



City of Colorado Springs

Work Session Meeting Agenda - Final Council Work Session

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

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Monday, June 9, 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

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4.A. [25-295](#) City Council Work Session Meeting Minutes May 27, 2025

Est. Time: 5
Minutes

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [5-27-25 City Council Work Session Meeting Minutes Final](#)

5. Executive Session

5A. Open

5B. Closed

6. Presentations for General Information

- 6.A. [25-240](#) TESSA Presentation
Est. Time: 20
minutes
Presenter:
Anne Markley, Chief Executive Officer, TESSA
Attachments: [TESSA Info City Council](#)

7. Staff and Appointee Reports

- 7.A. [25-294](#) Agenda Planner Review
Est. Time: 5
minutes
Presenter:
Sarah B. Johnson, City Clerk
Attachments: [Agenda Planner Review 6-9-25.pdf](#)

8. Items for Introduction

- 8.A. [25-274](#) A Resolution of the City of Colorado Springs approving an
Est. Time: 20 amended Service Plan for the Tuscan Foothills Village
minutes 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

This property is located in City Council District No. 1

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](#)

- 8.B.** [25-249](#)
Est. Time: 10
minutes

Resolution of the City of Colorado Springs authorizing issuance of debt by the Tuscan Foothills Village Metropolitan District in an amount not to exceed \$1,389,000 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

This property is located in City Council District No. 1.

Attachments:

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

- 8.C.** [25-298](#)
Est. Time: 15
minutes

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](#)

8.D. [25-271](#)
Est. Time: 15
minutes

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](#)

8.E. [25-299](#)
Est. Time: 15
minutes

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](#)

8.F. [25-304](#)**Est. Time:** 10
minutes

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](#)

9. Items Under Study**10. Councilmember Reports and Open Discussion****11. Adjourn**