



WORK SESSION ITEM

COUNCIL MEETING DATE: October 13, 2025

TO: President and Members of City Council

FROM: Sarah B. Johnson, City Clerk

SUBJECT: Agenda Planner Review

The following agenda items have been proposed for the regularly scheduled Work Session and Regular Meetings on October 27 & 28 and November 10, 2025.

Items scheduled to appear under "Items for Introduction" on Work Session agendas will generally appear on the Regular Meeting agenda two weeks later, unless otherwise directed by the City Council President based on staff request or City Council consensus.

Work Session Meeting – October 27, 2025

Staff and Appointee Reports

1. Agenda Planner – Sarah B Johnson, City Clerk
2. Update to the Experience Downtown Master Plan – Ryan Tefertiller, Planning Manager, Planning Department

Presentations for General Information

1. First Tee – Southern Colorado Redevelopment Presentation - Sandy Johnson, Chief Executive Officer, First Tee – Southern Colorado

Items for Introduction

1. A Resolution setting certain electric rates within the service area of Colorado Springs Utilities and regarding certain changes to the electric rate schedules – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities
2. A Resolution accepting the conclusions and recommendations of the staff of Colorado Springs Utilities concerning the Infrastructure Investment and Jobs Act of

2021 standards amending the Federal Public Utility Regulatory Policies Act – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities

3. A Resolution regarding certain changes to Colorado Springs Utilities' Utilities Rules and Regulations – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities
4. A Resolution making an administrative change in the Colorado Springs Utilities Open Access Transmission Tariff – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities
5. A Resolution rescinding the Colorado Springs Utilities' Open Access Transmission Tariff in conjunction with the transfer of functional control of utilities' transmission facilities to Southwest Power Pool Regional Transmission organization – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities
6. A Resolution adopting Transmission Formula Rate template and the implementation protocols for establishing an annual transmission revenue requirement for transmission owner filing submittals for the Southwest Power Pool Regional Transmission organization's Open Access Transmission Tariff – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities
7. A resolution approving the boundaries of a proposed area of the city to be submitted to the director of the Colorado Office of Economic Development for designation as a CHIPS Zone under the Colorado CHIPS Zone Act - Shawna Lippert, Economic Development Manager, Economic Development Department
8. A Resolution to approve an IGA for Operation and Maintenance of public infrastructure within Peak Innovation Business Park with Peak Metropolitan District 2 - Shawna Lippert, Economic Development Manager, Economic Development Department
9. Platting of New Sections (Block 205 and Block ##) at Evergreen Cemetery - Kimberly King, Assistant Director - Parks, Recreation and Cultural Services, Cheryl Godbout, Operations Manager - Cemetery Enterprise
10. Copper Ridge Metropolitan District - Debt Issuance - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department
11. A Resolution fixing and certifying the 2025 Tax Levy for taxes payable in 2026 at 5.000 mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado - Chelsea Gondeck, Executive Director, Downtown BID

12. A Resolution Approving the 2026 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado - Chelsea Gondeck, Executive Director, Downtown BID
13. 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 kennels. (Legislative) - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

General Improvement Districts

1. A Resolution Fixing and Certifying a 4.409 Mill Levy for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the 2026 Budget Year - Charae McDaniel, Chief Financial Officer
2. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer
3. A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2026 Budget Year - Charae McDaniel, Chief Financial Officer
4. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer

Town Hall for Public Comment on the Mayor's Proposed 2026 City Budget – October 27, 2025

Regular Meeting – October 28, 2025

Consent

1. A Resolution of the City Council of the City of Colorado Springs, Colorado rescinding Resolution No. 183-24 and establishing fees and charges associated with the building permit applications for the Development Review Enterprise. (Legislative) -

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

2. A Resolution of the City of Colorado Springs approving an amended service plan of the Hancock Metropolitan District Nos. 1 & No. 2 generally located west of the future intersection of Chelton Road and Hancock Expressway. Council District No. 4 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department.
3. A resolution of the City of Colorado Springs approving the inclusion of certain property into the boundary of the Hancock Metropolitan District Nos. 1 and 2. Council District No. 4 - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department
4. A Resolution of the City of Colorado Springs approving a limited amendment to the service plans of the Peak Metropolitan Districts Nos. 1, 2, and 3 to allow for changes to Exhibit D. - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. A Resolution of the City of Colorado Springs approving a limited amendment to the service plans of the Peak Metro Districts 4 - 7 to allow for changes to Exhibit D. - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
6. A Resolution Approving the 2026 Budget for Pikes Peak Regional Building Department - Roger Lovell, Building Official, Pikes Peak Regional Building Department, Lauren Burrus, Director of Finance, Pikes Peak Regional Building Department
7. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N CR AO (Mixed-Use Neighborhood Scale with Conditions of Record and Airport Overlay) and RE CU AO (Single-Family Estate with a Conditional Use and Airport Overlay) to MX-M AO (Mixed-Use Medium with Airport Overlay). (Quasi-Judicial) (Second reading and public hearing) - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

Business Improvement Districts

1. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Barnes and Powers South Business Improvement District. Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Director, City Planning Department

2. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Barnes and Powers North Business Improvement District.- Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Director, City Planning Department
3. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Briargate Center Business Improvement District. Council District #2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
4. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Catalyst Campus Business Improvement District Council District #3 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District Council District #3 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
6. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First and Main Business Improvement District Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
7. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First and Main Business Improvement District No. 2 Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
8. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the First and Main North Business Improvement District Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
9. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Gold Hill North Business Improvement District Council District #3 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
10. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District Council District #3 - Allison Stocker, Senior

Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

11. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the GSF Business Improvement District Council District #3 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
12. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest South Business Improvement District Council District #2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
13. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest Town Center Business Improvement District Council District #2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
14. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the MW Retail Business Improvement District Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
15. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Park Union Business Improvement District Council District #3 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
16. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District Council District #6 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
17. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the TrueNorth Commons Business Improvement District Council District #2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

Utilities Business

1. A Resolution setting certain electric rates within the service area of Colorado Springs Utilities and regarding certain changes to the electric rate schedules – Chris Bidlack, Attorney, City Attorney's Office, Colorado Springs Utilities

2. A Resolution accepting the conclusions and recommendations of the staff of Colorado Springs Utilities concerning the Infrastructure Investment and Jobs Act of 2021 standards amending the Federal Public Utility Regulatory Policies Act – Chris Bidlack, Attorney, City Attorney’s Office, Colorado Springs Utilities
3. A Resolution regarding certain changes to Colorado Springs Utilities’ Utilities Rules and Regulations – Chris Bidlack, Attorney, City Attorney’s Office, Colorado Springs Utilities
4. A Resolution making an administrative change in the Colorado Springs Utilities Open Access Transmission Tariff – Chris Bidlack, Attorney, City Attorney’s Office, Colorado Springs Utilities
5. A Resolution rescinding the Colorado Springs Utilities’ Open Access Transmission Tariff in conjunction with the transfer of functional control of utilities’ transmission facilities to Southwest Power Pool Regional Transmission organization – Chris Bidlack, Attorney, City Attorney’s Office, Colorado Springs Utilities
6. A Resolution adopting Transmission Formula Rate template and the implementation protocols for establishing an annual transmission revenue requirement for transmission owner filing submittals for the Southwest Power Pool Regional Transmission organization’s Open Access Transmission Tariff – Chris Bidlack, Attorney, City Attorney’s Office, Colorado Springs Utilities

New Business

1. A Resolution approving the Intergovernmental Agreement by and between the City of Colorado Springs, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 1 - Jessica Kimber, Director of Economic Development & Military Affairs
2. A Resolution to approve an IGA for Operation and Maintenance of public infrastructure within Peak Innovation Business Park with Peak Metropolitan District 2. - Jessica Kimber, Director of Economic Development & Military Affairs
3. A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest North Business Improvement District Council District #2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

Public Hearing

1. An appeal of the City Planning Commission decision to deny the appeal approving the Old Ranch Storage Filing No 1 Development Plan consisting of 4.70 acres located at the northeast corner of Old Ranch Road and Rhinestone Drive. Council District #2 - Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

City Council Markup Session for Mayor's Proposed 2026 City Budget – October 29, 2025

1. An Ordinance Making and Certifying the 2025 Tax Levy for Taxes Payable in 2026 at 3.009 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 1.270 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.009 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs - Charae McDaniel, Chief Financial Officer
2. Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2026 - Charae McDaniel, Chief Financial Officer
3. An Ordinance Repealing Ordinance No. 24-102 and Adopting the City of Colorado Springs - 2026 Salary Structure for Civilian and Sworn Municipal Employees - Charae McDaniel, Chief Financial Officer

Special Improvement Maintenance Districts

1. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at zero (0.00) mills upon each dollar of assessed valuation within the Briargate Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
2. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 1.009 mills upon each dollar of assessed valuation within the Colorado Avenue Gateway Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
3. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.935 mills upon each dollar of assessed valuation within the Nor'wood Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
4. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 13.416 mills upon each dollar of assessed valuation

within the Old Colorado City Security & Maintenance District - Charae McDaniel, Chief Financial Officer

5. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at \$1.10 per front footage of real property within the Platte Avenue Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
6. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.858 mills upon each dollar of assessed valuation within the Stetson Hills Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
7. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.615 mills upon each dollar of assessed valuation within the Woodstone Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer

Work Session Meeting – November 10, 2025

Staff and Appointee Reports

1. Agenda Planner Review – Sarah B. Johnson, City Clerk

Items for Introduction

1. Gold Hill Metropolitan District No. 1 - Dissolution - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

Items Under Study

1. The Southeast Strong Neighborhood Plan, the first community planning project proposed under the PlanCOS key initiative for a Neighborhood Planning Program. Page Saulsbury, Planner II, Planning Department

Regular Meeting – November 10, 2025

Consent

1. Kelker to SP – BNSF property purchase - Colorado Springs Utilities
2. Kelker to SP – Lockwood easement purchase - Colorado Springs Utilities

3. Rio Grande Pump Station – 895 Arcturus Drive Fee Purchase - Colorado Springs Utilities
4. Disposal – Ponder Heights Property - Colorado Springs Utilities
5. Disposal – Charcas Road Property - Colorado Springs Utilities
6. A Resolution of the City of Colorado Springs approving a Service Plan for the Miller Downs Metropolitan District located generally northwest of the intersection of North Markshuffel Road and Dublin Boulevard. - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department
7. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 14,552 square feet (.33 acres) located at 35 E Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial) (1st reading to set the public hearing date, November 25, 2025) - William Gray, Senior Planner, Planning Department

Utilities Business

1. Lead and Copper City Code Changes –T. McGowan

New Business

1. A Zoning Map Amendment (rezone) consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road from A/AF-O (Agriculture with United State Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United State Air Force Academy Overlay). (Quasi-Judicial) Council District #2 - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
2. A Resolution of the City of Colorado Springs approving a debt issuance for the Copper Ridge Metropolitan District - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department
3. Peak Metropolitan District Nos. 1 - 3 - Service Plan Amendment - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
4. Peak Metropolitan District Nos. 4 - 7 - Service Plan Amendment - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. A resolution approving the boundaries of a proposed area of the city to be submitted to the director of the Colorado Office of Economic Development for designation as a

CHIPS Zone under the Colorado CHIPS Zone Act - Shawna Lippert, Economic Development Manager, Economic Development Department

6. A Resolution to approve an IGA for Operation and Maintenance of public infrastructure within Peak Innovation Business Park with Peak Metropolitan District 2 - Shawna Lippert, Economic Development Manager, Economic Development Department
7. Platting of New Sections (Block 205 and Block ##) at Evergreen Cemetery - Kimberly King, Assistant Director - Parks, Recreation and Cultural Services, Cheryl Godbout, Operations Manager - Cemetery Enterprise
8. A Resolution fixing and certifying the 2025 Tax Levy for taxes payable in 2026 at 5.000 mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado - Chelsea Gondeck, Executive Director, Downtown BID
9. A Resolution Approving the 2026 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado - Chelsea Gondeck, Executive Director, Downtown BID
10. 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 kennels. (Legislative) - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

General Improvement Districts

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3. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer
4. A Public Hearing on the Budget for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar

Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer

5. A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2026 Budget Year - Charae McDaniel, Chief Financial Officer
6. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer

Public Hearing

Woodmen Road Addition No. 3 Annexation

1. A resolution adopting findings of fact and conclusion of law based thereon and determining the eligibility for the annexation of property known as Woodmen Road Addition No. 3 Annexation. (Legislative) - Chris Sullivan, Senior Planner, City Planning
2. An ordinance annexing to the City of Colorado Springs that area known as Woodmen Road addition No. 3 Annexation consisting of 0.11 acres located northeast of Cedar Valley Lane and W Woodmen Road intersection. (Legislative) - Chris Sullivan, Senior Planner, City Planning

Peach Ranch Addition No. 1 Annexation

1. A Resolution adopting findings of fact and conclusion of law based thereon and determining the eligibility for annexation of property known as Peach Ranch Addition No. 1. (Legislative) Located in Council District No. 2 - Chris Sullivan, Senior Planner, City Planning
2. An ordinance annexing to the City of Colorado Springs that area known as Peach Ranch Addition No. 1 Annexation consisting 42.43 acres located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend. (Legislative) - Chris Sullivan, Senior Planner, City Planning
3. An ordinance amending the zoning map of Colorado Springs pertaining to 42.43 acres establishing a R-Flex-Low/AP-O/SS-O (Residential Flex Low Density with Airport and Streamside Overlays) zone district located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend.

(Legislative) Located in Council District No. 2 - Chris Sullivan, Senior Planner, City Planning

4. Establishing the Peach Ranch Land Use Plan for proposed Detached, Single-Family Residential use consisting of 42.43 acres located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend. (Legislative)