



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, June 24, 2025

9:00 AM

Council Chambers

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- Stratus IQ Channel 76 / 99 (Streaming)

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

Councilmember Leinweber attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor John Goodale from the First Presbyterian Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

President Pro Tem Risley requested item 4B.H. and Councilmember Gold requested item 4B.G. 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:

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](#)

The Minutes were approved on the Consent Calendar.

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](#)

[Signed Resolution No. 75-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)
[Signed Resolution No. 76-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)
[Signed Resolution No. 77-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)
[Signed Resolution No. 78-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

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](#)
[Signed Resolution No. 79-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

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](#)
[Signed Resolution No. 81-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)
[Signed Resolution No. 82-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Risley, seconded by Councilmember Bailey, 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. [25-325](#) A Resolution celebrating July 4, 2025 as Independence Day

Presenter:

Kimberly Gold, Councilmember District 4

Roland Rainey, Councilmember District 6

Attachments: [Independence Day](#)
[Signed Resolution No. 83-25.pdf](#)

Councilmember Gold and Councilmember Rainey read the Resolution celebrating July 4, 2025 as Independence Day.

Nathan Newbrough, Colorado Springs Philharmonic, and Emma Pirzadeh, Event Manager, Colorado Springs Sports Corporation, identified the Fourth of July concert and fireworks event scheduled in honor of Independence Day.

Councilmember Henjum stated it is important to recognize freedom for all people.

Councilmember Donelson encouraged everyone to read the Declaration of Independence.

Councilmember Bailey provided a brief history of the Declaration of Independence and how people came together for the greater good.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Resolution Resolution celebrating July 4, 2025 as Independence Day 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. [25-297](#) 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](#)
[Signed Resolution No. 84-25.pdf](#)

Councilmember Leinweber spoke about the importance of people getting outside and read the Resolution Designating July as National Park and Recreation Month.

Britt Haley, Director, Parks, Recreation and Cultural Services, provided a brief history of National Park and Recreation Month, identified this year is the fortieth anniversary of nationally recognizing it, this year's theme of "Build Together, Play Together", some of the events and activities scheduled for the month of July 2025 to commemorate National Park and Recreation Month, and expressed appreciation for the members of the parks system staff, volunteers, and the support of City Council.

Councilmember Leinweber expressed appreciation for Ms. Haley's leadership.

Councilmember Henjum and Ms. Haley encouraged people to participated in the community meetings for the Parks Master Plan.

Councilmember Gold expressed appreciation for the approximately five thousand park system volunteers.

Motion by Councilmember Gold, seconded by Councilmember Rainey Jr., that the Resolution to designate July as Park and Recreation Month be adopted. The motion passed by a vote of 9-0-0

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

5.C. [25-280](#)

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](#)
[Signed Resolution No. 85-25.pdf](#)

Kim King, Assistant Parks, Recreation and Cultural Services, presented the Resolution of Appreciation of Patrick Gentile, Golf Course Superintendent, Parks, Recreation and Cultural Services for their thirty years of service to the City.

Mr. Gentile expressed appreciation for the opportunities he had been given with the City and the amazing team he was able to work with.

Councilmember Williams and Councilmember Donelson expressed gratitude for Mr. Gentile's thirty years of service to the City.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the 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 be adopted. The motion passed by a vote of 9-0-0

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

5.D. [25-323](#) 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](#)

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

Councilmember Williams expressed appreciation for the nominees who wish to serve the City.

Motion by Councilmember Bailey, seconded by Councilmember Williams, 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. [25-346](#) 2025/2026 City Budget Update

Presenter:

Jen Vance, Budget Manager, Finance Department

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

Jen Vance, Budget Manager, Finance Department, presented the 2025/2026 City budget update and went over General Fund revenue, sales tax revenue 2023-2025, 2026 General Fund considerations, general fund reserves, and key dates.

Jamie Fabos, Chief of Staff, recognized the hard work of the Finance Department, and stated the City Budget is a collaborative process between the Administration and City Council and wanted to make everyone

aware of the City's potential \$11.5 million shortfall.

Councilmember Henjum stated she believes the City needs to work together in order to meet the challenges the community will be facing.

Councilmember Donelson asked what the consideration for 9-1-1 call center staffing is. Ms. Fabos stated their objective is to add more people to dispatch. Councilmember Donelson stated they are already having trouble filling those positions so adding more positions to fill may not be the best solution. Ms. Fabos stated they are currently staffed at ninety-three percent in the call center.

7. Items Called Off Consent Calendar

- 4B.G.** [25-304](#) Ordinance No. 25-59 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](#)

Councilmember Henjum requested additional information regarding why this item was pulled from the Consent Calendar. Councilmember Gold stated it is because she does not agree with all of the language included in the Ordinance.

Jamie Fabos, Chief of Staff, stated this Ordinance speaks to the \$1.4 million in retail marijuana sales tax revenue the City is expecting to receive and the community's needs in public safety.

Councilmember Henjum stated she is not in favor of spending the revenue outside of the City of Colorado Springs because there are much needed programs which need funding within the community.

Councilmember Bailey stated the language of Ballot Question 300 very specifically identified how the funds would be used, and he does not support using the money outside of those specifications to cover other areas due to a budget deficit.

Councilmember Donelson asked if this Ordinance would require the City to continue to solicit grant applications every year. Marc Smith, Deputy City Attorney, City Attorney's Office, stated they are authorized to do it, but not required.

Councilmember Gold stated she does not support the grant section of the proposed Ordinance because she believes it will add more bureaucratic red tape to solving problems.

Councilmember Gold requested additional information regarding the public safety needs of the City. Jamie McConnellogue, Deputy Chief, Colorado Springs Fire Department (CSPD), stated the Community and Public Health Division, which is currently funded by the General Fund and grants, is currently experiencing vacancies for ten positions due to the lack of grant funding, and the Homeless Outreach Team Program and the Alternate Response Team are at risk due to the budget constraints. Mary Rosenoff, Deputy Chief, Colorado Springs Police Department, spoke about the importance of public safety through staffing and technology.

Councilmember Rainey stated public safety is at the forefront of what is important to him, technology is definitely a tool which should be utilized, and the City needs to recognize the growth of the City and recruit Officers based on that growth.

Councilmember Bailey stated this grant application process does not have to be complicated and it could consider very specific things which benefit the City and would allow the City to prioritize the City's needs while also allowing City Council to still have input as to where the money goes.

President Pro Tem Risley stated the intent of this Ordinance is to codify what was in the citizen initiative which included the three fund buckets in which the revenue would go into, and he will be supporting it.

Councilmember Donelson asked if this Ordinance is necessary or can City Council simply continue to make recommendations to the Mayor. Mr. Smith stated there is not a requirement to establish this grant program and recommendations can be made through the budget process.

Motion by Councilmember Risley, seconded by Councilmember Williams, that the 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 be approved on first reading. The motion passed by a vote of 6-3-0-0

Aye: 6 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., Risley, and Williams

No: 3 - Donelson, Gold, and Henjum

- 4B.H.** [ANEX-23-00](#) 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.

[27R](#)

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](#)

[Signed Resolution No. 80-25.pdf](#)

Councilmember Risley stated his architectural firm is the firm of record for this project and while he believes he could be fair and impartial in his decision making, he is recusing himself from the vote to avoid any perception of impropriety.

Motion by Councilmember Bailey, seconded by Councilmember Henjum, that the 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 be adopted. The motion passed by a vote of 8-0-0-1

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

Recused: 1 - Risley

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

There was no 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](#)

Michael Montgomery, Deputy City Council Administrator, presented the Ordinance amending City Code as related to minimum parking requirements in applicable transit service areas. He stated this addition of a newly proposed parking exempt area that directly references the bills applicability and limitations is being proposed in response to state-mandated legislation, House Bill 24-1304 (HB24-1304), which mandates that a municipality shall neither enact nor enforce local laws that establish a minimum parking requirement that applies to a land use approval within the municipality’s boundary for a multifamily residential development located at least partially within an applicable transit service area by June 30, 2025 and presented a map of where the minimum parking requirements would apply.

Councilmember Henjum asked why Mr. Montgomery is presenting this item. Mr. Montgomery explained that it was requested by Council leadership because it is an expedited Ordinance which was denied by the Planning Commission.

Councilmember Bailey asked who proposed the Ordinance. Mr. Montgomery stated it was brought forward by the Planning Department to be in line with the state legislation. Jamie Fabos, Chief of Staff, stated because it was denied by the Planning Commission and the time consideration, the Planning Director decided to rework the Ordinance, but City Council Administration requested it be brought before Council today.

Councilmember Henjum stated she will not be supporting something that the Administration is not ready to enforce.

Councilmember Bailey asked if the Administration is not concerned with the July 1, 2025 deadline. Ms. Fabos confirmed that they would rather bring Council a better product.

Councilmember Bailey asked what the risk is if the deadline is not met. Ms. Fabos stated the Planning Department is working with the Department of Local Affairs (DOLA) to get more clarification on what the legislation means. Kevin Walker, Director, Planning Department, stated on July 1, 2025, City Code will not be in alignment with state legislation, but they are continuing to work with DOLA, the governor's office, and local stakeholders to make it more Colorado Springs centric.

Councilmember Donelson asked Council leadership why this is in front of Council when the Administration does not want it to be and the Planning Commission voted against it. President Pro Tem Risley stated it was to go on record as to how City Council feels about this legislation prior to the deadline versus being silent and the state considering that nonaction as consent.

President Pro Tem Risley asked when this state legislation was signed by the Governor. Mr. Walker stated approximately a year ago.

Councilmember Bailey stated he believes the public should be engaged in this discussion.

Councilmember Williams stated she believes this needs to be addressed prior to the deadline so the state understands where the City stands on this item.

Citizen Diane Bridges, Chair, Historic Neighborhoods Partnership (HNP),

Jeanette Capron, Mike Anderson, Dutch Schultz, President, Old North End, and Lisa Bigelow, spoke in opposition to the proposed Ordinance.

Councilmember Henjum asked why the Planning Commission unanimously denied the proposed Ordinance. Mr. Walker stated their principal rationale was the Home Rule question and the previously adopted Ordinance.

Councilmember Henjum stated she believes the intention of the Governor is to make mass transit more available to people, which she is in support of, and asked what the intent of the Administration is. Mr. Walker stated their intent was to give City Council the opportunity to amend City Code to be in compliance with state law.

Motion by Councilmember Risley, seconded by Councilmember Donelson, that the 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 be denied. The motion passed by a vote of 9-0-0

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

11. Public Hearing

11.A. [25-283](#)

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-COSWILDFIREREADY.ORG](#)
[Appendix V-COS_CommunityWildfireProtectionPlan_CSFD](#)

Britt Haley, Director, Parks Recreation and Cultural Services Department (PRCS) introduced the appeal of the PRCS Advisory Board decision to approve the Fishers Canyon Open Space Master and Management Plan and provided an overview of the mission, background, and review criteria of the Fishers Canyon Open Space Master and Management Plan.

Les Gruen, representing the appellant, stated master planning a property before it is properly rezoned is not in compliance with the Unified Development Code (UDC) and provided an overview of the reasons

behind the opposition to the Fishers Canyon Open Space Master and Management Plan.

Jim Ken, Attorney, representing the appellant, identified how rezoning to Public Parks (PK) use is required by the Unified Development Code (UDC).

John Putnam, insurance agent, representing the appellant, went over how insurance is affected by the potential wildfire impact.

John Merritt, representing the appellant, provided an overview of how Fisher Canyon Open Space would radically impact neighborhood traffic.

Todd Cartwright, Senior Project Manager, Kiowa Engineering, went over the historic flooding challenges on and around the property.

Jonathon Lovekin, Colorado Geological Survey, representing the appellant, identified the geologic hazards in Fishers Canyon and the front of Cheyenne Mountain.

David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program, provided an overview of the City's parks, Park System Master Plan, review criteria, property overview, purpose of Master and Management Plan, engagement phases, additional engagement opportunities, number of engagements, engagement findings: draft Plan, and Master and Management Plan overview. Mr. Deitemeyer also identified the approved Master Plan map, holistic/adaptive management approach, approval process, summary from appeal, and appeal themes which include the public process, open space access, traffic and evacuation, visitation management, omissions to the plan, funding, priorities/implementation, and staff recommendation.

Councilmember Donelson asked who was included in the full community results. Mr. Deitemeyer stated everyone who participated in the online survey reviewed the Master and Management Plan. Councilmember Donelson asked if it was limited to City residents only. Mr. Deitemeyer stated it was not; it was available to anyone who was interested.

Councilmember Rainey asked how many people participated in the site tours. Mr. Deitemeyer stated approximately one hundred individuals.

Councilmember Henjum asked if they are planning to utilize smart technology to allow visitors to know what the parking capacity is at. Mr. Deitemeyer stated it has been discussed but they have not taken action on it at this time.

Kris Cooper, Fire Marshal, Colorado Springs Fire Department (CSFD), went over the fire, mitigation, and adjacent fire stations.

Councilmember Leinweber asked if the fire hydrant located in the parking lot would be beneficial to CSFD for the staging of fire trucks. Fire Marshal Cooper confirmed it would be.

Citizens Phil Wortmann, Pikes Peak Climber Alliance, Delane Bredvik, Allen Beauchamp, Trails and Open Space Coalition, Carol Beckman, Steve Harris, Hank Scarangella, TOPS Working Committee, Bob Falcone, and Corey Sutela, Medicine Wheel Trail Advocates, spoke in support of the Fishers Canyon Open Space Master and Management Plan.

Citizens Robert Craig, Laurie Meacham, Alexandria Bell, Blaine Miller, Brenda Tracy, Victoria Elliott, Tad Foster, and Wayne Booker spoke in opposition of the Fishers Canyon Open Space Master and Management Plan.

Mr. Deitemeyer stated they are confident they have the best plan to move forward, which allows for improvements to allow for public access and an adaptive component which allows them to be flexible in the event they need to make adjustments moving forward.

Mr. Gruen stated the PRCS Department presentation outlined the process they followed in regard to the Park Master Plan process but not the process mandated by the UDC, the neighbors tried to negotiate an agreement, but were unsuccessful, and requested there not be any development of the Fishers Canyon Open Space Master and Management Plan until it is rezoned to comply with the UDC.

Councilmember Williams stated the City is currently looking at a \$9.2 million budget shortfall and she does not believe there will be funds available to build the proposed infrastructure, or meet the already large maintenance backlog, so she will be voting against the Plan.

Councilmember Henjum requested additional information regarding the PRCS backlog. Ms. Haley explained the many park funding sources for the park system, the differences between open space and the deferred maintenance backlog for built park facilities such as the City auditorium, swimming pools, etc., and the TOPS sales tax revenue focuses on open space acquisition and stewardship. She stated it is not fair to taxpayers for the City to use those taxpayer dollars to purchase open space but then not make it available to the citizens of the City.

Councilmember Henjum requested additional information on adaptive management. Mr. Deitemeyer stated in terms of open space, it means they have a plan for public access and then they collect data by monitoring how the infrastructure/resources are responding to the use and then they reevaluate and make adjustments as needed.

Councilmember Henjum asked what the balance is between having clear, solid plans and being adaptive and flexible. Mr. Deitemeyer stated their plan allows for trailheads, locations of trails, amenities associated with the public use, enhance/protect wildlife and natural/cultural resources on the properties but through the Master Planning process, public input asked them to start small so that is why they need to implement phased approaches which also gives them the opportunity to identify the appropriate funding needed to implement the plan over the next fifteen to twenty years.

Councilmember Henjum asked if the City is following legal process in regard to zoning. Young Shin, Attorney, City Attorney's Office, stated the concerns raised were regarding the Land Use Plan and the Development Plan and provided an overview of the related requirements of City Code.

Councilmember Rainey stated City Code 7.2.503 states no development is permitted until a rezoning to PK. Mr. Shin stated the rezoning is required prior to any development activity and this is just a plan to set in place what that development will look like.

Councilmember Leinweber asked if the TOPS ballot question in 2021 to increase the TOPS tax would have made a difference with funding maintenance issues. Ms. Haley confirmed it would. Councilmember Leinweber highlighted that the TOPS money is dedicated solely for open

spaces.

Councilmember Leinweber asked if there is stormwater mitigation infrastructure already in place in this area. Gayle Sturdivant, City Engineer/Deputy Public Works Director, stated there are two debris ponds in that area which have been transferred to the City which they will have to maintain along with the other stormwater infrastructure in proximity to the open space.

Councilmember Leinweber asked if there will need to be additional stormwater built once the parking lot is completed. Ms. Sturdivant confirmed that both the development of the access road and the parking lot will trigger the need for additional stormwater requirements.

Councilmember Leinweber stated he believes the addition of these trails will help disperse people from other parks which are heavily used, and he will always stand for private land rights, but will also fight for trails if there is a need.

Councilmember Bailey stated he has confidence in the process to address the concerns raised today including his question regarding zoning, and this Master Plan will allow citizens to access the land which was voted on to acquire three years ago.

Councilmember Donelson stated the City needs to go as slow as needed in order to be fair to the adjacent citizens living in the Spires neighborhood, and he has concerns regarding traffic during an evacuation. Ms. Sturdivant stated the City's Traffic Engineers reviewed the traffic impact and although it would be difficult to access the bottom portion of Norad Road from Broadmoor Bluffs during an evacuation, with the reallocation of lanes during an emergency response, there would be minimal impact

Councilmember Donelson asked if the open space will be open to public use for four years prior to a parking lot being constructed. Mr. Deitemeyer stated that information is incorrect, and the parking lot will be built before public access with eight spaces at the lower lot and sixty-one spaces at the upper lot for Phase 1 with a total of 110 parking spaces at the end of Phase 2.

Councilmember Donelson asked where the gate will be located. Mr.

Deitemeyer stated it will be located at the terminus of Wellfleet Street.

Councilmember Donelson asked what will be required for drainage prior to development starting. Ms. Sturdivant stated they will review the Drainage Report, Erosion Control Plan in conjunction with the Geologic Hazards Study and if there are any geologic hazards identified including the debris basins, they would have to initiate mitigation measures.

Councilmember Donelson asked if they would also look at water runoff on trails. Ms. Sturdivant confirmed they would because they look at land use disturbances, not just related to impervious surfaces.

Councilmember Donelson asked if there is anything which prevents a fire hydrant from being installed in the upper larger parking lot. Ms. Sturdivant stated that because water does not flow uphill, there would most likely have to be some type of potable water pump system installed.

Councilmember Donelson asked where the nearest trail connectivity is located. Mr. Deitemeyer stated the Chamberlain Trail would accommodate that connectivity in the Master Plan, but it is still not legal access across Norad Road and private property located between Norad Road south to Cheyenne State Park trailhead and visitor center.

Councilmember Donelson asked how many homes are adjacent to the proposed trails. Mr. Deitemeyer stated there are five properties which were acquired prior to any homes being built with the acknowledgement of connectivity of public access to the lots as well as a 150-foot buffer and vegetation screening along the trails.

Councilmember Williams requested additional information regarding the use of TOPS revenue. Ms. Haley explained the percentages of how TOPS sales tax revenue is authorized to be allocated.

Councilmember Williams asked how the \$200,000 for TOPS maintenance is spent. Ms. Haley stated it is currently being spent on maintenance for neighborhood and community parks such as mowing and paying for water.

Councilmember Williams stated she is not comfortable with adding more expenses to the already backlogged park system at this time.

Councilmember Rainey asked if the City would have to pull additional money from other funding sources for the maintenance of this open space. Ms. Haley stated they have approximately \$1.2 million of funding which goes for maintenance of open space, which does not include the \$200,000 which is being used for neighborhood and community parks.

Councilmember Rainey asked if the backlog of maintenance is being considered with this Master Plan. Ms. Haley stated the backlog typically included built spaces such as playground facilities and confirmed they are included in the Parks Master Plan to be prioritized as needed.

Councilmember Rainey asked if the stormwater assessment is completed after the parking lot is built. Mr. Deitemeyer confirmed that once there is over an acre of impervious surface constructed, a stormwater study is conducted.

Councilmember Rainey asked if residents adjacent to the open space were made aware of the 150-foot buffer zone. Mr. Deitemeyer stated they have included that buffer in their plans as well as the public meetings and they will not be putting up the two wire fencing at this time.

Councilmember Rainey requested additional information regarding the protection of wildlife and habitat. Mr. Deitemeyer stated that over two-thirds of the property will be National Conservation Area Preservation with no human access in it, they are improving the crossing of drainage ways to improve wildlife movement and installed a game camera to capture all of the wildlife in the area.

Councilmember Henjum stated she appreciates all of the dialogue and thoughtfulness which has gone into this Plan, and she will be voting against this appeal.

Councilmember Donelson stated he will be supporting the appeal because he believes the homes built up against this park will bearing the burden of this Plan.

Motion by Councilmember Williams, seconded by Councilmember Donelson, to uphold the appeal, thus denying the Parks, Recreation and Cultural Services Advisory Board's adoption of the Fishers Canyon Open Space Master and Management Plan, based upon the findings that the Fishers Canyon Open Space Master and Management Plan does not meet the criteria for the 2014 Park System Master Plan and the purposes of the TOPS Ordinance set forth in City Code Section 4.6.101. The motion failed by a vote of 4-5-0-0

Aye: 4 - Crow-Iverson, Donelson, Rainey Jr., and Williams

No: 5 - Bailey, Gold, Henjum, Leinweber, and Risley

- 11.B. PDZZ-25-000** Reconsideration of 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)

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 10, 2025 and second reading on June 24, 2025. Should Council elect to reconsider the item, reconsideration may be immediate without a further hearing. Alternatively, Council may notice a supplemental hearing to be held no later than thirty (30) days after June 24, 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

Signed Ordinance No. 25-58.pdf

Allison Stocker, Senior Planner, Planning Department, presented the Ordinances amending the zoning map of the City 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) and establishment of the Tava Mountain Energy Storage Facility Planned Development Land Use Plan consisting of 4.49 acres located at 1133 S Royer Street. She provided an overview of the vicinity map, project summary, zoning map, Land Use Plan, PDZ community benefits, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Chris Beasley, Director of Development, esVolta, representing the applicant, identified the project site overview, zoning, Land Use compliance, public interest, and health/safety compliance.

Councilmember Rainey asked if there is a malfunction or dissipation of energy if the facility can close itself down or does it just provide a warning to the control center. Julie Brown, Fire Safety Consultant, Coffman Engineers, representing the applicant, stated if there are abnormal conditions detected, the batteries disconnect and discontinue charging or discharging.

Councilmember Williams asked if they had a discussion with Colorado Springs Utilities (CSU). Mr. Beasley stated CSU put out a Request For Proposal (RFP) earlier this year, but they were not selected.

Councilmember Williams asked if there would need to be another rezone to PF (Public Facility) at a later time. Ms. Stocker stated the zoning designation of PDZ is unique, use is determined on a case-by-case basis and would allow them to continue with the battery energy storage or general industrial use.

President Pro Tem Risley asked if the area of property intended to be rezoned corresponds to the legal description of the underlying parcels. Mr. Beasley confirmed the area within the Land Use Plan is fully within the legal description, but it may look odd due to the seven or eight mini parcels which are all different shapes and sizes, and they are only requesting a rezone of a portion of the parcels.

Councilmember Donelson asked how long esVolta has been in operation. Mr. Beasley stated it was founded in 2017.

Councilmember Donelson asked how many battery storage facilities they have in the United States. Mr. Beasley stated approximately seven. Councilmember Donelson asked what the safety records of those facilities are. Mr. Beasley stated they have not had any fires to date.

Councilmember Donelson asked why they are building this when CSU did not select them in the RFP. Mr. Beasley stated it is very common in this industry that in order to be selected by a utility, the project needs to be pretty well along in the approval process first.

Councilmember Donelson asked if some cities are pushing these facilities outside their city boundaries due to the risk of fire or other health risks. Mr. Beasley stated it varies but in Santa Paula, CA, they approved an add-on to that project which is within the city.

Councilmember Donelson asked if CSU is not their customer, if they would sell to someone else. Mr. Beasley stated in this territory and its utility structure, CSU is the only real customer that they could sell to.

Councilmember Donelson asked if CSU is entering into contracts with battery providers. Tristan Gearhart, Chief Financial Officer, CSU, stated they do not have any plans right now for an additional RFP going out, but they do run electric integrated resource plans to make sure their electric needs are met.

Councilmember Donelson asked if the large batteries within the City would tie up transmission lines. Mr. Gearhart stated part of the Interconnection Agreement language stated that entities using that must keep CSU whole to deliver the same amount of electricity to customers.

Councilmember Donelson asked how many employees will be at this site. Mr. Beasley stated the sites are unmanned except for maintenance crews which come in a couple times per week or as needed.

Councilmember Donelson requested additional information regarding the fire risk. Kris Cooper, Fire Marshal, Colorado Springs Fire Department (CSFD), explained the lithium-ion phosphate which they would be using is a much more stable technology that the earlier generations of batteries, these newer designs must comply with very rigorous National Fire Protection Association (NFPA) standards, and they are comfortable with

the design as proposed.

Councilmember Donelson asked if there is any risk of toxic gases to the community if there is a fire. Fire Marshal Cooper stated as with any fire, the byproducts of a fire have toxic properties to them.

Councilmember Bailey asked how frequently fires occur at these types of facilities. Fire Marshal Cooper stated he is only aware of a few and there were seriously injured firefighters trying to make entry into the unit in Surprise, AZ because they were not aware of the off gassing which was occurring.

Councilmember Gold asked how there will be long-term job creation if these facilities are unmanned. Mr. Beasley stated there will still be a need for technicians to service the facility and other local contractors to keep the facility in good working order.

Citizen Patrick Meade, landowner, spoke in support of the project.

Councilmember Donelson stated he will be voting no on this because a rezone needs to be in the public interest for health and safety and there are still questions about these battery facilities and he thinks there are no benefits to the City, but there is definitely risk especially with it being located in the City and near the railroad tracks.

Motion by Councilmember Bailey, seconded by Councilmember Henjum, that the Ordinance approving the zone change of 6.18 acres from GI (General Industrial) to PDZ (Planned Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 7-2-0-0

Aye: 7 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

No: 2 - Donelson, and Risley

- 11.C. PDZL-25-00** Reconsideration of establishment of the Tava Mountain Energy Storage
02 Facility Planned Development Land Use Plan consisting of 4.49 acres
located at 1133 S Royer Street.

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 10, 2025, and second reading on June 24, 2025. Should Council

elect to reconsider the item, reconsideration may be immediate without a further hearing. Alternatively, Council may notice a supplemental hearing to be held not later than thirty (30) days after June 24, 2025.

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Director, Planning Department

Attachments: 7.5.514 LAND USE PLAN

Please see comments in Agenda item 11.B.

Motion by Councilmember Bailey, seconded by Councilmember Henjum, that the Tava Mountain Battery Energy Storage Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514 be approved. The motion passed by a vote of 6-3-0-0

Aye: 6 - Bailey, Crow-Iverson, Henjum, Leinweber, Rainey Jr., and Williams

No: 3 - Donelson, Gold, and Risley

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 Charles Barber spoke about the wind, changing climate, intellectual communication, and mechanics.

Citizen Alan Strass spoke about the need for a revision of the water evaluation process related to annexations.

Citizen Autumn Reel spoke about the need for reproductive health and feminine health education for students in Colorado Springs.

Citizen Don Briggs, Shane Hood, Kandy Lewis, and EmRhys Jenkins Colorado Springs Homeless Union, provided some solutions they believe will assist people experiencing homelessness.

Citizen Steve Lightfoot stated Stephen King shot and killed John Lennon and identified his magazine "Lennon, Murder, Truth".

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 5:25 PM.

Sarah B. Johnson, City Clerk