



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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Monday, November 10, 2025

9:00 AM

Council Chambers

This meeting will begin at the conclusion of the City Council Work Session meeting.

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)

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

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/Postponements

3. 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.)

3A. Second Presentation:

3B. First Presentation:

3B.A. [25-613](#)

City Council Regular Meeting Minutes October 28, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[10-28-2025 City Council Meeting Minutes Final](#)**3B.B. [25-420](#)**

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 Marksheffel Road and Dublin Boulevard.

Related Items: ANEX-24-0016, ZONE-25-0016 and
LUPL-25-0006
Council District #6

Presenter:

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

Attachments:[MillerDowns_MD_Resolution](#)[Eminent Domain Limits Map](#)[Exhibit_1_ServicePlan_Miller Downs Metropolitan District_V2](#)[Exhibit_A_Legal Description](#)[Exhibit_B_Vicinity Map](#)[Exhibit_C_Initial District Boundary Map](#)[Exhibit_D1_List of Public Improvements](#)[Exhibit_D2_Financial Plan](#)[Exhibit_E_Description of Services](#)[Redlined Comparison to ModelServicePlan MillerDowns MD](#)[Petitioner_Cover_Memo_MillerDowns_MD_Creation](#)[District_Representative_Memo re Eminent Domain](#)[Example Eminent Domain Case_BradleyHeightsMD_2023](#)[Quail Brush Approved Development Plan_2017](#)[Quail_Brush_Creek_Filing_No_2_Plat](#)[Quail_Brush_Creek_Filing_No_4_Plat](#)[Quitclaim Deed - Tract I Quail Brush Creek Filing No. 2 \[Woodmen Heights Executed 10.20.25\] \(4930-7868-2484.1\)](#)[Staff_MillerDowns_MD_CC_Presentation](#)[Staff_MillerDowns_MD_WS_Presentation](#)

3B.C. [25-455](#)

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

Presenter:

Chelsea Gondeck, Interim CEO, Downtown Partnership

Attachments:

[01_Res to Fix Mill Levy for DDA](#)

[2025.10.27 DDA & BID City Council](#)

3B.D. [25-456](#)

A Resolution Approving the 2026 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado

Presenter:

Chelsea Gondeck, Interim CEO, Downtown Partnership

Attachments:

[02_Res to Approve Budget for DDA](#)

[09.16.2025 2026 DDA Preliminary Budget to the City](#)

3B.E. [25-512](#)

A Resolution of the Colorado Springs City Council 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.

Presenter:

Shawna Lippert, Economic Development Manager

Jessie Kimber, Economic Development Officer

Attachments:

[Resolution CHIPS Zone Establishment](#)

[Exhibit A-CHIPS Zone](#)

[CHIPS Zone Presentation](#)

3B.F. [25-559](#)

A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Rey

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments:

[RES ProjectRey 2025](#)

[EDA Project Rey](#)

[Project Rey EDA Presentation Work Session](#)

3B.G. [25-543](#)

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. 2
(Legislative)

Presenter:

Troy Stover, Business Park Development Director, Airport
Economic Development

Attachments:

[RES Peak Metro Dist No. 2 IGA](#)

[Peak MD 2 Maintenance IGA](#)

[IGA MD#2 WorkSession Presentation](#)

3B.H. [25-544](#)

An Ordinance Platting Block 205 and Block 244 in Evergreen Cemetery

Presenter:

Kimberly King, Assistant Director - Parks, Recreation and Cultural
Services

Cheryl Godbout, Operations Manager - Cemetery Enterprise

Attachments:

[10-27-25 - New Plattings - Evergreen Cemetery - Exhibit A.docx](#)

[10-27-25 - New Plattings - Evergreen Cemetery - Exhibit B](#)

[10-27-25 - New Plattings - Evergreen Cemetery - Exhibit C.docx](#)

[10-27-25 -](#)

[Parks-EvergreenCemeteryPlattingNewBlocks-ORDINANCE.docx](#)

[10-27-25 - Evergreen Cemetery - Ordinance Platting Blocks 205 and 244](#)

[- PowerPoint.pptx](#)

3B.I. [25-440](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Mill Levy for Briargate SIMD 11 10 25](#)

3B.J. [25-441](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Fix Mill Levy for Colo Ave Gateway SIMD 11.10.25](#)

[COLOAVEGATEWAYSIMD Tax Map 2025-08-21](#)

[Gateway SIMD 2026 Budget Letter Signed JG](#)

3B.K. [25-442](#)

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 Norwood Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Set Mill Levy for Norwood SIMD 11.10.25](#)

[NORWOODSIMD Tax Map 2025-08-21](#)

[Norwood SIMD 2026 Budget Letter Signed JG](#)

3B.L. [25-443](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Set Mill Levy for Old Colorado City SIMD 11.10.25](#)

[OLDCOLORADOCITYSMID Tax Map 2025-08-21](#)

[Old Colorado City SIMD 2026 Budget letter Signed JG.pdf](#)

3B.M. [25-445](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Set Mill Levy for Stetson Hills SIMD 11.10.25](#)

[STETSONHILLS-SIMD Tax Map 2025-08-21](#)

[Stetson Hills SIMD 2026 Budget Letter Signed JG](#)

3B.N. [25-446](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Set Mill Levy for Woodstone SIMD 11.10.25](#)

[WOODSTONESIMD Tax Map 2025-08-21](#)

[Woodstone SIMD 2026 Budget Letter Signed JG](#)

3B.O. [25-444](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Resolution re Set Mill Levy for Platte Ave SIMD 11.10.25](#)

[PLATTEAVESIMD Tax Map 2025-08-21](#)

[Platte SIMD 2026 Budget letter Signed JG](#)

3B.P. [25-458](#)

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[ORD-2025 Tax Levy for 2026 w BPPT Credit](#)

3B.Q. [25-460](#)

An Ordinance Repealing Ordinance No. 24-102 and Adopting the City of Colorado Springs - 2026 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:

Myra Romero, Chief Human Resources and Risk Office

Charae McDaniel, Chief Financial Officer

Attachments:

[2026 Salary Schedule Ordinance](#)

[2026 Salary Schedule](#)

3B.R. [25-607](#)

An Ordinance Amending Part 4 (Connection and Installation of System) of Article 4 (Water Code) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, pertaining to connection to Colorado Springs Utilities' Water System.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CSU-ServiceLine-ORD-2025-09-23-2025](#)

3B.S. [25-505](#)

A Resolution Declaring the Real Property Known as El Paso County Tax Schedule Number 7427205013 Surplus Property and Authorizing the Disposal of Such Property to Mark Hassen as the One Logical Purchaser

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[City Council Agenda Resolution Ponder Heights Property Disposal FINAL](#)

3B.T. [25-530](#)

A Resolution Declaring the Real Property Known as El Paso County Tax Schedule Number 7405331001 Surplus Property and Authorizing the Disposal of Such Property by Listing the Property with a Real Estate Consultant

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[City Council Resolution Charcas Road Property Disposal FINAL](#)

3B.U. [25-567](#)

A Resolution Authorizing The Acquisition Of Real Property From BNSF Railway Co. To Be Used For The Kelker To South Plant Transmission Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CC Resolution Property Acquisition BNSF FINAL](#)

3B.V. [25-573](#)

A Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Copper Ridge Metropolitan District Tax-Exempt Bank Loan, Series 2025, in the estimated principal aggregate amount of \$50,906,000.00.

Council District # 2

Presenter:

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

Attachments:

[CopperRidgeMetroLoan-RES-2025-10-20](#)
[Petitioner CoverLetter CopperRidge MD Debt Issuance](#)
[CopperRidge MD DistrictPresident Cover Letter](#)
[Exhibit A CopperRidge MD Financial Plan](#)
[CopperRidge MD 2025 Loan Agreement](#)
[GeneralCounselOpinionLetter 2025Loan](#)
[CopperRidge MD Series2025 TermSheet with NBHBank](#)
[Resolution 51-08 Approved Copper Ridge Service Plan](#)
[CopperRidge MD Bond Issuance Staff Presentation](#)

3B.W. [25-614](#)

The City Clerk reports that on October 29, 2025, there was filed with her a petition for the annexation of Lotus Siferd 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:

[Petition for Annexation - Lotus Siferd Addition No 1.pdf](#)
[Lotus Siferd Addition No 1 Annex Plat.pdf](#)
[Lotus Siferd Addition No 1 Legal Description.pdf](#)
[Lotus Siferd Addition No 1 Vicinity Map.pdf](#)

3B.X. [25-615](#)

The City Clerk reports that on October 29, 2025, there was filed with her a petition for the annexation of Orchid Street 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:

[Petition for Annexation - Orchid Street Addition No 1.pdf](#)

[Orchid Street Addition No 1 - Annex Plat.pdf](#)

[Orchid Street Addition No 1 - Legal Description.pdf](#)

[Orchid Street Addition No 1 - Vicinty Map.pdf](#)

3B.Y. [CODE-25-0004](#)

An Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, pertaining to animal kennels.
(Legislative)

Related Files: CODE-25-0004

Located in All Council Districts

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Kennel Ordinance 10.28.2025](#)

[Kennels Memo vf.docx](#)

[Staff Report Kennels Final 20250731](#)

[CPC Minutes Excerpt - Kennel - 08_13_2025](#)

3B.Z. [ZONE-25-0019](#)

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 6.07 acres located northeast of Stetson Hills Boulevard and Last Chance Drive from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay). (1st Reading and setting the public hearing date for November 25, 2025) (Quasi-Judicial)

Related Files: ZONE-25-0019
Council District #6

Presenter:

Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance](#)

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibits A & B](#)

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

[BLR 50A Park Rezone - Staff Presentation](#)

3B.AA [ZONE-25-0016](#)

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An ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 3.41 acres located northeast of Dublin Boulevard and Vincent Drive from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays). (Quasi-Judicial)
(1st Reading and setting the public hearing date for November 25, 2025)

Related Files: ZONE-25-0016
Council District #1

Presenter:

Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance](#)

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Public Comments](#)

[Attachment 4 - Public Comment Response Letter](#)

[Attachment 5 - Exhibit A](#)

[Attachment 6 - Exhibit B](#)

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

[980 Dublin Rezone - Staff Presentation](#)

3B.AB [ZONE-25-0012](#)

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 14,553 square feet located at 35 East Ramona Avenue from R-5/SS-O (Multi-Family High with Streamside Overlay) to MX-M/cr/SS-O (Mixed-Use Medium Scale with Condition of Record and Streamside Overlay). (1st Reading and setting the public hearing for November 25, 2025). (Quasi-Judicial)

Related Files: None
Council District # 3

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

Attachments:

[Ordinance 35 E Ramona Rezoning](#)
[Staff Report 35 E Ramona Rezoning WEG Final V2](#)
[Land Use Plan 35 E Ramona Rezoning Revised](#)
[Attachment 1-Zoning Map](#)
[Attachment 2-Ordinance No. 80-171](#)
[Attachment 3-Ivywild Addition No 1](#)
[Attachment 4-Context Map](#)
[Attachment 5-Project Statement](#)
[Attachment 6-Land Use Plan](#)
[Attachment 7-Legal Description and Drawing](#)
[Attachment 8-Vicinity Map](#)
[35 E Ramona Rezoning CC Staff Presentation WEG](#)

4. Recognitions**4.A. [25-597](#)**

Est. Time: 10
minutes

A Resolution honoring November 11, 2025 as Veterans Day

Presenter:
Roland Rainey, Councilmember District 6

Attachments:

[Veterans Day](#)

5. Mayor's Business**5.A. [25-619](#)**

Est. Time: 10
minutes

Updates from the Mayor's Office Representative

Presenter:
Jamie Fabos, Chief of Staff

6. Items Called Off Consent Calendar

7. Utilities Business**8. Unfinished Business****9. New Business**

- 9.A.** [25-578](#)
Est. Time: 10
minutes

An Ordinance Amending Section 101 (Vehicular Traffic Limited) of Article 27 (Park Traffic Offenses) of chapter 10 (Motor Vehicle and Traffic) vehicular traffic limited of the code of the City of Colorado Springs 2001, as amended, pertaining to park traffic offenses.

Presenter:

Britt I. Haley, Director, Parks, Recreation and Cultural Services
Department

Eric Becker, Maintenance and Operations Manager, Parks,
Recreation and Cultural Services Department

Attachments:

[Parks-VehicularTrafficLimited-ORD_draft](#)

- 9.B.** [25-581](#)
Est. Time: 10
minutes

An Ordinance Amending Section 201 (General Penalty) of Part 2 (General Penalty) of Article 1 (Administration) of Chapter 1 (Administration, Personnel And Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to a Police Department Technology Surcharge

Presenter:

Charae McDaniel, Chief Financial Officer
Deputy Chief John Koch, Colorado Springs Police Department
Frederick Stein, Senior Attorney, City Attorney's Office

Attachments:

[CSPD-TechnologySurcharge-ORD-2025-10-13 DRAFT2](#)

[2025 Police Technology Surcharge](#)

- 9.C.** [25-582](#)
Est. Time: 10
minutes

An Ordinance Amending Section 106 (Failure to Pay Fine) of Article 3 (Procedures) of Chapter 11 (Municipal Court) of The Code of The City Of Colorado Springs 2001, as amended, Pertaining to Failure to Pay Fines, Costs, and Surcharges.

Presenter:

Commander John Koch, Colorado Springs Police Department
Frederick Stein, Public Safety Attorney, City Attorney's Office

Attachments:

[MunCt-FailuretoPayFines-ORD-2025-10-15](#)

[2025 Police Technology Surcharge](#)

- 9.D.** [25-459](#)
Est. Time: 20
minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2026 Budget Ordinance-11.2025](#)

- 9.E.** [25-590](#)
Est. Time: 45
minutes

An Ordinance Amending Section 110 (Camping on Public Property Prohibited) and Repealing Section 111 (Camping and Waste Deposit Within Public Stream/Public Stream Riparian Zone Prohibited) of Part 1 (General Offenses) of Article 6 (Offenses Affecting Property) and Repealing Section 404 (Camping Restrictions) of Part 4 (Offenses Relating to Persons) of Article 9 (Park Offenses) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Camping Regulation, and Providing Penalties for the Violation Thereof.

Presenter:

Dave Donelson, Councilmember District 1

Lieutenant Ryan Tepley, Homeless Outreach Team, Colorado Springs Police Department

Sergeant Olav Chaney, Homeless Outreach Team, Colorado Springs Police Department

Emily Vandenberg, Prosecuting Attorney, City Attorney's Office

Attachments:

[Ch9-OffensesCampingProhibited-ORD-2025-10-13](#)

[Appendix to 9.6.110 Camping Prohibited Amendments](#)

[2025 Camping Ordinance - Council Presentation](#)

10. Public Hearing

Woodmen Road Addition No. 3 Annexation Estimated Time: 15 minutes

- 10.A.** [ANEX-24-0014RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Woodmen Road Addition No. 3 (Legislative)

Associated Files: ANEX-24-0014

Council District: Upon Annexation District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments:

[Res Finding of Fact Woodmen Road](#)

[Ex. A Legal Description Woodmen Road No. 3.pdf](#)

[Exhibit 12A - Planner Affidavit](#)

[Surveyor Affidavit Exhibit 12C - Woodmen Rd Addition No 3](#)

[ANEX-24-0014-Staff Presentation-111025](#)

[Clerk Affidavit Woodman Road No 3](#)

- 10.B.** [ANEX-24-0014](#) An ordinance annexing the area known as Woodmen Road Addition No. 3 located northeast of the West Woodmen Road and Cedar Valley Lane intersection consisting of 0.11 acres. (Legislative)

Associated Files: ANEX-24-0014

Council District: Upon Annexation District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments:

[Annex Ord-Woodmen Road](#)

[Staff Report ANEX-24-0014 CSR](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Petition](#)

[Attachment 4 - Legal Description](#)

[Attachment 5 - Annexation Plat](#)

Peach Ranch Annexation Estimated Time: 45 minutes

- 10.C.** [ANEX-24-0012RF](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Peach Ranch Addition No. 1 Annexation (Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024,
LUPL-24-0017

Council District: Upon Annexation District 2

Presenter:

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

Attachments:

[Res. Finding of Fact Peach Ranch](#)

[Ex. A Legal Description Peach Ranch No. 1.docx](#)

[Exhibit 12A Planner Affidavit-Signed](#)

[Exhibit 12B Clerk Affidavit Peach Ranch](#)

[Exhibit 12C Surveyor Affidavit-Signed](#)

[Exhibit B Annexation Agreement](#)

[Peach Ranch Annexation Staff Presentation 11102025](#)

[10302025 CC Peach Ranch \(Final\) 11102025](#)

- 10.D.** [ANEX-24-0012](#) An ordinance annexing the area known as Peach Addition No. 1 located southeast of North Powers Boulevard and Research Parkway intersection off Tutt Boulevard consisting of 42.43 acres.
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024,
LUPL-24-0017

Council District: Upon Annexation District 2

Presenter:

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

Attachments:

[Annex ORD Peach Ranch](#)

[Staff Report CPC 061125](#)

[Attachment 1 Petition](#)

[Attachment 2 Project Statement](#)

[Attachment 3 Legal Description](#)

[Attachment 4 Annexation Plat](#)

[Attachment 5 FIA](#)

[Mineral Estates Cert](#)

- 10.E. [ZONE-24-0024](#) An ordinance establishing a R-Flex Low/AP-O/SS-O (Residential Flex Low Scale with Airport and Streamside Overlays) zone district for 42.43 acres located southeast of North Powers Boulevard and Research Parkway intersection off Tutt Boulevard.
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024,
LUPL-24-0017
Council District: Upon Annexation District 2

Presenter:

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

Attachments:

[Zone ORD Peach Ranch Annex](#)

[ZC Exhibit A-B](#)

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

- 10.F. [LUPL-24-0017](#) Establishing the Peach Ranch Land Use Plan for proposed Single Family Use consisting of 42.43 acres located southeast of North Powers Boulevard and Research Parkway intersection from Tutt Boulevard.
(Legislative)

Associated Files: ANEX-24-0012, ZONE-24-0024,
LUPL-24-0017
Council District: Upon Annexation District 2

Presenter:

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

Attachments:

[Peach Ranch Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

11. Following a recess of the Regular City Council meeting, City Council shall reconvene as the Board of Directors of the Briargate General Improvement District 2021 for action on the following item:

11.A. [25-448](#)**Est. Time:** 5
minutes

A Public Hearing on the Budget 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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2026 Briargate GID 2021 Budget](#)

[BRIARGATEGID2021_Tax_Map_2025-08-21](#)

11.B. [25-449](#)**Est. Time:** 5
minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[01_Res to Fix Mill Levy for Briargate GID 2021](#)

11.C. [25-450](#)**Est. Time:** 5
minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[02_Res to Adopt Budget and Appropriate for Briargate GID 2021](#)

[2026 Briargate GID 2021 Budget](#)

[Briargate GID 2021 2026 Budget Letter Signed JG](#)

[BRIARGATEGID2021_Tax_Map_2025-08-21](#)

12. Following adjournment of the Board of Directors of the Briargate General Improvement District 2021, City Council shall reconvene as the Board of Directors of the Marketplace at Austin Bluffs General Improvement District for action on the following item:

12.A. [25-452](#)**Est. Time:** 5 minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[MAB GID 2026 Budget](#)

[MARKETPLACEATAUSTINBLUFFSGID Tax Map 2025-08-21](#)

12.B. [25-453](#)**Est. Time:** 5 minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[01_Res to Fix Mill Levy for MAB GID](#)

12.C. [25-454](#)**Est. Time:** 5 minutes

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

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[02_Res to Adopt Budget for MAB GID](#)

[MAB GID 2026 Budget](#)

[MARKETPLACEATAUSTINBLUFFSGID Tax Map 2025-08-21](#)

13. Following adjournment of the Board of Directors of the Marketplace at Austin Bluffs General Improvement District, City Council shall reconvene as City Council to complete the Regular meeting agenda.

14. Added Item Agenda**15. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules****16. Executive Session**

17. Adjourn