



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

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

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**Tuesday, November 26, 2024**

**9:00 AM**

**Council Chambers**

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### **How to Watch the Meeting**

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- Stratus IQ Channel 76 / 99 (Streaming)

### **How to Comment on Agenda Items**

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)

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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**

### **2. Invocation and Pledge of Allegiance**

### **3. Changes to Agenda/Postponements**

### **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. [24-590](#)**

Ordinance No. 24-100 Creating A New Section 507 (Waiver Of Rights Of First Refusal And First Offer On Qualifying Multifamily Residential Or Mixed-Use Rental Properties) Of Part 5 (Acquisition And Disposition Of Real Property Interests) Of Article 2 (City Properties) Of Chapter 3 (Public Property And Public Works) Of The Code Of The City Of Colorado Springs 2001, As Amended, As Related To Colorado House Bill 24-1175 And A Local Government's Right Of First Refusal And First Offer To Purchase Qualifying Property For The Purpose Of Providing Long-Term Affordable Housing Or Mixed-Income Development

Presenter:

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

**Attachments:**

[ORD - Waiver of HB24-1175](#)

**4A.B. [24-610](#)**

Ordinance No. 24-102 repealing Ordinance No. 23-63 and Adopting the City of Colorado Springs - 2025 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:

Myra Romero, Chief Human Resources and Risk Office  
Charae McDaniel, Chief Financial Officer

**Attachments:**

[2025 Salary Schedule](#)

[SalarySchedule2025 - Ordinance](#)

**4A.C. [24-325](#)**

Ordinance No. 24-103 Making and Certifying the 2024 Tax Levy for Taxes Payable in 2025 at 3.554 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 0.725 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.554 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:**

[TaxLevy2025-BPPT\\_CreditORD SB23B](#)

- 4A.D.** [ANEX-24-0008](#) Ordinance No. 24-105 annexing the area known as Neagle-Dutcher Family Addition Annexation located at 4105 Date Street consisting of 1.01 acres.  
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:**

[Annexation Ordinance - Neagle-Dutcher Family Addition Annexation](#)  
[Exhibit A Legal Description Neagle-Dutcher Family Addition](#)  
[Neagle-Dutcher Family Addition Formal Presentation TPB](#)  
[7.5.701 ANNEXATION OF LAND](#)

- 4A.E.** [ZONE-24-0005](#) Ordinance No. 24-106 establishing a R-5 (Multi-Family High) zone district for 0.23 acres located 4105 Date Street.  
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:**

[Staff Report - Neagle-Dutcher Family Addition #1](#)  
[Attachment 1 - Petition](#)  
[Attachment 2 - Project Statement](#)  
[Attachment 3 - Land Use Statement](#)  
[Attachment 4 - Public Comments](#)  
[Attachment 5 - Public Comment Response](#)  
[Attachment 6 - Annexation Plat](#)  
[Attachment 7 - Legal Description](#)  
[Attachment 8 - Draft Annexation Agreement 6.4.24](#)  
[Attachment 9a - Zone Change Exhibit A](#)  
[Attachment 9b - Zone Change Exhibit B](#)  
[Attachment 10 - Mineral Estate Owner Notification Affidavit](#)  
[Staff Response to Public Comment](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Exhibit A-Neagle-Dutcher Family Addition ZC Exhibit](#)  
[Exhibit B-Neagle-Dutcher Family Addition ZC Exhibit](#)  
[Zoning Ordinance Neagle-Dutcher Family Addition](#)

**4B. First Presentation:**

**4B.A.** [24-683](#)

City Council Regular Meeting Minutes November 12, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**[11-12-2024 City Council Meeting Minutes Final](#)**4B.B.** [24-625](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado rescinding Resolution No. 136-19 and establishing fees and charges associated with the building permit applications for the Development Review Enterprise.  
(Legislative)

Presenter:

Dan Sexton, Development Review Enterprise Manager, Planning Department

Kevin Walker, Planning Director, Planning Department

**Attachments:**[Proposed DRE Fee Schedule\\_962024](#)[Signed Resolution 136-19](#)[Res. 24-625 DRE Fee Schedule\\_1162024](#)[CC Presentation Staff DRE and LUR Fee Schedules draft](#)[Exhibit A\\_DRE Fee Schedule 2024](#)**4B.C.** [24-626](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado rescinding Resolution No. 77-23 and establishing fees and charges for land development applications administered by the Planning Department. (Legislative)

Presenter:

Kevin Walker, Planning Director, Planning Department

**Attachments:**[Proposed LUR Fee Schedule\\_962024](#)[Signed Resolution No. 77-23](#)[Res. 24-XXX Land Development Fee Schedule\\_1162024](#)[Exhibit A\\_Land Development Fee Schedule 2024](#)**4B.D.** [24-632](#)

The April 1, 2025 General Municipal Election Mail Ballot plan

Presenter:

Sarah B Johnson, City Clerk

**Attachments:**[2025 Mail Ballot Election Plan and Calendar \(Final 2024-11-04\).pdf](#)

**4B.E.** [24-668](#)

The City Clerk reports that on November 7, 2024, there was filed with her a petition for the annexation of Southern Colorado Rail Park Addition No. 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[SCRP - Petition for Annexation.pdf](#)

[SCRP Addition No.1 Annexation Plat.pdf](#)

[SCRP Vicinity Map.pdf](#)

**4B.F.** [24-617](#)

An Ordinance of the City Of Colorado Springs, Colorado Approving and Authorizing the Execution and Delivery of Standby Letter of Credit and Reimbursement Agreement Between The City of Colorado Springs, Colorado and Sumitomo Mitsui Banking Corporation, Acting Through its New York Branch, and the Fee Agreement Between the City of Colorado Springs, Colorado and Sumitomo Mitsui Banking Corporation, Acting Through its New York Branch; and Ratifying Certain Action Heretofore Taken.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Adam Hegstrom, Treasury and Finance Manager, Colorado Springs Utilities

**Attachments:**

[CSU Ordinance Approving LOC, 4890-5732-4777\\_5](#)

[CC 11.26.24 - Letter of Credit Agmt](#)

**5. Recognitions****5.A.** [24-546](#)

**Est. Time:** 10  
minutes

A Resolution honoring December 7, 2024 as Pearl Harbor Remembrance Day

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:**

[Pearl Harbor](#)

- 5.B. [24-669](#) City Council Appointments to Boards, Commissions, and  
Committees  
**Est. Time:** 5  
minutes
- Presenter:  
Randy Helms, Council President and Councilmember District 2
- Attachments:** [11262024 Boards Commissions and Committee Appointments](#)

## **6. Mayor's Business**

- 6.A. [24-689](#) Appointment of Mark Tremmel to fill the vacancy of a five-year  
term, on the Colorado Springs Urban Renewal Authority Board,  
expiring on April 1, 2027.  
**Est. Time:** 5  
minutes
- Presenter:  
Travis Easton, Deputy Chief of Staff - Infrastructure and  
Development
- Attachments:** [Tremmel.pdf](#)
- 6.B. [24-688](#) Appointment of Robert "Bob" Riefstahl to fill the vacancy of a  
five-year term, on the Colorado Springs Urban Renewal Authority  
Board, expiring on April 1, 2028.  
**Est. Time:** 5  
minutes
- Presenter:  
Travis Easton, Deputy Chief of Staff - Infrastructure and  
Development
- Attachments:** [Riefstahl.pdf](#)
- 6.C. [24-691](#) Appointment of Mike Degrant to fill the vacancy of a five-year term,  
on the Colorado Springs Urban Renewal Authority Board, expiring  
on April 1, 2028.  
**Est. Time:** 5  
minutes
- Presenter:  
Travis Easton, Deputy Chief of Staff - Infrastructure and  
Development
- Attachments:** [DeGrant.pdf](#)

## **7. Citizen Discussion For Items Not On Today's Agenda**

## **8. Items Called Off Consent Calendar**

## **9. Utilities Business**

## **10. Unfinished Business**

- 10.A. [24-326](#)  
**Est. Time:** 15  
minutes

Annual Appropriation Ordinance No. 24-104 Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2025

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:**

[2025 Budget Ordinance-11.2024](#)

## **11. New Business**

- 11.A. [24-652](#)  
**Est. Time:** 20  
minutes

An Ordinance amending sections of Part 2 (allowed use and tables) and Part 3 (Use-Specific standards) of Article 3 (Use and Regulations) and Section 1003 (parking space requirement by use) of Part 10 (Parking and Loading) of Article 4 (Development Standards and Incentives) and Part 3 (Definitions) of Article 6 (Definitions and rules of construction) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Natural Medicine.

Presenter:

Kevin Walker, Planning Director

**Attachments:**

[UDC-NaturalMedicineORD\\_MEO\\_CPC\\_Version\\_Clean](#)

[Natural Medicine 1Mile v3](#)

[Initiative-58- Natural Medicine Act](#)

[City Council Natural Medicine 11-12-24 presentation final](#)

## **12. Public Hearing**

- 12.A.** [ZONE-24-0009](#)  
**Est. Time:** 10 minutes  
Ordinance No. 24-101 to amend the zoning map of the City of Colorado Springs pertaining to 40.20 acres located at the intersection of North Powers Boulevard and Interquest Parkway/Highway 83 from A (Agricultural) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (2nd Reading)

Presenter:

Kyle Fenner, Senior Planner, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:**

[Staff Report Jovenchi RV & Kettle Crk LUPL Final v.3.](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Applicant Response to Ojection](#)

[Attachment 3 Applicant Response to Negative Citizen Comment](#)

[Attachment 4 Combined Public Comment & Staff Responses](#)

[Attachment 5 Powers-State Highway 83 Agreement ORD 183-02](#)

[Attachment 6 Zone Change Exhibit Jovenchi Parcels 1-4](#)

[Attachment 7 Kettle Creek Center LUP Exhibit](#)

[Exhibit A - Legal Desc. Parcels 1-4](#)

[Exhibit B - Parcels 1-4](#)

[Ordinance ZONE-24-0009 Jovenchi Parcels 1-4](#)

[PUBLIC COMMENT #2 ZONE-24-0009 LUPL-24-0007](#)

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

[CPC Minutes 10.9.24 Draft](#)

- 12.B.** [LUPL-24-0007](#)  
**Est. Time:** 10 minutes  
Establishing the Kettle Creek Center Land Use Plan for proposed commercial uses consisting of 40.20 acres located at the intersection of North Powers Boulevard and Interquest Parkway/Highway 83.  
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning Department  
Kevin Walker, Director, Planning Department

**Attachments:**

[ZONE-24-0009 & LUPL-24-0007 Jovenchi ZC Kettle Creek Ctr](#)

[LUP Council 2024.11.26 FINAL](#)

[7.5.514 LAND USE PLAN](#)

### **13. Added Item Agenda**

### **14. Executive Session**



**15. Adjourn**