



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, August 12, 2025

9:00 AM

Council Chambers

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1. Call to Order and Roll Call

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 Williams attended the meeting virtually.

Councilmember Gold left the meeting at approximately 11:00 AM and returned at approximately 11:05 AM.

2. Invocation and Pledge of Allegiance

The Invocation was made by Colorado Springs Police Department Chaplain Gene Steinkirchner.

President Crow-Iverson led the Pledge of Allegiance.

Councilmember Rainey requested a moment of silence to honor the passing of Colorado Springs Fire Department Captain Patrick Rogacki.

3. Changes to Agenda/Postponements

Councilmember Donelson requested to allow citizen comment on item 10.C. President Crow-Iverson stated that item is not a public hearing, it is a Human Resources Department matter, but citizens are permitted to comment during item 13.

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:

- 4A.A. [ZONE-25-00](#) Ordinance No. 25-65 to amend the zoning map of the City of Colorado Springs pertaining to 2,163 square feet located at 10 South 23rd Street from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial) (Second Reading and Public Hearing)

[04](#)

Council District: 3

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [Ordinance 10 S 23rd](#)

[Staff Report 10 S 23rd ST_WEG](#)

[Attachment 1 - Zone Map](#)

[Attachment 2 - Colorado City Plat](#)

[Attachment 3 - Context Map](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Project and Land Use Statement](#)

[Attachment 6 - Rezone Legal and Drawing](#)

[Attachment 7 - The Westside Plan](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Exhibit A Legal and Exhibit B Drawing](#)

[CPC Minutes Excerpt - 10 S 23rd St. - 07.09.2025](#)

TTThis Ordinance was finally passed on the Consent Calendar.

- 4A.B. [25-187](#)

Ordinance No. 25-66 amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to public art.
(Legislative)

Related Files: N/A
Located in All Council District

Presenter:
Daniel Sexton, DRE Planning Manager, Planning Department
Michael Montgomery, Deputy City Council Administrator
Kevin Walker, Planning Director, Planning Department

Attachments: [Staff Report Public Art Ordinance](#)
[Attachment 1 - UDC-PAC-Amendment-2025-05-05](#)
[Attachment 2 - Public Art Commission Meeting Minutes](#)
[Attachment 3 - Ord. 25-41 Signed](#)
[Staff Presentation Public Art Ordinance](#)
[Planning Commission Meeting - Public Art - 05 14 2025](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

4B.A. [25-386](#) City Council Regular Meeting Minutes July 22, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [7-22-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [25-396](#) Special City Council Meeting Minutes July 29, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [7-29-2025 Special City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.C. [25-402](#) Request for approval to enter into an intergovernmental agreement, the Facilities Payment Agreement, by and between the City of Colorado Springs, on behalf of its enterprise, the Colorado Springs Municipal Airport, and Peak Metropolitan District No. 1.
(Legislative)

Presenter:
Travis Easton, P.E., Deputy Chief of Staff - Infrastructure and Development

Attachments: [Airport-IGA-PeakMetroDistrict1-RES-2025-08-05](#)
[16 Acre FAPA \(w District signatures\)](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [CODE-25-0002](#)** 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 battery-charged electric fencing and security detection fencing systems.
(Legislative)

Related Files: CODE-25-0002
Located in All Council Districts

Presenter:

Johnny Malpica, Senior Comprehensive Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report - Battery-Charged Electric Fencing and Security Detection Fencing Systems Ordinance](#)
[Attachment 1 - Ordinance](#)
[Attachment 2 - HB25-1060](#)
[CPC Minutes Excerpt - Battery-Charged Fences - 06.11.2025](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.E. SUBD-25-0021** An ordinance vacating a portion of public right-of-way known as Holly Avenue and First Street consisting of 2.133 acres located northwest of the intersection at First Street and Lake Avenue.
(Quasi-Judicial) (Second Reading and Public Hearing).

Council District # 3

Presenter:

Ethan Shader, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: SUBD-25-0021 ORDINANCE DRAFT_EPS
Exhibit A - Legal Description
Exhibit B - Vacation Plat
Exhibit C - Vicinity Map
Exhibit D - Project Statement
Exhibit E - Public Comment in Opposition
Exhibit F - Public Comment Response and Memo
Exhibit G - Public Comment in Support

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.F.** [UVAR-25-0004](#) A Use Variance to allow the establishment of a Nonprofit Conference and Education Center use within the R-E/HS-O/WUI-O (Single-Family - Estate with Hillside and Wildland Urban Interface Overlays) consisting of 3.24 acres located at 2 Penrose Boulevard. (Quasi-Judicial)

Related Files: N/A

Council District: 3

Presenter:

Chris Sullivan, Senior Planner, Planning Department

Kevin Walker, Director, Planning Department

Attachments: [V2 Staff Report 2 Penrose Blvd Use Variance](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Concept Layout](#)

[Attachment 4 - Potential Use Categories](#)

[7.5.527 USE VARIANCE](#)

[CPC Minutes Excerpt - 2 Penrose Blvd. - 07.09.2025](#)

This Item was approved 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

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

5. Recognitions

- 5.A.** [25-401](#) A Resolution of Appreciation of Todd Bruning, Maintenance Services Worker, Airport, for their 29 years of service to the City of Colorado Springs.

Presenter:

Sonja Sutherland, Operations Manager - Airport.

Attachments: [Todd Bruning Retiree Resolution](#)

Sonja Sutherland, Operations Manager, Colorado Springs Airport, read the Resolution of appreciation for Todd Bruning, Maintenance Services Worker, Airport, for their 29 years of service to the City of Colorado Springs.

Mr. Bruning expressed appreciation for the opportunities he had been given with the City, for the recognition, and the support of his wife.

Councilmember Henjum, Councilmember Donelson, and Ryan Trujillo, Deputy Chief of Staff, recognized Mr. Bruning for his service and dedication.

Motion by Councilmember Henjum, seconded by Councilmember Risley, that the Resolution of Appreciation of Todd Bruning, Maintenance Services Worker, Airport, for their 29 years of service to the City of Colorado Springs 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. [25-400](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At-Large

Attachments: [08122025 Boards Commissions and Committees Appointment](#)

[08122025 Civil Service Commission Packet](#)

[08122025 Parks Board Appointment Packet](#)

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

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

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the City Council Appointments to Boards, Commissions, and Committees be approved. 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

6. Mayor's Business

6.A. [25-412](#) Mayor's Office Updates

Presenter:

Jamie Fabos, Chief of Staff

Ryan Trujillo, Deputy Chief of Staff, provided an overview of the decrease in rates/increase in coverage of the City's cybersecurity insurance, increase in July's Regional Building Department building permits, and Mayor Yemi's upcoming stakeholder meeting to address

homelessness in the community.

7. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

8. Utilities Business

- 8.A. [25-382](#) Pursuant to City Code § 1.4.105 (Candidates for Election), Colorado Springs Utilities Employee Request for City Council Consent to Run for Harrison School District Two Board of Education and, If Elected, Request to Waive the Requirement to Terminate Employment

Presenter:

Tracy Lessig, City Attorney's Office

Attachments: [25-382 Council Cover Memo Utilities Employee Candidacy Wills-Hill](#)

Tracy Lessig, City Attorney's Office, provided an overview of the City Code requirement which requires Colorado Springs Utilities (CSU) employees to receive approval from City Council to run for elected office. She stated the employee does not intend to terminate employment if elected but would still need permission to run for Harrison School District Two Board and City Council has the ability to revoke its permission if there are any violations of City Code Or Utilities Policy relating to election use of City resources or other election requirements.

Councilmember Leinweber asked what level of management Christin Meinhardt is. Travas Deal, Chief Executive Officer, Colorado Springs Utilities (CSU), stated she is a supervisor with the Environmental Services department, CSU, they do not see any conflicts of interest, and they are in full support.

Councilmember Gold stated she supports Ms. Meinhardt's request to run for the Harrison School Board.

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the Colorado Springs Utilities employee request for City Council Consent to run for Harrison School District Two Board of Education and, if elected, request to waive the requirement to terminate employment be approved. 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

9. Unfinished Business

There was no Unfinished Business.

10. New Business

- 10.A. [25-315](#) A Resolution of the City of Colorado Springs Approving an Amended 2025 Operating Plan and Budget for the MW Retail Business Improvement District.

Located in Council District 6

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [MWRetail BID Service Plan Amendment Resolution](#)

[Exhibit A MWRetail BID 2025 Amended Operating Plan](#)

[2025 Amended Operating Plan and Budget - MW Retail BID \(Redlines Updated 5-27-25\)\(10014362.2\)](#)

[Resolution 167-22 2023 Operating Plan & Budget](#)

[Exhibit B 2025 Updated Financial Plan](#)

[Exhibit E 2023 Operating Plan Public Improvements & Financial Plan](#)

[2025 Current MWRetail Operating Plan & Budget](#)

[Executive Summary - MW Retail Amended 2025 Operating Plan and Budget\(10032560.3\)](#)

[Staff MWRetail BID Amendment Presentation](#)

[Reimbursement Resolution of MWRBID - Reimb Req No. 1](#)

[Reimbursement Resolution of MWRBID - Reimb Req No. 2](#)

[B.2 MW Retail BID Financial Plan 05.16.25](#)

[MWRetail BID Questions&Answers Councilor Concerns Email](#)

[Schedio Group Engineer's Report and Verification of Costs No. 3 MW Retail BID](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution amending the MW Retail Business Improvement District (BID) 2025 Operating Plan.

There were no comments on this item.

Motion by Councilmember Risley, seconded by Councilmember Henjum, that the Resolution of the City of Colorado Springs approving an amended 2025 Operating Plan and Budget for the MW Retail Business Improvement District 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

- 10.B. [25-404](#) A Resolution Recommending \$700,000 of Retail Marijuana Sales Tax Revenue be Allocated to the Colorado Springs Clean & Safe Pilot Initiative and \$700,000 to Post-Traumatic Stress Disorder Treatment Programs for Veterans

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At Large

Attachments: [Clean and Safe Resolution Revised 08.05.2025](#)

Councilmember Williams and Councilmember Rainey presented the Resolution recommending \$700,000 of Retail Marijuana Sales Tax Revenue be allocated to the Colorado Springs Clean and Safe Pilot Initiative and \$700,000 to Post-Traumatic Stress Disorder (PTSD) Treatment Programs for Veterans.

Councilmember Donelson stated he will not be supporting the proposed Resolution until an application process/committee is formed and he believes the City is responsible for public safety but not PTSD because there are other resources to address PTSD outside of using tax dollars.

Councilmember Henjum stated she will not be supporting this Resolution because she believes there needs to be a conversation/collaboration between the Mayor's Office and City Council first.

Councilmember Williams stated that conversation can still happen but this Resolution states City Council intent for how the tax revenue should be spent ahead of the Mayor's plan for the budget.

Councilmember Rainey stated this Resolution begins the process and dialogue with the Mayor's Office and there is a misunderstanding of a veteran's ability to receive treatment due to cost and funding cuts.

Councilmember Donelson stated the budget is already projecting an \$11 million shortfall and they need to focus on the core functions of City government which includes public safety.

Motion by Councilmember Risley, seconded by Councilmember Rainey Jr., that the Resolution recommending \$700,000 of Retail Marijuana Sales Tax Revenue be allocated to the Colorado Springs Clean & Safe pilot initiative and \$700,000 to Post-Traumatic Stress Disorder treatment programs for veterans be adopted. The motion passed by a vote of 5-4-0-0

Aye: 5 - Bailey, Crow-Iverson, Rainey Jr., Risley, and Williams

No: 4 - Donelson, Gold, Henjum, and Leinweber

10.C. [25-377](#)

An Ordinance Amending Ordinance No. 25-31, Section 5 (Appointing Natalie Lovell As City Auditor And Prescribing Her Duties, Compensation, and Tenure In Office, And Superseding And

Repealing All Prior Ordinances Inconsistent With The Provisions Of This Ordinance), And Removing The Requirement Of Certification As A Colorado Certified Public Accountant For The Position Of City Auditor.

Presenter:

Myra Romero, Chief Human Resources and Risk Officer
Lynette Crow-Iverson, City Council President

Attachments: [25-377 Amended City Auditor Ordinance \(Lovell\)](#)

Myra Romero, Chief Human Resources and Risk Officer, presented the Ordinance removing the requirement of certification as a Colorado Certified Public Accountant (CPA) for the position of City Auditor and stated it was determined that neither the duties of the City Auditor nor industry standard require a CPA.

Councilmember Donelson asked what research outside of what was provided by Natalie Lovell, City Auditor, was conducted by the Human Resources Department for this proposal. Jack Sullivan, Senior Compensation Analyst, Human Resources Department, provided an overview of the role/functions of the City Auditor and compared it to the Colorado CPA certification requirements.

Councilmember Donelson asked if former or other City Auditors were asked if a CPA certification should be required of the position. Mr. Sullivan stated that was not part of their research.

Councilmember Donelson asked if other certifications were required in other jurisdictions which did not require a CPA. Mr. Sullivan stated there were no other certifications required in those jurisdictions.

Councilmember Donelson asked if they are following Equal Employment Opportunities (EEO) if they posted a position with CPA as the minimum qualification and then remove it after a person is hired. Ms. Romero stated City Council, the hiring body, has brought this forward, not the incumbent.

Councilmember Henjum stated City Council received a letter Association of Local Government Auditors (ALGA) which references the standards and guidelines for local government auditors and states that leaders of local government audit functions should demonstrate competency and professionalism, chief audit executives should possess professional

proficiency for the job, demonstrate proficiency through relevant certifications such as Certified Internal Auditor, CPA, Chartered Accountant, or an advanced degree, have at least five years of experience in government auditing, evaluation, or analysis, should have a Bachelor's degree in Accounting, Business Administration, Public Administration, or related field, and if financial audits are performed, the Auditor must be a CPA or CA. She stated Ms. Lovell meets the required qualifications and when they interviewed her, they were looking for a leader of the department and obtaining a CPA would not be a good use of her time, especially since the vast majority of audits are not auditing financial statements which are conducted by external CPA firms, and that she supports this Ordinance.

Councilmember Donelson stated he feels this is a bait and switch because his top two candidates for the City Auditor's position were CPAs, but he supported Council's decision to hire Ms. Lovell with the expectation that she would obtain a CPA. He stated in the research provided by a former business executive, the cities approximately the size of Colorado Springs, which do not require their auditor to be a CPA, require the auditor to report to an Audit Committee which has at least two CPAs on it. Councilmember Donelson stated of the thirteen cities researched, ten of them had CPAs as their City Auditor and the other three had other audit certifications and decades of experience in the auditing field. He recommended City Council table this item until the Audit Committee review this item especially since Ms. Lovell is the one who brought this item forward and will be the one to benefit from it.

Motion by Councilmember Donelson to table this item and appoint an Audit Committee to review the Ordinance removing the requirement of certification as a Colorado Certified Public Accountant (CPA) for the position of City Auditor. The motion failed for lack of a second.

Motion by Councilmember Donelson to allow citizen comment on this item. The motion failed for lack of a second.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Ordinance No. 25-31, Section 5 (Appointing Natalie Lovell as City Auditor and prescribing her duties, compensation, and tenure in Office, and superseding and repealing all prior Ordinances inconsistent with the provisions of this Ordinance), removing the requirement of certification as a Colorado Certified Public Accountant for the position of City Auditor be approved on first reading. The motion passed by a vote of 8-1-0-0

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

No: 1 - Donelson

11. Public Hearing

PTAA Addition No. 1 Annexation 30 minutes

- 11.A.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based
[27RF](#) thereon and determining the eligibility for the annexation of property known as PTAA Addition No. 1 Annexation. (Legislative)

Council District #4 (upon annexation)

Presenter:

Chris Sullivan, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [Resolution Finding of Fact](#)

[Exhibit 12A PLANNER AFFIDAVIT](#)

[EXHIBIT 12C - Surveyor Affidavit - PTAA Addition No. 1 Annexation](#)

[Exhibit A Legal Plat Combined](#)

[Final Annexation Agreement-signed by owner](#)

[08122025 City Council Regular Meeting - PTAA V2](#)

President Pro Tem Risley recused himself due to his architectural firm being the architect on record for the project.

Councilmember Williams recused herself because her client, HR Green, Inc., is involved in the project.

Sarah B. Johnson, City Clerk, clarified that this property is actually located in District 6, not District 4.

Chris Sullivan, Senior Planner, City Planning Department, presented the Resolutions and Ordinances adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, annexing the area known as PTAA Addition No. 1 Annexation, establishing a MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district, and establishing the PTAA Charter School Land Use Plan for proposed school, elementary or secondary consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel

Road intersection. He provided an overview of the vicinity map, applications, project summary, site plan, annexation plat, zone establishment of MX-M/AP-O, Land Use Plan, timeline of review, stakeholder notice, agency review, compliance with the City PlanCOS, application review criteria, and optional motions.

Councilmember Rainey asked if Huber Road will remain a two-lane road. Mr. Sullivan stated the developer will have to meet City traffic requirements prior to occupancy, but that determination will come at a later time.

Councilmember Rainey asked if there would be any access to the school from Tamblin Road. Mr. Sullivan stated there would not be.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over the vicinity map, CSU's application of City Code 12.4.305.B./12.4.305, current water resources, full-buildout water requirements, balanced portfolio-planned water supplies, City Code 7.5.701.A.3.b.-requirements of annexation, City Code 7.5.701.A.3.b.-conditions for annexation, water/wastewater/natural gas/electric/fiber infrastructure, CSU capital cost estimate, developer capital cost estimate, CSU operations and management (O&M) costs at full buildout, and PTAA annexation cost summary.

Councilmember Henjum requested additional information regarding the wastewater arrangement with Cherokee Metropolitan District. Mr. English stated it is a fairly rare arrangement but some of the larger annexations do have a wholesale wastewater service agreement, and it is difficult to get wastewater in that area into CSU's system due to the topography of the area. Travas Deal, Chief Executive Office, CSU, stated they will also be utilizing this type of agreement with the Rail Park.

Councilmember Henjum asked if there will be interest charged for repayment of the expenses covered by CSU. Mr. English stated he believe there would be. Mr. Deal stated their analysis' always factors in the cost of money.

Nina Ruiz, Senior Executive Consultant, Vertex Consulting, representing the applicant, identified the location, proposed development, annexation requirements, compatibility/adjacent zoning, traffic, and circulation.

Brandon Wilson, Traffic Engineer, SM Rocha, LLC, representing the applicant, went over the traffic concerns expressed at the Planning Commission meeting.

Councilmember Rainey stated he is concerned with the amount of school traffic which will pour onto Marksheffel Road. Mr. Wilson stated with the partial improvement on Huber Road, recent improvements on Marksheffel Road, adjustments to traffic signals, and school letting out before peak traffic times, there were no traffic operation issues identified.

Councilmember Rainey asked if there has been consideration of access to Marksheffel Road from the road behind the school to alleviate the amount of traffic pouring onto Marksheffel Road. Mr. Wilson stated they will work with City staff regarding Councilmember Rainey's concerns.

Ms. Ruiz went over public interest, health, safety, convenience, and welfare.

There were no public comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as PTAA Addition No. 1 Annexation consisting of 14.12 acres be adopted. The motion passed by a vote of 6-0-1-2

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

Absent: 1 - Gold

Recused: 2 - Risley, and Williams

- 11.B. ANEX-23-00** An ordinance annexing into the City of Colorado Springs the area
27 known as PTAA Addition No. 1 Annexation consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection. (Legislative)

Council District # 6 (upon successful annexation)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Staff Report_PTAA_CSR
Attachment 1 - PTAA - Petition
Attachment 2 - Project Statement
Attachment 3 - PTAA annexation- Legal Description
Attachment 4 - Annexation Plat
Attachment 5 - Fiscal Impact Study
Attachment 6 - PTAA - SOA
Attachment 7 - Deed SSS Education
Attachment 8 - Zone Change - Project Statement
Attachment 9 - Exhibit A - Zone Legal Description
Attachment 10 - Exhibit B - Zone Map Depiction
Attachment 11 - Land Use Plan - Project Statement
Attachment 12 - Land Use Plan
Attachment 13 - D-49 Comment Letter
7.5.701 ANNEXATION OF LAND
Annex Ord
Exhibit A_Legal_Plat Combined
Vicinity Map
08122025 City Council Regular Meeting - PTAA V2
CPC Minutes Excerpt - PTAA Annexation. - 09.11.2024
Clerks Affidavit

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Ordinance annexing to the City of Colorado Springs that area known as PTAA Addition No. 1 Annexation consisting of 14.12 acres located at southeast of Stetson Hills Boulevard and North Marksheffel Road intersection based upon the findings that the annexation complies with the conditions for annexation as set forth in City Code Section 7.5.701 be approved on first reading. The motion passed by a vote of 6-0-1-2

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

Absent: 1 - Gold

Recused: 2 - Risley, and Williams

- 11.C. ZONE-24-00** An ordinance amending the zoning map of the City of Colorado Springs pertaining to 14.12 acres establishing a MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection. (Legislative)
06

Council District #6 (upon success of annexation)

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: Zone Ord_PTAA

7.5.704 ZONING MAP AMENDMENT (REZONING)

Exhibit A - Zone Legal Description

Exhibit B - Zone Map Depiction

Zone Change - Project Statement

Please see comments in Agenda item 11.A.

Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the Ordinance establishing 14.12 acres as a MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 6-0-1-2

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

Absent: 1 - Gold

Recused: 2 - Risley, and Williams

- 11.D.** [LUPL-24-000](#) Establishing the PTAA Charter School Land Use Plan for proposed
[5](#) School, Elementary or Secondary, consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection. (Legislative)

Council District #4 (upon annexation)

Presenter:

Chris Sullivan, Senior Planner, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [7.5.514 LAND USE PLAN](#)[Land Use Plan](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the PTAA Charter School Land Use Plan related to 14.12 acres based upon the findings that the request 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 6-0-1-2

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

Absent: 1 - Gold

Recused: 2 - Risley, and Williams

12. Added Item Agenda

13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

Citizen Charles Barber spoke about the weather.

Citizen LeRad Niles spoke about the lack of enforcement of City Code in Old Colorado City.

Citizen Daniel Prutz spoke about the Homeless Action Plan and his concerns with the conditions of homeless shelters.

Citizen John Hawk spoke about the Guardians of Palmer Park and presented Councilmember Henjum with a plaque and t-shirt in appreciation for her support of the care of Palmer Park.

Citizen Longinos Gonzalez, former El Paso County Commissioner, stated he is concerned with the possibility of the City losing federal funding due to permitting harm reduction supplies to be distributed at taxpayer funded events.

Citizen Lawrence Clark spoke about how the City's money should be spent.

Citizen Don Briggs, Homeless Union, spoke about the data regarding the City's cost to issue tickets/arrest warrants to people experiencing homelessness.

Citizens Kandy Lewis and EmRhys Jenkins, Homeless Union, spoke about the inaccuracy of the United States Department of Housing and Urban Development Point in Time Count of people experiencing homelessness.

Citizens Carl Nehls, former Chief Information Technology, and Denny Nester, former City Auditor, spoke about the importance of the requirement of a Certified Public Accountant (CPA) certification for the position of City Auditor.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 12:02 PM.

Sarah B. Johnson, City Clerk