



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, June 9, 2025

9:00 AM

Council Chambers

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Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:06 AM.

Present 7 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and Councilmember Brian Risley

Excused 2 - Councilmember Nancy Henjum, and Councilmember Brandy Williams

2. Changes to Agenda

There were no Regular Meeting Comments.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

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

Presenter:
Sarah B. Johnson, City Clerk

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

The minutes of the May 27, 2025 Work Session were approved by

Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

6.A. [25-240](#) TESSA Presentation

Presenter:

Anne Markley, Chief Executive Officer, TESSA

Attachments: [TESSA Info City Council](#)

Anne Markley, Chief Executive Officer, Trust, Education, Safety, Support, and Action (TESSA), provided an overview of their mission, who they serve, services, confidential victim advocates, impact, partnerships/affiliations, and Douglas County expansion.

President Crow-Iverson asked if TESSA serves individuals from other areas of the state. Ms. Markley stated the Colorado Springs location serves people from El Paso and Teller County.

Councilmember Leinweber requested additional information regarding housing assistance. Ms. Markley explained how they look at safe housing for individuals coming from out of state and their limited housing resources which are currently only funded through the Victims of Crime Act (VOCA). She stated they are anticipating additional funding through the United States Department of Housing and Urban Development (HUD) soon which will help individuals in the way of housing.

Councilmember Rainey asked if TESSA has a relationship with Safe Passage. Ms. Markley confirmed they did through their partnership with UCHHealth.

Councilmember Rainey asked if the representatives of pro se court cases have legal expertise. Ms. Markley stated they have a Chief Legal Officer

who is an attorney who provides all the legal counsel as well as legal advocates which provide additional support.

Councilmember Rainey asked how many pro se cases TESSA has provided legal support for. Ms. Markley stated she will provide that information.

Councilmember Gold asked what the population of El Paso and Teller County is. Ms. Markley stated with the addition of Douglas County, which is approximately 450,000, they will be serving a total population of 1.1 million people.

7. Staff and Appointee Reports

7.A. [25-294](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 6-9-25.pdf](#)

There were no comments on this item.

8. Items for Introduction

8.A. [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](#)

Allison Stocker, Senior Planner, City Planning Department, presented the Resolutions approving an amended Service Plan and 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. She provided an overview of the Service Plan Amendment, bond issuance, district location, features, changes to mill levies, maximum debt, 2025 bond, and next steps.

Councilmember Donelson stated after speaking with representatives from the district and because of the support of the residents who live there, he supports these proposed Resolutions.

Councilmember Leinweber requested additional information regarding the need for the restructuring of the debt. Jak Pattamasaei, District Manager, Tuscan Foothills Village Metropolitan District, representing the applicant, provided an overview of the Tuscan Foothills Village community, request of Council, goals, objectives, Service Plan requirements, impact on debt mill, impact on operating revenue, and increase of debt limit.

There were no comments on this item.

8.B. [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](#)

Please see comments in Agenda item 8.A.

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

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution authorizing the acquisition of Real Property, Permanent Easements, and Temporary Construction Easements 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-Stetson Ridge Metropolitan District No. 1, and procedure manual information.

There were no comments on this item.

- 8.D.** [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](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolutions 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 and PRD Real Estate LLC using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Marksheffel Road Improvements - Woodmen Road to North Carefree Circle Project. She provided an overview of the location map, property need-Walmart Real Estate Business Trust/PRD Real Estate LLC, negotiation history, and procedure manual information.

Councilmember Rainey asked how long the property owners have been non-responsive. Ms. Sturdivant stated since April 30, 2025.

Councilmember Bailey asked if the valuation of these properties exceeds \$100,000. Ms. Sturdivant stated neither of the property's value exceeds \$100,000, but if the costs exceed that amount, it will come back to City Council for approval.

8.E. [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](#)

Please see comments in Agenda item 8.D.

- 8.F.** [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](#)

Michael Montgomery, Deputy City Council Administrator, presented the Ordinance amending the City Code pertaining to retail marijuana and expenditures of the Special Fund. He provided an overview of the history of the Ordinance, current Code/budget authority, proposed amendments, and next steps.

President Crow-Iverson stated this information is important for her colleagues with the Opioid Council and Health Foundation to make sure these dollars are matched and go further which is the best use for citizens at this time.

Councilmember Donelson asked what is included in Public Safety Programs. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated those were not defined in the initiated Ordinance, but City Council has the authority to define it in City Code, appropriate a bulk of money, and this proposed Ordinance allows Council to make recommendations to the Mayor, but it would not be binding because it would ultimately be the Mayor's decision as to which of the three categories the money will be spent on.

Councilmember Donelson stated the City is short on funding for the Colorado Springs Police Department but does already spend a lot of money on mental health and Post Traumatic Stress Disorders (PTSD) programs and thinks citizens would support law enforcement funding with this money.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Bailey requested an update regarding the Colorado Springs Airport Utility Infrastructure. Jamie Fabos, Chief of Staff, stated they believe they have found alternative funding for the substation to lessen the risk to the Colorado Springs Airport which they will be firming up on June 13, 2025.

Councilmember Gold stated she and Councilmember Rainey attended the event at the Colorado Springs Airport on Saturday, June 7, 2025, for their first inaugural flight to Cancun.

Councilmember Rainey stated he has been having conversations with the Chair and Vice Chair of the Law Enforcement Transparency Advisory Commission (LETAC), the Chief of the Colorado Springs Police Department (CSPD), CSPD Lieutenants, and other staff members to see what the future holds for LETAC and CSPD.

Councilmember Leinweber stated he has attended three of Mayor Yemi's Listening Tours, participated in the Pikes Peak Outdoor Recreation Alliance (PPORA), Colorado Parks and Wildlife, and Parks, Recreation, and Cultural Service, Get Outdoors Day on Saturday, June 7, 2025, and on Thursday, June 5, 2025, he attended the El Pomar Colorado Conference on Civil Discourse. He commented that on Tuesday, June 10, 2025, from 5:30 PM-7:00 PM, at 2855 Mesa Road, Colorado Springs Utilities will be hosting a public meeting for the Norris Slope Recreation Area.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 10:20 AM.

Sarah B. Johnson, City Clerk