5.A. [25-325](#)

Est. Time: 10
minutes

A Resolution celebrating July 4, 2025 as Independence Day

Presenter:

Kimberly Gold, Councilmember District 4
Roland Rainey, Councilmember District 6

Attachments:

[Independence Day](#)

5.B. [25-297](#)

Est. Time: 15
minutes

A Resolution Designating July as National Park and Recreation Month

Presenter:

David Leinweber, Councilmember At-Large
Britt I Haley - Parks, Recreation and Cultural Services Director

Attachments:

[Park and Rec Month Resolution 2025](#)

- 5.C. [25-280](#)
Est. Time: 10
minutes

A Resolution of Appreciation of Patrick Gentile, Golf Course Superintendent, Parks, Recreation and Cultural Services for their 30 years of service to the City of Colorado Springs.

Presenter:
Kim King, Assistant Parks, Recreation and Cultural Services Director.

Attachments: [Retiree Resolution Patrick Gentile](#)

- 5.D. [25-323](#)
Est. Time: 10
minutes

City Council Appointments to Boards, Commissions, and Committees

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

Attachments: [06242025 Boards Commissions and Committees Appointment](#)
[06242025 Downtown BID board Packet](#)

6. Mayor's Business

- 6.A. [25-346](#) 2025/2026 City Budget Update

Presenter:
Jen Vance, Budget Manager, Finance Department

Attachments: [2025-2026 Budget Update_06.24.25](#)

7. Items Called Off Consent Calendar

8. Utilities Business

9. Unfinished Business

10. New Business

10.A. [CODE-25-0003](#)

An Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, as related to minimum parking requirements in applicable transit service areas.

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments:

[Staff Report - Minimum Parking Requirements in Applicable](#)

[TSAs JPM](#)

[Attachment 1 - Ordinance](#)

[Attachment 2 - HB24-1304](#)

[Attachment 3 - Map](#)

[Attachment 4 - DOLA Technical Guidance](#)

[Attachment 6 - Home Rule Resolution by City Council 5-27-2025](#)

11. Public Hearing

11.A. [25-283](#)**Est. Time:** 2 hours

An Appeal of the Colorado Springs Parks, Recreation and Cultural Services Advisory Board Decision to Approve the Fishers Canyon Open Space Master and Management Plan

Presenter:

Britt Haley, Director, Parks Recreation and Cultural Services Department

Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program

David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program

Attachments:

[FishersCanyon_Council_ForPresentation_Final_Jun12_2025](#)

[Appeal Application - Fishers Canyon Open Space](#)

[TOPS Working Meeting Minutes May 2025](#)

[Parks Advisory Board Meeting Minutes May 2025](#)

[APPROVED_Fishers Canyon Master Plan 250508](#)

[Appendices Cover-08 MAY 2025](#)

[Appendix A-Fishers_Canyon_TIA_Final_03.17.25](#)

[Appendix B-MSO-Report Compiled](#)

[Appendix C-FCOS Baseline Natural Resources Inventory Memo](#)

[Appendix D-FCOS Invasive Mapping_240726](#)

[Appendix E-Recreation 2-4 Mile Inventory and Maps](#)

[Appendix F-Focus Groups Summary](#)

[Appendix G-Survey 1 Results](#)

[Appendix H-Community Meeting and Survey Results](#)

[Appendix I-Neighborhood Site Tour Results](#)

[Appendix J-Youth Engagement Summary](#)

[Appendix K-Alternatives Community Meeting and Survey Results](#)

[Appendix L - Full Community Open House Meeting 3-Survey 4](#)

[Appendix M-FMP Emails DEC012023-APRIL212572025](#)

[Appendix N-Scan Mountain Preserve PUD 2008](#)

[Appendix O-Engineering_Geo_Study](#)

[Appendix P-Fishers Draft Plan Community Survey Results](#)

[Appendix Q - Community Engagement Scans_LR](#)

[Appendix Q - Community Engagement Scans](#)

[Appendix R-225015759-GWD-Spires](#)

[Appendix S-UteTraditional-usePlants](#)

[Appendix T-KASA-Adaptive-Standard_FINAL-EDIT2 \(1\)](#)

[Appendix U-COSWILDFIREREDY.ORG](#)

[Appendix V-COS_CommunityWildfireProtectionPlan_CSFD](#)

11.B. [PDZZ-25-0001](#)**Est. Time:** 15
minutes

Ordinance No. 25-58 amending the zoning map of the City of Colorado Springs relating to 6.18 acres located at 1133 South Royer street from GI (general industrial) to PDZ (planned development zone district; non-residential; 180,000 maximum square footage; 80 feet maximum building height) (Second Reading and Public Hearing) (Quasi-Judicial)

Related Files: N/A
Located in Council District 3

This application is in association with the Tava Mountain Energy Storage Facility zone change which had the first reading setting a hearing date on June 10th, 2025.

Presenter:

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

Attachments:

[Tava Mtn PDZZ &PDZL Ordinance](#)
[Tava Mtn PDZZ & PDZL Staff Report ADS 20250602 Revised](#)
[Tava Mtn PDZZ & PDZL Staff Report ADS 20250418](#)
[Attachment 1 Land Use Plan](#)
[Attachment 2 Project Statement](#)
[Attachment 3 PublicComments](#)
[Attachment 3A Public Comment](#)
[Attachment 3B Public Comment](#)
[Attachment 3C Comment Recieved at CPC](#)
[Exhibit A Zone Map Amendment Legal Description](#)
[Exhibit B Zone Map Amendment Boundaries](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Tava Mtn PDZZ&PDZL Staff Presentation](#)
[Tava Mtn PDZZ&PDZL Staff Presentation](#)
[Planning Commission Meeting - Tava - 05 14 2025](#)

11.C. [PDZL-25-0002](#)**Est. Time:** 15
minutes

Establishment of the Tava Mountain Energy Storage Facility
Planned Development Land Use Plan consisting of 4.49 acres
located at 1133 S Royer Street. (Second Reading and Public
Hearing) (Quasi-judicial)

Related Files: N/A

Located in Council District Three (3)

This application is in association with the Tava Mountain Energy
Storage Facility zone change which had the first reading setting
a hearing date on June 10th, 2025.

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Director, Planning Department

Attachments:

[7.5.514 LAND USE PLAN](#)

12. Added Item Agenda**13. One Hour of Citizen Discussion for Items not on Today's Agenda per City
Council Rules****14. Executive Session****15. Adjourn**