



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, July 23, 2024

10:00 AM

Council Chambers

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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

President Helms called the meeting to order at 10:00 AM.

**Present:** 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Minister Eric Eichstaedt from the Lifting Up Jesus Church.

President Helms led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

President Helms stated items 12.F. through 12.BB. will be taken at 1:00 PM.

Councilmember Risley requested item 4B.D. to be removed from the Consent Calendar in order to postpone it.

Consensus of Council agreed to this change on the agenda.

Councilmember Avila requested Closed Captioning be made available for the City Council meetings. Alex Ryden, Public Communication Specialist Senior, stated SpringsTV is aware of the issue and are working on making it available.

#### **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. [24-304](#) Ordinance No. 24-46 repealing Ordinance 22-10 and dissolving the Sustainability Advisory Board

Presenter:

Nancy Henjum, Councilmember District 5

David Leinweber, Councilmember At Large

**Attachments:** [Ordinance Dissolving Sustainability Advisory Committee](#)  
[Signed Ordinance No. 24-46.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.B. [24-286](#) Ordinance No. 24-47 of the City of Colorado Springs, Colorado Providing for the Refunding of Certain Outstanding Utilities System Revenue Bonds of the City; Providing for the Extension, Betterment, Other Improvement and Equipment of the City of Colorado Springs Utilities System; Providing for the Issuance and Sale of the City of Colorado Springs, Colorado, Utilities System Improvement Revenue Bonds, Series 2024a in an Aggregate Principal Amount not to Exceed \$325,000,000, and the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series 2024b in an Aggregate Principal Amount Not to Exceed \$100,000,000, Payable Solely out of the Net Revenues to be Derived from the Operation of the City Of Colorado Springs Utilities System; Authorizing the Execution by the City of a Paying Agent Agreement, Escrow Agreement, a Bond Purchase Agreement, and an Official Statement Related Thereto; and Providing

Other Matters Relating Thereto.

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Draft - CSU 2024 AB Bond Ordinance, 4881-0326-7751\\_6](#)

[Draft - City of Colorado Springs - Paying Agent Agreement \(2024AB\), 4856-0665-0059\\_1](#)

[Draft - City of Colorado Springs - 2024B Escrow Agreement](#)

[Draft - Colorado Springs Utilities - 2024 - Bond Purchase Agreement](#)

[Draft - CSU 2024AB Official Statement, 4884-8768-1951\\_5](#)

[July 9, 2024 CC - 2024AB Bond Ordinance](#)

[Signed Ordinance No. 24-47.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.C.** [ZONE-22-00](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 3.50 acres located at 7410 Horseshoe Road from A/AP-O (Agriculture with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) (Quasi-Judicial) (Second Reading and Public Hearing)

[01](#)

Presenter:

Austin Cooper, Senior Planner, Planning and Neighborhood Services.

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [ORD Shops at Woodmen](#)

[Staff Report - Shops at Woodmen](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Map Depiction](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Statement](#)

[CPC 6.12.24 Minutes Draft](#)

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

[Signed Ordinance No. 24-48.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.D.** [ANEX-23-00](#) Ordinance No. 24-49 annexing to the City of Colorado Springs that area known as Extol Park Vista Addition No. 2 consisting of 0.66 acres located at 4401 Siferd Boulevard.

[01](#)

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Ordinance - Annexation Extol Park Vista Addition No 2](#)

[Exhibit A - Extol Park Vista Addition No 2](#)

[Staff Report Extol Park Vista Addition No 2 RGS](#)

[Attachment 1 - Extol Petition](#)

[Attachment 2 - Project Statement - Extol Park Vista Addition No 2](#)

[Attachment 3 - Annexation Plat - Extol Park Vista Addition No 2](#)

[Attachment 4 - Legal Description - Extol Park Vista Addition No 2](#)

[Attachment 5 - Annexation Agreement](#)

[Attachment 6 - FIA Memo](#)

[Attachment 7 - Exhibit A R5 Zone Chagne - Extol Park Vista Addition No 2](#)

[Attachment 8 - Exhibit B Map Depiction - Extol Park Vista Addition No 2](#)

[Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2](#)

[Attachment 10 - Final Plat - Extol Park Vista Sub No 2](#)

[Attachment 11 - Mineral Rights Certification](#)

[7.6.203-Annexation Conditions](#)

[Signed Ordinance No. 24-49.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.E.** [ZONE-23-00](#) Ordinance No. 24-50 amending the zoning map of the City of Colorado Springs pertaining to 0.66 acres establishing a R5/AP-O (Multi-Family High with Airport Overlay) zone district located at 4401 Siferd Boulevard.

[01](#)

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Zoning Ordinance - Extol Park Vista Addition No 2](#)

[Exhibit A and B Zone - Legal Description and Map Depiction](#)

[7.5.603.B Findings - ZC](#)

[Signed Ordinance No. 24-50.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.F.** [ANEX-23-00](#) Ordinance No. 24-51 annexing to the City of Colorado Springs that area  
[23](#) known as Air Lane Addition No. 1 Annexation consisting of 0.05 acres  
located along existing Air Lane north of Space Village Avenue.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood  
Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood  
Services

**Attachments:** [Ordinance - Air Lane Addition No 1](#)  
[Exhibit A - Air Lane Addition No 1](#)  
[Staff Report ROW Annexation RGS](#)  
[Attachment 1 - Air Lane Addition No 1 - Annexation Petition](#)  
[Attachment 2 - Air Lane Addition No 1 - Vicinity Map](#)  
[7.5.701 ANNEXATION OF LAND](#)  
[Signed Ordinance No. 24-51.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.G.** [ANEX-23-00](#) Ordinance No. 24-52 annexing to the City of Colorado Springs that area  
[25](#) known as Air Lane Addition No. 2 Annexation consisting of 3.06 acres  
located along existing Air Lane north of Space Village Avenue.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood  
Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood  
Services

**Attachments:** [Ordinance - Air Lane Addition No 2](#)  
[Exhibit A - Air Lane Addition No 2](#)  
[Attachment 1 - Air Lane Addition No 2 - Annexation Petition](#)  
[Attachment 2 - Air Lane Addition No 2 - Vicinity Map](#)  
[7.5.701 ANNEXATION OF LAND](#)  
[Signed Ordinance No. 24-52.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.H.** [ANEX-23-00](#)  
[26](#) Ordinance No. 24-53 annexing to the City of Colorado Springs that area known as Air Lane Addition No. 3 Annexation consisting of 1.51 acres located along existing Air Lane north of Space Village Avenue.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Ordinance - Air Lane Addition No 3](#)

[Exhibit A - Air Lane Addition No 3](#)

[Attachment 1 - Air Lane Addition No 3 - Annexation Petition](#)

[Attachment 2 - Air Lane Addition No 3 - Vicinity Map](#)

[7.5.701 ANNEXATION OF LAND](#)

[Signed Ordinance No. 24-53.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.I.** [ANEX-23-00](#)  
[22](#) Ordinance No. 24-54 annexing to the City of Colorado Springs that area known as Space Village Addition No. 2 Annexation consisting of 2.98 acres located along existing Space Village Avenue west of Marksheffel Road.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Ordinance - Space Village Addition No 2](#)

[Exhibit A - Space Village Addition No 2](#)

[Attachment 1 - Space Village Addition No 2 - Annexation Petition](#)

[Attachment 2 - Space Village Addition No 2 - Vicinity Map](#)

[7.5.701 ANNEXATION OF LAND](#)

[Signed Ordinance No. 24-54.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.J.** [ANEX-23-00](#)  
[24](#) Ordinance No. 24-55 annexing to the City of Colorado Springs that area known as Space Village Addition No. 3 Annexation consisting of 2.33 acres located along existing Space Village Avenue west of Marksheffel

Road.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Ordinance - Space Village Addition No 3](#)

[Exhibit A - Space Village Addition No 3](#)

[Attachment 1 - Space Village Addition No 3 - Annexation Petition](#)

[Attachment 2 - Space Village Addition No 3 - Vicinity Map](#)

[7.5.701 ANNEXATION OF LAND](#)

[Signed Ordinance No. 24-55.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.K.** [ANEX-22-00](#) Ordinance No. 24-56 annexing the area known as Colorado Centre Addition No. 3 located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection consisting of 32.94 acres.

[14](#)

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Ordinance - Annexation Colorado Centre Addition No. 3](#)  
[Exhibit A - Annex Legal Description and Plat](#)  
[Staff Report Colorado Centre Addition No 3\\_RGS](#)  
[Attachment 1 - Petition - Colorado Center Addition No. 3](#)  
[Attachment 2 - Project Statement](#)  
[Attachment 3 - Annexation Plat - Colorado Centre Addition No 3](#)  
[Attachment 4 - Exhibit A - Legal Description - Annexation](#)  
[Attachment 5 - Annexation Agreement Draft](#)  
[Attachment 6 - Fiscal Impact Study](#)  
[Attachment 7 - Exhibit A - Legal Description for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)  
[Attachment 8 - Exhibit B - Map Depiction for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)  
[Attachment 9 - Exhibit A - Legal Description for GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)  
[Attachment 10 - Exhibit B - Map Depiction - GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)  
[Attachment 11 - Exhibit A - Legal Description for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)  
[Attachment 12 - Exhibit B - Map Depiction for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)  
[Attachment 13 - Colorado Centre Addition No. 3 Land Use Plan](#)  
[Annexation Impact Report](#)  
[7.5.701 ANNEXATION OF LAND](#)  
[Signed Ordinance No. 24-56.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.L.** [ZONE-23-0020](#) Ordinance No. 24-57 establishing a LI/AP-O (Light Industrial with Airport Overlay) zone district for 16.36 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Zoning Ordinance for LI - Colorado Centre Addition No. 3 - ZONE-23-0020](#)  
[Exhibit A and B - LI-ZONE](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Signed Ordinance No. 24-57.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**



- 4A.M.** [ZONE-23-00](#)  
[21](#) Ordinance No. 24-58 establishing a GI/AP-O (General Industrial with Airport Overlay) zone district for 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

**Attachments:** [Zoning Ordinance for GI - Colorado Centre Addition No. 3 - ZONE-23-0021](#)  
[Exhibit A and B - GI-ZONE](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Signed Ordinance No. 24-58.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.N.** [ZONE-23-00](#)  
[22](#) Ordinance No. 24-59 establishing a MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district for 4.83 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Zoning Ordinance for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)  
[Exhibit A and B - MX-M-ZONE](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Signed Ordinance No. 24-59.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

#### **4B. First Presentation:**

- 4B.A.** [24-390](#) Special City Council Regular Meeting Minutes July 2, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [7-2-2024 Special City Council Meeting Minutes Final](#)

[CM Donelson Statement](#)

[CM Helms Statement](#)

[CM Risley Statement](#)

[CM Henjum Statement](#)

[CM Crow-Iverson Statement](#)

[CM Talarico Statement](#)

**The Minutes were approved on the Consent Calendar.**

**4B.B.** [24-391](#) City Council Regular Meeting Minutes July 9, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [7-9-2024 City Council Meeting Minutes Final](#)

**The Minutes were approved on the Consent Calendar.**

**4B.C.** [24-242](#) A Resolution Rescinding Resolution No. 98-22 and Establishing Fees and Charges for the Parks, Recreation and Cultural Services Cemetery Enterprise for 2025

Presenter:

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

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

**Attachments:** [City Council - Exhibit A - 2025 Cemetery Fees and Charges - FINAL For Print](#)

[City Council - 2025 Proposed Cemetery Fees and Charges - PowerPoint Presentation](#)

[7-8-24 - Cemetery Fee Increase Resolution - Draft](#)

[Signed Resolution No. 71-24.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

**4B.E.** [24-320](#) A Resolution to Approve and Accept a Quitclaim Deed from the Department of Transportation, State of Colorado, concerning portions of Troy Hill Road from East Platte Avenue to 275 feet north of Airport Road.

Presenter:

Gayle Sturdivant, PE, PMP, Deputy Public Works Director/City Engineer

Todd Frisbie, PE, PTOE, City Traffic Engineer, Public Works

**Attachments:** [3 RES-TroyHillCDOTacquisitionRES](#)

[1 Troy Hill Rd Deed - Exhibit 1](#)

[2 Troy Hill Rd Deed Exhibits A B](#)

[Troy Hill ROW Presentation 06172024](#)

[Signed Resolution No. 72-24.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

**4B.F. [24-383](#)**

A Resolution Declaring the Intention of the City of Colorado Springs, Colorado, to hold a Special Municipal Election and to Participate in a Coordinated Election to be held on Tuesday, November 5, 2024, and Providing the Effective Date of this Resolution.

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Intent Resolution](#)

[Signed Resolution No. 73-24.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

## Approval of the Consent Agenda

**Motion by Councilmember Talarico, seconded by Councilmember O'Malley, 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 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

## 5. Recognitions

**5.A. [24-321](#)**

A Resolution Honoring July 27, 2024 As National Korean War Veterans Armistice Day

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:** [National Korean War Veterans Armistice Day](#)

[Signed Resolution No. 74-24.pdf](#)

President Helms honored his father, Rex Helms, a Korean War Veteran, and read the Resolution honoring July 27, 2024 as National Korean War Veteran Armistice Day.

Councilmember Avila recognized and honored her father, Benito V. Avila, who served during World War II and the Korean War.

Councilmember Donelson expressed the importance of recognizing those who died or were wounded in the Korean War.

**Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution Honoring July 27, 2024 As National Korean War Veterans Armistice Day be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

**5.B. [24-386](#)** City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:** [07232024 Boards Commissions and Committee Appointments](#)

President Helms presented the City Council Appointments to Boards, Commissions, and Committees.

Councilmember Henjum expressed appreciation for the nominees who wish to serve and Ayana Garcia, City Council Program Administrator, who oversees the Boards, Commissions, and Committees.

**Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the Appointments to City Council Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

There was no Mayor's Business.

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

Citizen Charles Barber spoke about American Medical Response (AMR) is good for the community.

Citizen Jacob Kingsford spoke about a vending permit dispute regarding making water available at the Manitou Incline.

Citizen Gary Casimir spoke in opposition of the Arrowswest Apartment project.

Citizen Lisa Bigelow spoke in favor of putting a question regarding downtown building height limits on the November 2024 ballot.

Citizen Dana Duggan spoke about the Common Sense Institute report and stated Colorado Springs is already overbuilt.

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

### **4B.D. [24-278](#)**

A resolution approving an intergovernmental agreement between the City of Colorado Springs, Colorado, El Paso County, Colorado, and the Colorado Department of Transportation for a Comprehensive Roadway Access Control Plan for SH 83.

Presenter:

Gayle Sturdivant, PE, PMP, Deputy Public Works Director/City Engineer  
Todd Frisbie, PE, PTOE, City Traffic Engineer, Public Works

**Attachments:** [IGA-SH83ACP-RES-2024-06-11](#)

[Complete Draft Co 83 ACP 331002877 May 2 2024](#)

[COS CDOT SH 83 ACP 05212024](#)

Councilmember Risley stated this item is being postponed because a couple of the exhibits reflect a three-quarter movement intersection instead of a full movement intersection so this item is being delayed until Colorado Department of Transportation (CDOT) and staff can make the corrections.

Councilmember Donelson asked if the language takes precedence over the exhibits. Ben Bolinger stated it does not and the exhibits need to be corrected.

**Motion by Councilmember Risley, seconded by Councilmember Talarico, that the Resolution approving an intergovernmental agreement between the City of Colorado Springs, Colorado, El Paso County, Colorado, and the Colorado Department of Transportation for a Comprehensive Roadway Access Control Plan for SH 83 be postponed to the August 13, 2024 City Council meeting. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

## **9. Utilities Business**

There was no Utilities Business.

## **10. Unfinished Business**

There was no Unfinished Business.

## **11. New Business**

There was no New Business.

## **12. Public Hearing**

**Dublin Park Addition Annexation Est. Time: 10 minutes**

- 12.A. [ANEX-23-00](#) [19RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for the Annexation of property known as Dublin Park Addition No. 1 Annexation.  
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Res Findings of Fact Dublin Park Addition No. 1 CS](#)  
[Exhibit A - Dublin Park Addition No. 1](#)  
[EXHIBIT 12A Planner Affidavit 05212024 \(Signed\)](#)  
[EXHIBIT 12C Surveyor Affidavit 05162024 \(Signed\)](#)  
[Signed Resolution No. 75-24.pdf](#)

Chris Sullivan, Senior Planner, Planning and Neighborhood Services, presented the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, the Ordinance annexing to the City Dublin Park Addition No. 1 Annexation consisting of 2.06 acres located 125 feet west of the end of Integrity Court and south of Cottonwood Creek, and the Ordinance amending the zoning establishing a PK/SS-O/AF-O (Public Park with Streamside and United States Air Force Academy Overlay) zone district. He provided a brief overview of the vicinity map, project summary, site plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Henjum asked what work the City is intending to do regarding the erosion of the embankment of Cottonwood Creek. Mr. Sullivan stated the City is working to stabilize the embankment to prevent further erosion encroachment on other properties.

Councilmember Leinweber asked why this parcel was not annexed into the City when it was donated to City since it is surrounded by the City. Mr. Sullivan stated he does not have that information.

Councilmember O'Malley asked what the liability to the City is. Mr. Sullivan stated he is not aware of any liability to the City.

Councilmember Henjum asked if this parcel is owned by the City. Mr. Sullivan confirmed it is.

President Helms requested additional information regarding the United States Air Force Academy (USAFA) overlay. Mr. Sullivan stated the USAFA overlay is basically an identifier for City Planning to make sure that the Air Force is notified and included to review applications that are underneath that overlay.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for Annexation of property known as Dublin Park Addition No. 1 Annexation consisting of 2.06 acres based upon the findings that the Annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.5.701E be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.B.** [ANEX-23-00](#) An Ordinance annexing into the City of Colorado Springs that area known as Dublin Park Addition No. 1 Annexation consisting of 2.06 acres located 125 feet west of the end of Integrity Court and south of Cottonwood Creek.  
[19](#)  
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [ANEX ORD\\_Dublin Park Addition No. 1](#)  
[Exhibit A - Dublin Park Addition No. 1](#)  
[Staff Report\\_Dublin Park Addition No.1\\_CS](#)  
[Attachment 1\\_Petition for Annexation\\_CS](#)  
[Attachment 2\\_Vicinity Map\\_CS](#)  
[Attachment 3\\_FIA Below Threshold - Correspondence\\_CS](#)  
[7.5.701 ANNEXATION OF LAND](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Ordinance annexing to the City of Colorado Springs that area known as Dublin Park Addition No. 1 consisting of 2.06 acres 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 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.C.** [ZONE-23-00](#)  
[19](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.06 acres establishing a PK/SS-O/AF-O (Public Park with Streamside and United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704. (Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Zone ORD Dublin Park Addition No. 1 CS](#)  
[Exhibit A & B - Zone Legal Description Dublin Park Addition No. 1](#)  
[Staff Report Dublin Park Addition No.1 CS](#)  
[Attachment 1 Project Statement and Land Use Statement CS](#)  
[Attachment 2 Zone Change Map CS](#)  
[Attachment 3 Legal Description CS](#)  
[Attachment 4 Mineral Rights CS](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Ordinance establishing 2.06 acres as a PK/SS-O/AF-O (Public Park with Streamside and United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704 be approved on first reading. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

### **Brass-Oliver Additions Annexation Est. Time: 10 minutes**

- 12.D.** [ANEX-23-00](#)  
[54R](#) A Resolution finding a petition for annexation of the area known as Brass-Oliver Addition No. 1 Annexation consisting of 0.14 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of August 27, 2024, for the Colorado Springs City Council to consider the annexation of the area. (Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning and Neighborhood Services.



Kevin Walker, Interim Director, Planning and Neighborhood Services

**Attachments:** [Brass-Oliver Addition No 1 Resolution Setting Hearing Date](#)  
[Exhibit A Brass-Oliver Addition No 1 Petition for Annexation](#)  
[Vicinity Map](#)  
[Signed Resolution No. 76-24.pdf](#)

Katie Carleo, Acting Assistant Director, Planning and Neighborhood Services, presented the Resolutions adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation, the Ordinance annexing to the Brass-Oliver Addition No. 1 and No. 2 Annexation to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of August 27, 2024, for the Colorado Springs City Council to consider the annexation of the area.

Councilmember Henjum asked if this property is surrounded by City property. Ms. Carleo stated it sits adjacent to Black Forest Road which is City right-of-way and is one lot from the City boundary.

President Helms asked why the hearing date will not be August 13, 2024. Ms. Carleo stated it is due to Colorado State Statute requirement of a public notice period.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution finding the petition for annexation to be in substantial compliance with C.R.S. section 31-12-107(1), setting the hearing date of August 27, 2024, for consideration of the Brass-Oliver Addition No. 1 Annexation, and directing the Clerk to provide notice in accord with C.R.S. section 31-12-108 be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.E.** [ANEX-23-00](#) A Resolution finding a petition for annexation of the area known as [16R](#) Brass-Oliver Addition No. 2 Annexation consisting of 1.82 acres to be in substantial compliance with sect 31-12-107(1), C.R.S and setting a hearing date of August 27, 2024, for the Colorado Springs City Council to consider the annexation of the area.  
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning and Neighborhood Services.

Kevin Walker, Interim Director, Planning and Neighborhood Services

**Attachments:** [Brass-Oliver Addition No 2 Resolution Setting Hearing Date](#)  
[Exhibit A Brass-Oliver Addition No 2 Petition for Annexation](#)  
[Vicinity Map](#)  
[Signed Resolution No. 77-24.pdf](#)

Please see comments in Agenda item 12.D.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Resolution finding the petition for annexation to be in substantial compliance with C.R.S. section 31-12-107(1), setting the hearing date of August 27, 2024, for consideration of the Brass-Oliver Addition No. 2 Annexation, and directing the Clerk to provide notice in accord with C.R.S. section 31-12-108 be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

**Amara Additions Annexation This item will be discussed at 1:00 PM**

**Est. Time: 3 hours**

- 12.F.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 1 Annexation  
[30R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 1](#)  
[Exhibit A - Amara Annexation Addition No. 1 - Legal](#)  
[Signed Resolution No. 78-24.pdf](#)

Katie Carleo, Acting Assistant Director, Planning and Neighborhood Services, presented the Resolutions adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation and the Ordinances annexing to the City Amara Addition No. 1 through No. 24 Annexations. She provided a brief overview of the vicinity map, timeline of review, applications, flagpole annexation, public lands, serial annexation, compliance with the City Annexation Plan and PlanCOS, agency review, conditions for annexation, review criteria, and optional motions.

Councilmember Risley asked how this annexation relates to the Annexation Checkpoint Policy. Ms. Carleo stated the applicant presented to City Council earlier in order to offer the opportunity to look at the logical extension and impact to Colorado Springs Utilities (CSU).

Councilmember Avila asked how many square miles the City currently is and how many square miles it would be if Amara is annexed into it. Travis Easton, Deputy Chief of Staff, stated the City is currently approximately 200 square miles. Councilmember Donelson stated Amara would add an additional five miles.

Lisa Barbato, Chief System Planning and Projects Officer, Colorado Springs Utilities (CSU), identified the Amara annexation cost information, financial risk mitigations, current water resources, full buildout water requirement, balanced portfolio-planned water supplies, and CSU application of City Code 12.4.305

Councilmember Henjum asked if the System Extension Rider is not approved by the Board of Directors if they would have to delay some capital projects. Ms. Barbato confirmed they would.

Councilmember Henjum asked if the rider was passed, would residents have to pay approximately \$110.00 for the first two years. Ms. Barbato confirmed they would. Councilmember Donelson stated the average would be approximately \$3.00 per month.

Councilmember Donelson asked if this annexation would only be putting other CSU growth and reliability projects at a financial risk if the rider was not passed. Ms. Barbato confirmed that it would.

Councilmember Avila asked when the gas and regulations rider went into effect and when will it end. Scott Shirola, Manager of Pricing and Rates, CSU, stated it went into effect January 1, 2024 and will continue as long as the State requirement is in effect related to reduce greenhouse gas emissions.

Councilmember Talarico asked how long the Balanced Portfolio-planned water supplies are projected for. Ms. Barbato stated it is projected for full buildout until 2070.

Councilmember Henjum asked how long it took CSU to get the agricultural transfer of 3,000 acre-feet. Ms. Barbato stated the team has been working on it for five to seven years, it is not complete, and the goal is to acquire 10,000 acre-feet every ten years.

Councilmember Henjum asked if there is 15,000 to 25,000 acre-feet of new supply for agricultural transfers each year. Ms. Barbato stated it is not new supply every year, it is a cumulative value and they do not plan for annexations or anything outside the City limits.

Councilmember Leinweber asked if CSU is using all of the water rights they currently hold. Ms. Barbato confirmed they maximize the use of those water supplies as much as they can.

Councilmember Leinweber asked if the City is relatively high in the ranking of water rights. Ms. Barbato stated it depends on the water shed.

Tatiana Bailey, Executive Director, Data-Driven Economic Strategies, provided an overview of the demographics: a structural challenge for affordability, largest population groups in the United States (U.S.)/El Paso County (EPC)/Denver County, EPC population projections by age group, and rate of EPC population increase. She identified the U.S. median weekly real earnings, private annual wages, the need for affordability for all populations, U.S. annual median of existing single-family home prices, inventory of existing homes for sale, mortgage interest rates, and national home price-to-income ratio. Ms. Bailey went over the U.S. annual median new single-family home prices, U.S. new single-family home sales, quarterly U.S. home ownership rates, ten most expensive states, affordability of new apartments, and Colorado residential building permits (underbuilding) impact. She provided an overview of county median home prices, annual median home price appreciation, median annual home prices of new and existing homes in the U.S./Colorado Springs/Pikes Peak region, U.S./Colorado Springs existing sales distribution-May 2024, home building, Housing Opportunity Index, Cost of Housing Index, homeowner's insurance, and new jobs in Colorado Springs.

Councilmember Henjum asked if demand keeps home prices high. Ms. Bailey confirmed it does.

Councilmember Henjum asked what the factors are that create high prices of homes. Ms. Bailey stated prices will increase if supply is low, the City is underbuilt to a greater extent than other communities, older people who may want to downsize do not have the economic incentive to move, and also zoning plays a factor.

Cody Humphrey, Director of Planning, La Plata Communities, representing the applicant, went over their visions/values, agency/stakeholder meetings, Colorado Springs future growth regional context map, El Paso County Master Plan - areas of change/key areas, CSU Utility Service Center Fee assessment area, City limits: 1978, annexation growth: 1978 and prior, 1979, 1981 through 1986, present day, and Amara annexation, and flagpole annexation examples. He identified the Amara location, three-mile area for annexations, current/future urban development growth, Widefield Water and Sanitation District, regional land ownership map, adjacent transportation corridors, Powers Boulevard/Meridian Road extensions, and distance/travel time comparisons. Mr. Humphrey went over the El Paso County Master Plan-employment center priority development areas, and regional summary.

Mr. Humphrey provided an overview of the Amara Master Plan, advantages of a master planned community, Amara vision: neighborhood villages, community site plan, density/product mix, commercial/mixed use, open space/trails, stormwater management, community streets, and approach to sustainability. He went over the Amara parks approval, Amara parks, open space and trails composite plan, and Amara school districts.

Councilmember Risley asked if the 10,000 new jobs were for primary employers and that number does not consider the secondary and tertiary, hospitality, and food service jobs related to that job growth. Mr. Humphrey confirmed they were and.

Mr. Humphrey identified the housing supply/diversity, Colorado Springs job growth, Colorado Spring housing needs, Colorado Springs housing supply, projected growth needs, infill within the City, Amara housing densities/types, Amara product mix/housing options, affordable/attainable housing, and La Plata Communities' commitment of a minimum of seven percent affordable housing units.

Councilmember Henjum asked how LaPlata Communities will ensure that they can develop truly affordable housing. Doug Quimby, President and Chief Executive Officer, La Plata Communities, representing the applicant, stated they do not have a complete plan yet, but there are federal programs that provide for affordable housing projects, they have relationships with nationwide developers of those kinds of projects, LaPlata Communities is

going to donate lots, require builders to participate in programs that provide affordable housing in all of their neighborhoods, and they have always partnered with community minded builders, nonprofit agencies, and land bank programs geared toward providing supportable housing.

Mr. Humphrey provided an overview of Amara Colorado Springs Fire Department (CSFD), Amara phasing plan, CSFD letter of support, Colorado Springs Police Department (CSPD) letter of support, and public safety. He went over the unsolicited third-party testimonials supporting the military, childcare desert map, distance/travel time comparisons, and summary of military needs.

Mike Ruebenson, Chief Operating Officer, La Plata Communities, representing the applicant, identified the results of Colorado Springs Utilities (CSU) review of water, sanitary sewer, electric, and natural gas.

Councilmember Risley requested additional information regarding the timing of the five-year rate case which CSU discussed versus the Utility Extension Rider. Mr. Ruebenson stated this assumes that 55 million of the 75 million would be incurred in 2025, but they will not be delivering homes for three to four years which will allow CSU additional time to adjust rates and address their debt issues. He stated there is currently no revenue associated with Amara so they only show the debt side of it and when revenue starts coming in, they will see more of a positive impact to the rider.

Mr. Ruebenson went over the benefits of Amara to the City.

Mr. Humphrey provided an overview of third-party testimonials, lack of housing in Colorado Springs and the Pikes Peak State College letter of support.

Mr. Quimby provided a brief history of the previous annexations into the City which resulted in a benefit to the City and identified how Amara will be an even bigger benefit to the City.

Mayor Sharon Thompson, City of Fountain, stated the City of Fountain is in support of this project, this will be a regionally collaborative approach to community building, and their initial concerns are that the City's Administration has not been engaging in communication even though

Colorado Springs will become part of the Fountain Valley, Administration has been relying on incorrect information that is included in the development agreement, public safety, and transportation.

Councilmember Henjum asked if Mayor Thompson read the annexation agreement. Mayor Thompson confirmed they had. Councilmember Henjum stated it directs collaboration between the developer and the City of Fountain. Troy Johnson, Attorney, City of Fountain, stated the annexation agreement presumes cooperation and agreement with the City of Fountain, but those discussions have not occurred yet.

President Pro Tem Crow-Iverson asked if the City of Fountain expects Colorado Springs to cost share some of the costs of roads, bridges, and water. Mayor Thompson stated the communication has not been there in regard to solutions.

Councilmember Donelson stated some things, such as stormwater, will not be addressed until after Amara is annexed into the City. Mayor Thompson stated there has been a development built north of the Peaceful Valley which completely floods them, so they do not want to wait to address this issue until the end. Councilmember Donelson stated they would like the City of Fountain to be involved in the development planning process.

Councilmember O'Malley asked why the City of Fountain did not join the Pikes Peak Rural Transportation Authority (PPRTA). Mayor Thompson stated it was because their citizens did not vote for it, and it failed 60/40 and they have plans to bring that back to their citizens in the future.

President Pro Tem Crow-Iverson requested additional information regarding the CSU wholesale agreement. Brian English, Development Projects Manager, CSU stated from a wastewater perspective, it is CSU's intent to enter into a long-term wholesale service agreement with Fountain Sanitation District to provide wastewater services to approximately percent of the Amara property which is presently located within Fountain Sanitation District service area since they have made significant investments in infrastructure and treatment facilities with the expectation of serving that area. He stated for the other twenty percent that reside outside of the scope of that proposed wholesale service agreement, which has not yet been executed because it is subject to Amara's annexation and approval by Fountain Sanitation Districts Board of Directors, while CSU did reserve

the right to negotiate in good faith with Fountain Sanitation District to include it, but if that did not materialize, the developer would be responsible for designing and constructing sufficient extensions to extend and connect that area of Amara property to existing or future wastewater collection facilities within the city limits of Colorado Springs. He stated with respect to electric, CSU has expressed a willingness to potentially execute an interim wholesale service agreement with the City of Fountain or Mountain View Electric Association as a bridge solution until utilities can design and construct sufficient facilities to provide electric service to the Amara property. Mr. English stated for natural gas, CSU did express a willingness to negotiate with Black Hills Energy, the incumbent service provider for most of the Amara area and if that effort were unsuccessful then it would represent the critical path for providing utility services to the Amara development in that it would take CSU approximately four to five years to design and construct sufficient facilities and infrastructure to provide natural gas service to the Amara property. He stated there has been no such discussion or consideration given to any type of wholesale service agreement for water.

Councilmember Talarico asked if the wholesale service agreements would be in place after full buildout or earlier in the development process. Mr. English stated they would take effect on day one after annexation into the City.

Councilmember Henjum asked if any of the information provided by the developer was inaccurate regarding CSU. Mr. Shirola stated CSU's five-year financial plan is based on funding the regulatory, reliability, and growth requirements, but their scope of planning is within the inside City boundaries of Colorado Springs, and they believe the financial targets that they have presented to the board are the appropriate targets and any additional expenses in that five-year period are required to be funded through a cash basis such as a rider. He stated a rider is an appropriate method for that situation where they can recover those expenses in real time as they are occurring in order to not impact those financial metrics and then down the road when there may be more debt capacity, the rider could potentially be ended, and the cost could be rolled into base rates depending on what's appropriate at that point in time. Travas Deal, Chief Executive Officer, CSU, stated CSU's debt capacity ratio is actually 58 percent. Ms. Barbato clarified regarding the water resource fee, LaPlata Communities will be paying \$55 million based on 3,427 acre-feet needed



and that does not cover the overall cost of developing those water supplies which equates to \$147 million.

Councilmember Henjum asked what the average CSU rate payer would pay over eleven years if Amara is brought into the City. Mr. Shirola stated a typical residential rate payer would pay approximately \$389.00 over the course of an eleven-year period. Councilmember Donelson stated this would equate to \$2.33 per month.

Mr. Ruebenson stated they attempted to use the most recent numbers on the metrics and their conclusion is that Amara is so immaterial relative to the total number, and they are also going to be paying a water development charge.

Mr. Ruebenson asked if CSU has contemplated regional improvements in their budget. Ms. Barbato confirmed they have included regional improvements in their budget, the capacity of those improvements would increase, and those projects could also be accelerated due to this annexation.

Citizens Bill Murray, Tom Strand, Randy Reynolds, Katie Peshek, Nate Springer, Bob Leach, Steve Hochstetter, Susan Pattee, SherryLynn Boyles, Livia Smith, Leah Brataan, Josiah Riley, Brian Watt, Bobby Norris, Chris Sanders, Kristen Christy, Woody Longmire, Donna Nelson, Peggy Griebenow, Dorothy Kagarise, Mandy Leap, and Dana Duggan spoke in support of the Amara annexation.

Citizens Jack Goble, Ron Rubin, (Fred Kinnick, Jack Carson, and Scott Prosuch ceded their time to Greg Strauch and David Boyd), Kee Warner, Tom Henley, Maggie Hannah, Jay Frost, Seth Harris, and Margaret Radford spoke in opposition of the Amara annexation.

Councilmember Henjum asked what CSPD's current response time to calls and level of service to citizens is. Adrian Vasquez, Chief, CSPD, stated for priority one calls for service, they average around eleven and a half minutes up to twenty minutes and they are continually looking at where the growth of the City is occurring so they can keep addressing that growth with their staffing.

Councilmember Henjum asked what the trend of CSPD response times

has been. Chief Vasquez stated they have seen an increase in response times due to the difficulty they have encountered with increasing staffing.

Councilmember Talarico requested additional information regarding the parks planned for Amara. Mr. Ruebenson stated their Master Plan was unanimously approved by the Parks, Recreation, and Cultural Services Department and they will be building and maintaining the parks in their community.

Councilmember Talarico asked if the open space and trail systems will be expanded. Mr. Humphrey stated the Parks, Recreation, and Cultural Services Department required 128 acres of park land as a requirement of the Park Land Dedication Ordinance (PLDO) and outside of that, they also have approximately 200 acres of open space and trail networks.

Councilmember Talarico asked what the impact would be if this annexation was not approved. Mr. Ruebenson stated they have not spent much time on an alternative plan because they firmly believe in this project, but they would most likely go to a two and a half acre ranchette and drill wells into the aquifers.

President Pro Tem Crow-Iverson asked what the housing costs will be in Phase 1. Mr. Ruebenson stated they estimate the cost will be in the upper \$300,000's to \$600,000.

President Pro Tem Crow-Iverson asked how many houses will be built in Phase 1. Mr. Ruebenson stated 685 units will be built in Phase 1.

President Pro Tem Crow-Iverson asked if they will be building childcare facilities. Mr. Quimby stated typically an amenity in a Master Plan community is a recreational facility, but their concept is to build a childcare facility instead of a fitness center and subsidize it to be operated by childcare professionals.

Councilmember Henjum requested additional information regarding the \$30 million and then the ongoing \$1.8 million fiscal impact. Charae McDaniel, Chief Financial Officer, stated projecting revenue out thirty years is difficult due to the assumptions that have to be made, there is a lot of variability in Sales Tax revenue, and the Taxpayer Bill of Rights (TABOR) will restrict the amount of revenue growth in the City.

Councilmember Henjum asked if it is more expensive for a City to expand further out. Ms. McDaniel stated there is a cost for adding infrastructure to accommodate the growth, but there will be fees collected which will go toward that cost.

Councilmember Henjum asked if the City is meeting all of its needs with the current budget. Ms. McDaniel stated in her experience, the demand for service and the needs of the departments of a local government will be greater than the revenue ninety percent of the time which is why governmental entities collect taxes and fees and they are in a fiscally constrained environment.

Councilmember Henjum asked what the challenges will be regarding public infrastructure. Mr. Easton stated similar to CSPD, the Public Works Department needs more resources such as equipment/staffing and there is a growing backlog due to the developments which were established decades ago and were never maintained, but they have been trending in the right direction over the last five to ten years.

Councilmember Risley asked what is unique/different about Amara in comparison to the burdens created by any other development, annexation, or growth pattern in the City. Mr. Ruebenson stated some of the amenities and the way they do things are advantageous to the City such as adding and maintaining parks and infrastructure.

Councilmember Avila asked how much buildout there will be in five, ten, and fifteen years and when will the full buildout of nine thousand homes be accomplished. Mr. Ruebenson stated the absorption is approximately four hundred units per year and full buildout is anticipated at twenty-four to twenty-five years.

Councilmember Avila stated she is concerned about the school district not being part of the Southeast Harrison School District and that this area will be isolated from the City much like the Southeast already is. Mr. Ruebenson stated building a world class community in the southside of the City is what attracted them, he believes other areas will develop, other investments will occur, and builders do not set the boundaries for school districts.

Councilmember Henjum asked if annexing Amara would prevent any other annexations from occurring within the next year or two. Ms. Barbato stated they currently have annexations totaling 5,360 acre-feet which includes Amara which leaves 1,932 acre-feet in the queue and they have a sufficient water supply of 5,692 acre-feet.

Councilmember Henjum asked when the eastern wastewater project is anticipated to begin. Ms. Barbato stated they are anticipating 107,000 single-family equivalence, they are currently in the design phase, and it is expected to be completed in 2029.

Councilmember Donelson commented that if this annexation is passed, the City will continue to use water wisely, this development will probably be the most water efficient development in the City, he would like Amara to work with the residents of Peaceful Valley, one of the most stressful things military members face when they have a Permanent Change of Station (PCS) is finding a place to live for their family, and this project is good for all the residents of Colorado Springs.

Councilmember Avila stated she thinks even though this annexation is not perfect, it is a good project, the City needs housing, she likes that this is a Master Plan community, the City is growing, she believes in density, and there is a need to disperse all types of housing including affordable housing throughout the City.

Councilmember Leinweber stated growth takes effort, it is essential, there are challenges which go with it, smart growth is important even with some risk, and balancing the table more between the north and south is an awesome opportunity.

Councilmember Henjum stated she believes that LaPlata communities believes they are doing the right thing, she is not questioning their intent or value, this is a very consequential decision which she takes very seriously, but she has concerns about the existing City footprint, utilities, water, and impact on the Arkansas Valley. She stated she does not feel this is the right place or time for this annexation and does not feel LaPlata Communities has been maligned by the City or CSU over the past three years.

Councilmember Talarico commented that the core of this issue is ensuring

Colorado Springs grows in a smart way, is healthy, benefits all residents, is affordable for families, maintains control over local resources, energy, and resiliency. She stated the community is facing a housing crisis, this project will house 25,000 people at full buildout, this project is a critical part due to tremendous growth with Space Command coming back to the City, it is the right project in the right part of our community, it is imperative that the City maintains as much control over how it regulates/consumes water resources and abdicating this responsibility to other utilities is not wise.

Councilmember Talarico stated LaPlata Communities has been working for years on this project and remained resilient through constantly changing rules, and this project will enhance the City's housing supply, provide a beautiful master plan community in a place where housing is critically needed, and Southwest residents deserve an opportunity to live in a master planned community so she will be voting yes on this annexation.

Councilmember Risley stated he believes this project meets all of the requirements of the ten key elements of the annexation checklist such as housing diversity, housing proximity to serve employment centers, two million square feet of commercial/office space, and desirable park/open space. He stated if the City does not annex this development, it will be built in unincorporated El Paso County on nonrenewable ground water resources.

President Helms stated he looks at the needs of the whole City, not just his fellow veterans, this was a very difficult vote for him, and even though he voted against item 12.F., he will be voting in support for the remaining items.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 1 be adopted. The motion passed by a vote of 5-4-0-0**

**Aye:** 5 - Avila, Donelson, Leinweber, Risley, and Talarico

**No:** 4 - Crow-Iverson, Helms, Henjum, and O'Malley

- 12.G.** [ANEX-23-00](#) Amara Addition No. 1 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 0.644 acres. (Legislative)

[30](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 1](#)  
[Exhibit A - Amara Annexation Addition No. 1 - Legal](#)  
[Amara Annexation Addition No. 1 - Plat](#)  
[Exhibit 12A - Planner Affidavit Amara Addition No. 1-23 Annexation](#)  
[Exhibit 12C - Surveyor Affidavit Amara Addition No. 1-23 Annexation](#)  
[Staff Report Amara Annexation \(A.MP.ZC\)](#)  
[Attachment 1 - Amara Annexation Vicinity](#)  
[Attachment 2 - Amara Project Statement](#)  
[Attachment 3 - City Annexations by Decade](#)  
[Attachment 4 - 3-Mile Buffer](#)  
[Attachment 5 - Amara Additions](#)  
[Attachment 6 - Amara Master Plan](#)  
[Attachment 7 - Amara Master Plan-Conceptual](#)  
[Attachment 8 - CSFD Amara Response](#)  
[Attachment 9 - CSPD Amara Response](#)  
[Attachment 10 - Amara Park and Trails](#)  
[Attachment 11 - Amara Roadway Exhibit](#)  
[Attachment 12 - School District Letters](#)  
[Attachment 13 - City of Fountain Coorespondence](#)  
[Attachment 14 - Public Notice Posters](#)  
[Attachment 15 - Public Comments](#)  
[Attachment 15B - Public Comments - 3](#)  
[Attachment 16 - Public Comment Response](#)  
[Attachment 17 - Annexation Agreement](#)  
[7.6.203-Annexation Conditions](#)  
[Amara Staff Presentation CC 7.23.2024](#)  
[Amara Applicnat Presentation 1 - U.S.CO. and Colorado Springs Housing](#)  
[Amara Applicnat Presentation 2 - La Plata](#)  
[Presentation\\_EPS Amara Fiscal Impact Model Update 3-5-24](#)  
[Amara Annexation Utilities Info - 5-28-24](#)

President Helms stated he looks at the needs of the whole City, not just his fellow veterans, this was a very difficult vote for him, and even though he voted against item 12.F., he will be voting in support for the remaining items.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 0.644 acres as Amara Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code**

**Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.H.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[31R](#) thereon and determining the eligibility for annexation of property known as Amara Addition No. 2 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 2](#)

[Exhibit A - Amara Annexation Addition No. 2 - Legal](#)

[Signed Resolution No. 79-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 2 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.I.** [ANEX-23-00](#) Amara Addition No. 2 Annexation located along Bradley Road, east  
[31](#) of S. Marksheffel Road, consisting of 0.957 acres.  
(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 2](#)

[Exhibit A - Amara Annexation Addition No. 2 - Legal](#)

[Amara Annexation Addition No. 2 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 0.957 acres as Amara Addition No. 2 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by**

a vote of 6-3-0-0

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.J. [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[32R](#) thereon and determining the eligibility for annexation of property  
known as Amara Addition No. 3 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 3](#)  
[Exhibit A - Amara Annexation Addition No. 3 - Legal](#)  
[Signed Resolution No. 80-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 3 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.K. [ANEX-23-00](#) Amara Addition No. 3 Annexation located along Bradley Road, east  
[32](#) of S. Marksheffel Road, consisting of 3.519 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 3](#)  
[Exhibit A - Amara Annexation Addition No. 3 - Legal](#)  
[Amara Annexation Addition No. 3 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 3.519 acres as Amara Addition No. 3 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**



**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.L.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[33R](#) thereon and determining the eligibility for annexation of property  
known as Amara Addition No. 4 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 4](#)

[Exhibit A - Amara Annexation Addition No. 4 - Legal](#)

[Signed Resolution No. 81-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 4 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.M.** [ANEX-23-00](#) Amara Addition No. 4 Annexation located along Bradley Road, east  
[33](#) of S. Marksheffel Road, consisting of 1.878 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 4](#)

[Exhibit A - Amara Annexation Addition No. 4 - Legal](#)

[Amara Annexation Addition No. 4 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 1.878 acres as Amara Addition No. 4 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.O.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[34R](#) thereon and determining the eligibility for annexation of property  
known as Amara Addition No. 5 Annexation

**Presenter:**

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 5](#)

[Exhibit A - Amara Annexation Addition No. 5 - Legal](#)

[Signed Resolution No. 82-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 5 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.P.** [ANEX-23-00](#) Amara Addition No. 5 Annexation located along Bradley Road, east  
[34](#) of S. Marksheffel Road, consisting of 7.381 acres. (Legislative)

**Presenter:**

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 5](#)

[Exhibit A - Amara Annexation Addition No. 5 - Legal](#)

[Amara Annexation Addition No. 5 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 7.381 acres as Amara Addition No. 5 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.Q. [ANEX-23-00](#)  
[35R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 6 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 6 Exhibit A - Amara Annexation Addition No. 6 - Legal Signed Resolution No. 83-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 6 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.R. [ANEX-23-00](#)  
[35](#) Amara Addition No. 6 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 7.448 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 6 Exhibit A - Amara Annexation Addition No. 6 - Legal Amara Annexation Addition No. 6 - Plat 7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 7.448 acres as Amara Addition No. 6 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.S. [ANEX-23-00](#)  
[36R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 7 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 7](#)  
[Exhibit A - Amara Annexation Addition No. 7 - Legal](#)  
[Signed Resolution No. 84-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 7 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.T. [ANEX-23-00](#)  
[36](#) Amara Addition No. 7 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 9.192 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 7](#)  
[Exhibit A - Amara Annexation Addition No. 7 - Legal](#)  
[Amara Annexation Addition No. 7 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 9.192 acres as Amara Addition No. 7 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.U. [ANEX-23-00](#)  
[37R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 8 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 8 Exhibit A - Amara Annexation Addition No. 8 - Legal Signed Resolution No. 85-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 8 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.V. [ANEX-23-00](#)  
[37](#) Amara Addition No. 8 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 4.951 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 8 Exhibit A - Amara Annexation Addition No. 8 - Legal Amara Annexation Addition No. 8 - Plat 7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 4.951 acres as Amara Addition No. 8 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.W. [ANEX-23-00](#)  
[38R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 9 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 9 Exhibit A - Amara Annexation Addition No. 9 - Legal Signed Resolution No. 86-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 9 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.X. [ANEX-23-00](#)  
[38](#) Amara Addition No. 9 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 2.223 acres.  
(Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 9 Exhibit A - Amara Annexation Addition No. 9 - Legal Amara Annexation Addition No. 9 - Plat 7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 2.223 acres as Amara Addition No. 9 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.20 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.Y. [ANEX-23-00](#)  
[39R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 10 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 10](#)

[Exhibit A - Amara Annexation Addition No. 10 - Legal](#)

[Signed Resolution No. 87-24.pdf](#)

[Signed Resolution No. 87-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 10 be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.Z. [ANEX-23-00](#)  
[39](#) Amara Addition No. 10 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 7.117 acres.  
(Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 10](#)

[Exhibit A - Amara Annexation Addition No. 10 - Legal](#)

[Amara Annexation Addition No. 10 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 7.117 acres as Amara Addition No. 10 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AA. [ANEX-23-00](#)  
[40R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 11 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 11](#)

[Exhibit A - Amara Annexation Addition No. 11 - Legal](#)

[Exhibit B - Amara Addition No. 11 Annexation Agreement](#)

[Signed Resolution No. 88-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 11 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AB. [ANEX-23-00](#)  
[40](#) Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 145.176 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 11](#)

[Exhibit A - Amara Annexation Addition No. 11 - Legal](#)

[Amara Annexation Addition No. 11 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 145.176 acres as Amara Addition No. 11 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico



**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AC.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[41R](#) thereon and determining the eligibility for annexation of property  
known as Amara Addition No. 12 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 12](#)

[Exhibit A - Amara Annexation Addition No. 12 - Legal](#)

[Exhibit B - Amara Addition No. 12 Annexation Agreement](#)

[Signed Resolution No. 89-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 12 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AD.** [ANEX-23-00](#) Amara Addition No. 12 Annexation located near the northeast corner  
[41](#) of Squirrel Creek Road and Link Road consisting of 105.274 acres.  
(Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 12](#)

[Exhibit A - Amara Annexation Addition No. 12 - Legal](#)

[Amara Annexation Addition No. 12 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 105.274 acres as Amara Addition No. 12 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AE.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[42R](#) thereon and determining the eligibility for annexation of property  
known as Amara Addition No. 13 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 13](#)

[Exhibit A - Amara Annexation Addition No. 13 - Legal](#)

[Exhibit B - Amara Addition No. 13 Annexation Agreement](#)

[Signed Resolution No. 90-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley,  
that the Resolution adopting findings of fact and conclusions of law based  
thereon and determining the eligibility for annexation of property known as  
Amara Addition No. 13 and approving the annexation agreement be adopted.  
The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AF.** [ANEX-23-00](#) Amara Addition No. 13 Annexation located near the northeast corner  
[42](#) of Squirrel Creek Road and Link Road consisting of 85.462 acres.  
(Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 13](#)

[Exhibit A - Amara Annexation Addition No. 13 - Legal](#)

[Amara Annexation Addition No. 13 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley,  
that the Ordinance approving the annexation of 85.462 acres as Amara  
Addition No. 13 Annexation based upon the findings that the annexation  
complies with the Conditions for Annexation, as set forth in City Code**

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**Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AG.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 14 Annexation  
[43R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 14](#)  
[Exhibit A - Amara Annexation Addition No. 14 - Legal](#)  
[Exhibit B - Amara Addition No. 14 Annexation Agreement](#)  
[Signed Resolution No. 91-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 14 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AH.** [ANEX-23-00](#) Amara Addition No. 14 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 2.633 acres. (Legislative)  
[43](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 14](#)  
[Exhibit A - Amara Annexation Addition No. 14 - Legal](#)  
[Amara Annexation Addition No. 14 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 2.633 acres as Amara**

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**Addition No. 14 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AI.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 15 Annexation  
[44R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 15](#)  
[Exhibit A - Amara Annexation Addition No. 15 - Legal](#)  
[Exhibit B - Amara Addition No. 15 Annexation Agreement](#)  
[Signed Resolution No. 92-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 15 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AJ.** [ANEX-23-00](#) Amara Addition No. 15 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 188.445 acres. (Legislative)  
[44](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 15](#)  
[Exhibit A - Amara Annexation Addition No. 15 - Legal](#)  
[Amara Annexation Addition No. 15 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 188.445 acres as Amara Addition No. 15 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AK.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[45R](#) thereon and determining the eligibility for annexation of property known as Amara Addition No. 16 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 16](#)

[Exhibit A - Amara Annexation Addition No. 16 - Legal](#)

[Exhibit B - Amara Addition No. 16 Annexation Agreement](#)

[Signed Resolution No. 92-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 16 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AL.** [ANEX-23-00](#) Amara Addition No. 16 Annexation located near the northeast corner  
[45](#) of Squirrel Creek Road and Link Road consisting of 191.096 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 16](#)

[Exhibit A - Amara Annexation Addition No. 16 - Legal](#)

[Amara Annexation Addition No. 16 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 191.096 acres as Amara Addition No. 16 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AM** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
 . [46R](#) thereon and determining the eligibility for annexation of property known as Amara Addition No. 17 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 17](#)

[Exhibit A - Amara Annexation Addition No. 17 - Legal](#)

[Exhibit B - Amara Addition No. 17 Annexation Agreement](#)

[Signed Resolution No. 94-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 17 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AN.** [ANEX-23-00](#) Amara Addition No. 17 Annexation located near the northeast corner  
[46](#) of Squirrel Creek Road and Link Road consisting of 153.337 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 17](#)  
[Exhibit A - Amara Annexation Addition No. 17 - Legal](#)  
[Amara Annexation Addition No. 17 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 153.337 acres as Amara Addition No. 17 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AO.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 18 Annexation  
[47R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 18](#)  
[Exhibit A - Amara Annexation Addition No. 18 - Legal](#)  
[Exhibit B - Amara Addition No. 18 Annexation Agreement](#)  
[Signed Resolution No. 95-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 18 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AP.** [ANEX-23-00](#) Amara Addition No. 18 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 372.380 acres.  
[47](#) (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 18](#)  
[Exhibit A - Amara Annexation Addition No. 18 - Legal](#)  
[Amara Annexation Addition No. 18 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 372.380 acres as Amara Addition No. 18 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AQ.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 19 Annexation  
[48R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 19](#)  
[Exhibit A - Amara Annexation Addition No. 19 - Legal](#)  
[Exhibit B - Amara Addition No. 19 Annexation Agreement](#)  
[Signed Resolution No. 96-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 19 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AR.** [ANEX-23-00](#) Amara Addition No. 19 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 305.431 acres. (Legislative)  
[48](#)

Presenter:



Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services  
Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 19](#)  
[Exhibit A - Amara Annexation Addition No. 19 - Legal](#)  
[Amara Annexation Addition No. 19 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 305.431 acres as Amara Addition No. 19 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AS.** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based  
[49R](#) thereon and determining the eligibility for annexation of property known as Amara Addition No. 20 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services  
Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 20](#)  
[Exhibit A - Amara Annexation Addition No. 20 - Legal](#)  
[Exhibit B - Amara Addition No. 20 Annexation Agreement](#)  
[Signed Resolution No. 97-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 20 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AT.** [ANEX-23-00](#) Amara Addition No. 20 Annexation located near the northeast corner  
[49](#) of Squirrel Creek Road and Link Road consisting of 86.744 acres.  
(Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 20](#)

[Exhibit A - Amara Annexation Addition No. 20 - Legal](#)

[Amara Annexation Addition No. 20 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 86.744 acres as Amara Addition No. 20 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AU. [ANEX-23-00](#)** A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 21 Annexation

[50R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 21](#)

[Exhibit A - Amara Annexation Addition No. 21 - Legal](#)

[Exhibit B - Amara Addition No. 21 Annexation Agreement](#)

[Signed Resolution No. 98-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 21 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AV.** [ANEX-23-00](#) Amara Addition No. 21 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 337.474 acres. (Legislative)  
[50](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 21](#)

[Exhibit A - Amara Annexation Addition No. 21 - Legal](#)

[Amara Annexation Addition No. 21 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 337.474 acres as Amara Addition No. 21 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AW** [ANEX-23-00](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 22 Annexation  
[51R](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 22](#)

[Exhibit A - Amara Annexation Addition No. 22 - Legal](#)

[Exhibit B - Amara Addition No. 22 Annexation Agreement](#)

[Signed Resolution No. 99-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 22 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AX.** [ANEX-23-00](#)  
[51](#) Amara Addition No. 22 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 816.132 acres. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 22](#)

[Exhibit A - Amara Annexation Addition No. 22 - Legal](#)

[Amara Annexation Addition No. 22 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 816.132 acres as Amara Addition No. 22 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AY.** [ANEX-23-00](#)  
[52R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 23 Annexation

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Resolution Findings of Fact - Amara Addition No. 23](#)

[Exhibit A - Amara Annexation Addition No. 23 - Legal](#)

[Exhibit B - Amara Addition No. 23 Annexation Agreement](#)

[Signed Resolution No. 100-24.pdf](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 23 and approving the annexation agreement be adopted. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.AZ.** [ANEX-23-00](#) Amara Addition No. 23 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 390.593 acres. (Legislative)  
[52](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 23](#)

[Exhibit A - Amara Annexation Addition No. 23 - Legal](#)

[Amara Annexation Addition No. 23 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the annexation of 390.593 acres as Amara Addition No. 23 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.BA.** [LUPL-24-000](#) A Master Plan for the Amara Annexation establishing commercial, industrial, civic, single-family residential, multi-family residential, parks and open space land uses. The Amara Annexation is generally located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres. (Legislative)  
[6](#)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Attachment 6 - Amara Master Plan](#)

[7.5.408 Master Plan](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Amara Master Plan based upon the findings that the request**

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complies with the review criteria as set forth in City Code Chapter 7 Section 7.5.408 be approved. The motion passed by a vote of 6-3-0-0

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

- 12.BB** [ZONE-24-00](#) Establishment of the the A (Agricultural) zoning district for the Amara Annexation, consisting of 3172.796 acres, generally located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Amara Establishment Of Zone District - Ordinance](#)  
[Exhibit A - Amara Zone Establishment Legal Description](#)  
[Exhibit B - Amara Zone Establishment Depiction](#)  
[7.5.603.B Findings - ZC](#)

Please see comments in Agenda item 12.F.

**Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance approving the establishment of the A (Agriculture) zoning district for the Amara Annexation, based upon the findings that the request complies with the criteria set forth in City Code Chapter 7 Section 7.5.603.B be approved on first reading. The motion passed by a vote of 6-3-0-0**

**Aye:** 6 - Avila, Donelson, Helms, Leinweber, Risley, and Talarico

**No:** 3 - Crow-Iverson, Henjum, and O'Malley

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

There were no items added to the Agenda.

### **14. Executive Session**

There was no Executive Session.

### **15. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 8:33 PM.

Sarah B. Johnson, City Clerk