



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, September 22, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

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

Councilmember Williams attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-509](#) City Council Work Session Meeting Minutes September 8, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [9-8-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the September 8, 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 Open Executive Session.

6. Presentations for General Information

6.A. [25-429](#) Circular Economy Development Center Presentation

Presenter:

Alicia Archibald, Satellite Coordinator, Circular Economy Development Center

Liz Kuhn, C3 OTA Unit Work Lead, Colorado Department of Public Health and Environment

Morgan Bachman, Operations Coordinator, Circular Action Alliance Colorado

Attachments: [Circular Economy Development Center Presentation](#)

Alicia Archibald, Satellite Coordinator, Circular Economy Development Center (CEDC), provided an overview of the CEDC and Pretred.

Morgan Bachman, Operations Coordinator, Circular Action Alliance (CAA) Colorado, identified the Extended Producer Responsibility (EPR), role of the Producer Responsibility Organization (PRO), the United States PRO-CAA, how Producer Responsibility works in Colorado, benefits for Colorado Springs residents, and how the City can participate.

Councilmember Henjum asked how the City can contribute to this program. Ms. Bachman stated the City can support their efforts through collection, a drop off facility, education, and outreach.

Councilmember Henjum requested additional information regarding the City's Waste Characterization Study. Ryan Trujillo, Deputy Chief of Staff, provided an overview of the results of the Waste Characterization Study and stated the City is currently at a seventeen percent diversion rate which is significantly lower than the national average and they are working on an action plan with the understanding that the City is an open/free market.

Councilmember Rainey asked if a producer that is not participating in the

PRO Program would have to pay an annual fee. Ms. Bachman stated if the producer is registered with the PRO Program and meets the revenue threshold, they are required to pay fees annually, but if a producer is not registered and/or does not pay the annual dues, they are barred from selling/distributing products within the state of Colorado.

Councilmember Rainey asked how those producers are being tracked. Ms. Bachman stated compliance/enforcement is the state regulator's responsibility.

Councilmember Leinweber asked what City department oversees these efforts. Mr. Trujillo stated Asha Kurian, Business Project Manager, Support Services, is managing the Waste Characterization project.

Councilmember Donelson asked if the City has investigated the impact the heavy trash trucks are having on the residential streets. Mr. Trujillo stated they have not received the data from the haulers on how many routes/vehicles are on the streets daily, but they will research that information.

Liz Kuhn, Colorado Circular Communities (C3) OTA Unit Work Lead, Colorado Department of Public Health and Environment, identified the C3 program and next steps.

6.B. [25-348](#)

Pikes Peak Library District Presentation

Presenter:

Julie Smyth, PPLD Board of Trustees President

Teona Shainidze Krebs, Chief Executive Officer, PPLD

Attachments: [PPLD PRESENTATION OUTLINE TO CITY COUNCIL - SEPT 22 2025](#)

Julie Smyth, President, Pikes Peak Library District (PPLD) Board of Trustees provided an information briefing regarding the history of PPLD, their structure, and PPLD services.

Teona Shainidze Krebs, Chief Librarian and Chief Executive Officer, PPLD, provided an overview of the PPLD user data.

Councilmember Henjum requested an annual presentation from the library and asked why PPLD is important to the community. Ms. Smyth stated it provides access to information which is a First Amendment right.

Councilmember Henjum asked if they also see the library as a community meeting place for people to connect. Ms. Smyth stated they follow and align with Colorado's Library Law, and they are grateful to be able to provide community space/rooms.

Councilmember Donelson asked if there is a plan to add a library in the area where the Rockrimmon Library used to be. Ms. Smyth stated their goal is to have equal access throughout the districts and they are committed to continuing to look at that area.

Councilmember Rainey asked what the future of the library looks like with the increase in the use of e-books. Ms. Smyth stated there may be a higher usage of e-books in the eastern part of the City due to lack of access of physical books. Ms. Shainidze Krebs stated statistically, the younger generation prefers physical hard copies of books over e-books.

7. Staff and Appointee Reports

7.A. [25-508](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 9-22-25](#)

There were no comments on this item.

8. Items for Introduction

8.A. [25-462](#) A Resolution of the City of Colorado Springs approving an amended and restated Service Plan for the Bradley Ranch Metropolitan District located generally southeast of the intersection of Old Ranch Road and North Union Boulevard.

Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [BradleyRanchServicePlan-RES-2025-09-15](#)

[Comparison to Model Service Plan](#)

[Exhibit 1 Amended&Restates BradleyRanchMD ServicePlan](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[Exhibit C District Boundary Map](#)

[Exhibit D 2024 Financial Statements 12-31 \[Audited\]](#)

[Exhibit E Permitted Services](#)

[Petitioner Cover Memo Bradley Ranch MD](#)

[Resolution 130-06 Approved Service Plan](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving amended and restated Service Plan for the Bradley Ranch Metropolitan District located generally southeast of the intersection of Old Ranch Road and North Union Boulevard. She provided an overview of the request, location, features, amended/restated Service Plan, mill levies, allowed debt, simplification of Service Plan, and next steps.

Councilmember Henjum asked what the cost of the trash service is. Shawn Helzer, Board President, Bradley Ranch Metropolitan District, representing the applicant, stated the cost is approximately \$20 per home, per month, which is currently lower than they would typically be paying for the same service, and it also provided a reduction in their taxable income cost.

8.B. [25-463](#)

Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Ellston Park Metropolitan District Senior Limited Tax General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds, Series 2025, in the estimated principal aggregate amount of \$4,000,000.

Council District # 1

Presenter:

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

Attachments: [EllstonVillage MD Debt Issuance Resolution](#)

[Exhibit A Preliminary Plan of Finance Bond Documents](#)

[Exhibit B Signed Bond Resolution](#)

[Exhibit B Unsigned Bond Resolution Ellston Park MD](#)

[Exhibit C List of Public Improvements & Cost](#)

[Exhibit D Certificate of External Financial Advisor](#)

[Exhibit E1 Senior Bond Form Series 2025A](#)

[Exhibit E2 Subordinate Bond Form Series 2025B](#)

[Exhibit F1 Senior Indenture Series 2025A](#)

[Exhibit F2 Subordinate Indenture Series 2025B](#)

[Exhibit G1 Series 2025A Bond Opinion - Ellston Park MD 2025](#)

[Exhibit G2 Series 2025B Bond Opinion - Ellston Park MD 2025](#)

[Exhibit H Opinion Letter General Counsel - Ellston Park MD - Series 2025](#)

[Exhibit I Approved ServicePlan Signed Resolution 81-21](#)

[Exhibit J Approved Development Plan](#)

[Petitioner EllstonPark MD Bond Issuance Cover Memo](#)

[EllstonPark MD Bond Issuance Staff Presentation](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution approving the issuance of debt by the Ellston Park Metropolitan District of Senior Limited Tax General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds, Series 2025, in the estimated principal aggregate amount of \$4 million. She provided an overview of the request, location, features, amended/restated Service Plan, mill levies, allowed debt, preliminary plan of finance, full cost of improvements, and next steps.

There were no comments on this item.

- 8.C.** [25-506](#) A Resolution recognizing the partial donation of approximately 54 acres of land to the Colorado Springs Municipal Airport

Presenter:

Troy Stover, Business Park Development Director, Colorado Springs Airport

Attachments: [City Council - Partial Donation of Parcel 4A 09.10.25](#)

[Draft Resolution Case Phase 2 Donation KB9.6.25](#)

[Exhibit A to Resolution](#)

[Exhibits B & C to Resolution](#)

[Signed Resolution No. 119-25.pdf](#)

Troy Stover, Business Park Development Director, Colorado Springs Airport, presented the Resolution recognizing the partial donation of approximately fifty-four acres of land to the Colorado Springs Municipal Airport. He provided an overview of the site location, Purchase and Sale Agreement (PSA) update, overview, updated phased closings, and staff recommendation.

Councilmember Donelson asked why this item is back-to-back. Mr. Stover stated this donation has already closed, the seller would like to have it finalized prior to the end of the year, and will be leaving, out of country, on September 23, 2025.

Councilmember Donelson asked if this donation has been approved by the City Attorney's Office (CAO). Trevor Gloss, Attorney, CAO, confirmed it has been approved.

- 8.D.** [25-229](#) A Resolution Authorizing the Acquisition of Real Property, Permanent Easements, and Temporary Easements using PPRTA funds for the Tutt Boulevard Extension: Dublin Boulevard to Templeton Gap Road Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director

Kellie Billingsley, Real Estate Services Manager

Attachments: [1 JE Martin - Location Map](#)
[2 JE Martin - Resolution.docx](#)
[3 JE Martin - Exhibit A and B](#)
[4 JE Martin - Exhibit C and D](#)
[5 JE Martin - Exhibit E and F](#)
[6 JE Martin - Exhibit G and H](#)
[7 JE Martin - Exhibit I and J](#)
[8 JE Martin - Exhibit K and L](#)
[9 JE Martin - Presentation](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented the Resolution authorizing the acquisition of real property, permanent easements, and temporary easements using Pikes Peak Rural Transportation Authority (PPRTA) funds for the Tutt Boulevard Extension: Dublin Boulevard to Templeton Gap Road Project. She provided an overview of the location map, property need, negotiation history, and Procedure Manual information.

There were no comments on this item.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Henjum stated she, Councilmember Rainey, Councilmember Gold, and Councilmember Donelson, attended the International Association of Fire Fighters (IAFF) Memorial event where the Colorado Springs Professional Firefighters Local 5 did an amazing job of organizing the event, she and Councilmember Donelson attended the Mitchell High School 9/11 Memorial ceremony, she and Councilmember Leinweber attended the Sober Soiree, she participated in a tour hosted by the Pikes Peak Housing Network, she, Councilmember Leinweber, and Councilmember Gold attended the Walkability Summit, and stated there will be a community meeting on Wednesday, September 24, 2025, at 5:30 PM, at Edison Elementary to discuss the neighborhood parks, the Medal of Valor Dinner hosted by the Police Protective Association will be held on Friday, September 26, 2025, and she will be presenting an award at the Homefront Military Network Honoring the Brave Breakfast will be held on Tuesday, September, 23, 2025.

Councilmember Donelson stated he attended the Mitchell High School 9/11 Memorial service, University of Colorado, Colorado Springs, (UCCS) 9/11 Memorial ceremony, Memorial Park 9/11 commemoration ceremony where retired United States (U.S.) Air Force Lieutenant General Mike Gould was the keynote speaker, Saluting Branches event at Evergreen Cemetery, Downtown Partnership Breakfast, the IAFF Memorial event, and he and Councilmember Henjum attended the Humane Society Board presentation.

Councilmember Leinweber stated he attended the D.C. Fly-In in Washington D.C. where he met with several people, including Doug Burgum, United States Secretary of the Interior, regarding the Outdoor Pikes Peak Initiative, and met with Bill Wysong, who requested the City investigate obtaining a mobile cell phone bandwidth booster unit for use in the event of an emergency. He stated the next D.C. Fly-In will be held in the spring of 2027 but there will be an envoy scheduled for 2025.

President Pro Tem Risley expressed appreciation to Jake Butterfield, Capital Project Coordinator, Parks, Recreation and Cultural Services Department, who was able to fix a problem reported by a constituent of some significant trail and open space damage in the Briargate area caused by a couple of fiber optic installers.

Councilmember Rainey recognized Yemi Sanchez in the Mayor's Office for her work with Colorado Springs' Sister Cities Program and the UCCS and Military Affairs leadership team for their work in putting together the 9/11 memorial event at UCCS. He stated in a briefing with School District 49; they requested more dialogue with City Council regarding future growth, and he recognized several Space Force leaders and Pentagon representatives he spoke with at the D.C. Fly-In. Councilmember Rainey stated he attended the IAFF Fallen Firefighter Memorial event, the Downtown Partnership Breakfast, and he will be attending the Fire Station 24 grand opening ceremony on Wednesday, September 24, 2025 and the State of the City address which will be held on Thursday, September 25, 2025.

Councilmember Gold stated she attended a mobile Town Hall regarding those impacted by traffic violence hosted by Roots of Change, the Academy Boulevard Improvement Project update on September 10, 2025, the first Korean Festival held on Saturday, September 20, 2025, at Acacia

Park, the Harrison School District groundbreaking ceremony for Bricker Elementary School, and the Harrison School District's Superintendent Cup football game. She stated this Sunday, September 28, 2025, is the State of the Neighborhood luncheon sponsored by Hey Neighbor, and Master Sargeant Select Shea Murphy will be promoted on Friday, September 26, 2025.

President Crow-Iverson stated she attended the IAFF Memorial event and last week she and President Pro Tem Risley welcomed a delegation of leaders from Romania sponsored by the El Pomar Foundation.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 11:09 AM.

Sarah B. Johnson, City Clerk