



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, November 10, 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 9:00 AM.

Present 8 - Councilmember Tom Bailey, President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember Roland Rainey Jr., and President Pro Tem Brian Risley

Excused 1 - Councilmember David Leinweber

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Stan Lightfoot from the Rustic Hills Baptist Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda

There were no Changes to Agenda.

4. Regular Meeting Comments

There were no Regular Meeting Comments.

5. Review of Previous Meeting Minutes

5.A. [25-612](#) City Council Work Session Meeting Minutes October 27, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [10-27-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the October 27, 2025 Work Session were approved by Consensus of City Council.

6. Presentations for General Information

There were no Presentations for General Information.

7. Staff and Appointee Reports

7.A. [25-611](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 11-10-25](#)

There were no comments on this item.

8. Items for Introduction

8.A. [25-575](#) A Resolution Authorizing the Acquisition of Approximately 130 Acres, Identified as the CMSP Extension, through the Trails, Open Space and Parks (TOPS) Program

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: [CMSP Extension TOPS Acquisition- LT](#)

[Resolution - CMSP Extension.doc](#)

[FIGURE 1 - Fort Carson support letter](#)

Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, presented the Resolution authorizing the acquisition of approximately 130 acres of property, identified as the Cheyenne Mountain State Park (CMSP) Extension, through the Trails, through the TOPS and the Ordinance for a supplemental appropriation to the Trails, Open Space

and Parks Fund in the amount of \$4,150,000 to complete the acquisition. She provided an overview of the CMSP Extension, 2014 Park System Master Plan guidance, TOPS open space evaluation, Chamberlain Trail Master Plan, site photos, transaction overview, TOPS fund balance, tentative timeline, and motions.

Councilmember Rainey requested a letter of support from the military leadership of Cheyenne Mountain. Ms. Thelen stated she will look into obtaining that letter of support.

- 8.B.** [25-574](#) An Ordinance Amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund up to \$4,150,000 to Complete the Acquisition of approximately 130 Acres of Property, identified as the Cheyenne Mountain State Park Extension for the Purpose of Public Open Space and Trails

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: [Ordinance - TOPS supplemental approp - CMSP Extension.docx](#)

Please see comments in Agenda item 8.A.

- 8.C.** [25-595](#) Resolution Approving the Issuance of Debt by the Old Ranch Metropolitan District of Privately Placed Revenue Bond, Series 2025, in the Estimated Principal Aggregate Amount of \$40,000,000.

Related Items: N/A

Located in Council District 2

Presenter:

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

Attachments: [RES OldRanch MD Debt Issuance](#)
[Exhibit A Bond Documents Financing Plan](#)
[Exhibit B District Bond Resolution Draft](#)
[Attachment A District Cover Memo](#)
[Attachment B Draft GC Bond Opinion](#)
[Attachment C Draft Board Minutes on Bond Issuance 10-08-2025](#)
[Attachment D Draft Bond Counsel Opinion Series2025](#)
[Attachment E Revenue Bonds Fairness Letter](#)
[Attachment F PUDD-23-0049 Extracted Pages](#)
[Attachment G Resolution 37-06 Service Plan](#)
[OldRanch MD Bond Issuance Staff Presentation v2](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving the issuance of debt by the Old Ranch Metropolitan District of a privately placed revenue bond, Series 2025, in the estimated principal aggregate amount of \$40 million. She provided an overview of the request, location, features, recreation center, amenities, debt issuance, project costs, preliminary plan of finance, and next steps.

Councilmember Henjum asked if the pool will be open to the public or just to district residents. Nicole Peykov, Spencer Fane, LLC, representing the district, stated it will be open to the general public.

Councilmember Henjum asked if the City's website will list this pool as an amenity. Ms. Peykov stated they will discuss that request.

Councilmember Bailey asked what notification has been given to the public regarding this debt issuance. Ms. Peykov confirmed the residents will receive notice of fees when there is a supplement recorded against the property. Tim Siebert, Nor'Wood Development, stated they will notify the community one hundred percent every step of the way of any fees charged.

Councilmember Henjum asked why they feel a community center is important. Mr. Siebert stated it is important for the residents and to bring the community together.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Henjum stated she attended the premier of the Youth Documentary Academy at Colorado College, Senior Resource Council

Holiday Dinner/Dance, ribbon cutting ceremony for Duck Lake in Monument Valley Park, Pikes Peak Community Spacious Skies event, and the state legislative tour hosted by Travis Easton, Deputy Chief of Staff, which highlighted the areas of the City affected by crime.

Councilmember Gold recognized today as the 250th birthday of the United States Marine Corps.

Councilmember Rainey stated he attended the Colorado Aerospace Defense and Economic Council event at the Catalyst Campus and the University of Colorado, Colorado Springs ROTC program event, and expressed appreciation for the Pikes Peak Habitat for Humanity volunteers.

11. Executive Session

11A. Open

11A.A. [25-598](#) Patricia Sanderson v Derek Boehnke and the City of Colorado Springs 2025CV31724

Presenter:
Marc Smith, Acting City Attorney

Attachments: [25-598 Council MemoFinal](#)

Tracy Lessig, Deputy City Attorney, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the Officer.

President Crow-Iverson polled City Council regarding authorizing the City to represent the Officer. Consensus of City Council agreed.

11B. Closed

There was no Closed Executive Session.

12. Adjourn

There being no further business to come before City Council, Council adjourned at 9:43 AM.

Sarah B. Johnson, City Clerk