



City of Colorado Springs

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

Work Session Meeting Agenda - Final-revised Council Work Session

City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event. Documents created by third parties may not meet all accessibility criteria.

Monday, March 24, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
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. [25-158](#) City Council Work Session Meeting Minutes March 10, 2025

Est. Time: 3

Minutes

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [3-10-25 City Council Work Session Meeting Minutes Final](#)

5. Presentations for General Information

- 5.A. [25-123](#) Suicide Prevention Collaborative of El Paso County
Est. Time: 20 minutes
Presenter:
Cassandra Walton, Executive Director, Pikes Peak Suicide Prevention
Ollie Smith, Communications and Advocacy Director, Inside Out Youth Services

6. Staff and Appointee Reports

- 6.A. [25-157](#) Agenda Planner Review
Est. Time: 5 Minutes
Presenter:
Sarah B. Johnson, City Clerk
Attachments: [Agenda Planner Review 3-24-25](#)

7. Items for Introduction

- 7.A. [25-125](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Kokua
Est. Time: 10 minutes
Presenter:
Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager
Attachments: [RES ProjectKokua 2025](#)
[EDA Project Kokua - DRAFT 02-28-2025 SL](#)
[Project Kokua EDA Presentation Work Session](#)
- 7.B. [25-160](#) An ordinance excluding certain property from the boundaries of the Gold Hill North Business Improvement District
Est. Time: 10 minutes
(Legislative)
Presenter:
Kevin Walker, Director, City Planning Department
Attachments: [Letter to the City re Corrected Ordinance, 2025-02-20](#)
[2025 Draft Ordinance for Exclusion, City of Colorado Springs](#)
[22-062-BID EXC 4](#)
[22-062-BID MD2 EXC 5](#)
[22-062-BID EXC 6](#)
[Petition for Exclusion of Property](#)
[Staff PowerPoint Gold Hill BID Exclusion 2025](#)

7.C. [25-150](#)
Est. Time: 5
minutes

A Resolution of the City Council of the City of Colorado Springs, Colorado Approving the Issuance of a Limited Tax General Obligation Bond by First and Main Business Improvement District in an Amount not to Exceed \$3,294,184.00

Presenter:

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

Attachments:

[BondIssFirst&Main-RES-2025-03-07](#)

[BID District Map](#)

[First and Main BID Draft GC Opinion Letter](#)

[First and Main BID No 1 - Bond Resolution](#)

[FMBID1 Bond Counsel Opinion Letter 2025](#)

[LT GO Fairness Letter by RBC](#)

[Petitioner Bond Cover Letter](#)

[Preliminary Cashflows 2025 thru 2055](#)

[Public Improvement Cost Estimate](#)

[2025 FirstMain BID V3 OperatingPlan](#)

[Staff First&Main Presentation WS](#)

7.D. [25-151](#)
Est. Time: 10
minutes

A Resolution of the City Council of the City of Colorado Springs, Colorado, Approving the Issuance of Limited Tax General Obligation Bonds by First and Main Business Improvement District No. 2 in an Amount not to Exceed \$1,484,000.

Presenter:

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

Attachments:

[BondIssuanceFirstMain-RES-2025-03-07](#)

[2025 Bond Resolution - First and Main BID 2](#)

[2025 First and Main BID NO. 2 Bond Counsel Opinion](#)

[2025 Firs Mai BID No. 2 V3 OperatingPlan](#)

[District Map](#)

[First and Main BID No 2 Preliminary Cash Flows](#)

[First and Main BID NO. 2 GC Opinion](#)

[LT GO Fairness Letter by RBC](#)

[Petitioner Bond CoverLetter to City](#)

[Public Improvements List](#)

[Staff First&Main 2 Presentation WS](#)

- 7.E. [25-093](#) A Resolution adopting the City Council’s Annual Report to the Citizens for April 1, 2024 to March 31, 2025
Est. Time: 15 minutes

Presenter:
Emily Evans, City Council Administrator
Alex Ryden, City Council Senior Public Communications Specialist

Attachments: [Annual Report Resolution](#)
[City Council-2025 Annual Report Full PROOF2](#)

- 7.F. **25-179** A Resolution authorizing the Use of Possession and/or Eminent Domain to acquire real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.
Est. Time: 15min

Presenter:
Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Attachments: 1_Stetson Hills - Location Map
2_Stetson Hills - Resolution
3_Resolution - Exhibit A
4_Stetson Hills - Presentation

- 7.G. **25-182** Certification of Sufficiency for Petition REF 2025-002

Presenter:
Sarah B. Johnson, City Clerk

Attachments: Statement of sufficiency REF 2025-002.pdf

7.H. [CODE-24-0006](#)**Est. Time:** 30
minutes

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units.
(Legislative)

Related Files: CODE-24-0006
Located in All Council Districts

Presenter:

Daniel Sexton, DRE Planning Manager, Planning Department
Kevin Walker, Director, Planning Department

Attachments:

[UDC-Accessory Dwelling Units Ord - 3.19.2025 - Parking, Wildfire Resiliency Area, Appeal, Owner, and Height v2 clean](#)
[UDC-Accessory Dwelling Units Ord - 3.19.2025 - Parking, Wildfire Resiliency Area, Appeal, Owner, and Height v2 redlines](#)
[ADU Ordinance_CC Work Session_3.24.2025_Staff Presentation_Final](#)
[ADU Ordinance - Table of Proposed Changes - 3.24.2025](#)
[Fire Code Appendix K](#)

8. Items Under Study**9. Councilmember Reports and Open Discussion****10. Executive Session****10A. Open****10B. Closed**

10B.A [25-181](#)
Est. Time: 45
minutes

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice regarding retention of outside counsel and preservation of attorney-client confidentiality.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

Attachments:

[25-181 Closed Session memo - 3-18-25](#)

11. Adjourn