



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, October 7, 2024

10:00 AM

Council Chambers

### How to Watch the Meeting

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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** 8 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Brian Risley, and Councilmember Michelle Talarico
- Excused** 1 - Councilmember Mike O'Malley

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Donelson asked what time item 11.B. will be taken at the October 8, 2024 City Council meeting. President Helms stated he anticipates it will be taken after lunch.

### 4. Review of Previous Meeting Minutes

- 4.A. [24-549](#) City Council Work Session Meeting Minutes September 23, 2024

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [9-23-24 City Council Work Session Meeting Minutes Final](#)

The minutes of the September 23, 2024 Work Session were approved

by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

There was no Open Executive Session.

### **5B. Closed**

There was no Closed Executive Session.

## **6. Presentations for General Information**

There were no Presentations for General Information.

## **7. Staff and Appointee Reports**

### **7.A. [24-548](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 10-7-24](#)

There were no comments on this item.

## **8. Items for Introduction**

### **8.A. [24-328](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Barnes & Powers North Business Improvement District**

Presenter:

Allison Stocker AICP, Planner II, Planning Department

Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 Barnes North Unsigned Resolution](#)  
[2025\\_Barnes&Powers\\_North\\_BID\\_Operating Plan](#)

Allison Stocker, Planner II, Planning and Neighborhood Services, presented the proposed 2025 budget for the Colorado Springs Downtown Development Authority (DDA) and the proposed 2025 operating plans and budgets for the eighteen Business Improvement Districts (BID). She explained the annual budget and mill levy approval by City Council is required for the DDA and annual budget and operating plan approvals by City Council are required for BIDs. Ms. Stocker identified the refinements for this cycle, Greater Downtown BID, list of other BIDs, proposed mill levy changes, Public Improvement Fees (PIFs), boundary changes, BID websites, and next steps.

Councilmember Henjum requested additional information on privately placed debt. Ben Bolinger, Corporate Division Chief, Office of the City Attorney, explained private placement bonds refer to who the bonds are sold to and how they are sold. He stated private placement usually goes through banks and are not marketed securities on the stock market.

Councilmember Donelson asked if the Planning Department has reviewed and recommend the approval of these operating plans and budget. Kevin Walker, Interim Planning and Neighborhood Services Director, stated these plans and budgets meet the criteria, and no consequential concerns have been raised.

- 8.B. [24-330](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Barnes & Powers South Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning and Community Development

Kevin Walker, Interim Director, Planning and Community Development

**Attachments:** [2025 Barnes&Powers South BID Operating Plan](#)

[2025 Barnes South Unsigned Resolution](#)

[BID Presentation\\_WS\\_20241007\\_V1](#)

Please see comments in Agenda item 8.A.

- 8.C. [24-331](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Briargate Center Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department

Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 Briargate Center Unsigned Resolution](#)

[2025 Briargate Center BID Operating Plan](#)

Please see comments in Agenda item 8.A.

- 8.D. [24-332](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Catalyst Campus Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department

Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_Catalyst\\_Campus\\_Unsigned\\_Resolution](#)  
[2025\\_Catalyst\\_Campus\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.E.** [24-334](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the First and Main Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_First&Main\\_BID\\_V3\\_OperatingPlan](#)  
[2025\\_1st&Main\\_Unsigned\\_Resolution](#)

Please see comments in Agenda item 8.A.

- 8.F.** [24-335](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_1st&Main2\\_Unsigned\\_Resolution](#)  
[2025\\_Firs\\_Mai\\_BID\\_No.2\\_V3\\_OperatingPlan](#)

Please see comments in Agenda item 8.A.

- 8.G.** [24-336](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the First and Main North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_1st&MainNorth\\_Unsigned\\_Resolution](#)  
[2025\\_First&Main\\_North\\_BID\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.H.** [24-337](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Gold Hill North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_GoldHillNorth\\_Unsigned\\_Resolution](#)  
[2025\\_GoldHill\\_North\\_BID\\_OperatingPlan](#)

Please see comments in Agenda item 8.A.

- 8.I.** [24-338](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_Greater\\_Downtown\\_Unsigned\\_Resolution](#)  
[2025\\_Greater\\_Downtown\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.J.** [24-339](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the GSF Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_GSFDistrict\\_Unsigned\\_Resolution](#)  
[2025\\_GSF\\_BID\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.K.** [24-340](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Interquest North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_Interquest\\_North\\_Unsigned\\_Resolution](#)  
[2025\\_Interquest\\_North\\_BID\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.L.** [24-341](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the

Interquest South Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 Interquest South Unsigned Resolution](#)  
[2025 Interquest South BID Operating Plan](#)

Please see comments in Agenda item 8.A.

**8.M.** [24-342](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Interquest Town Center Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 InterquestTownCenter Unsigned Resolution](#)  
[2025 InterquestTownCenter BID Operating Plan](#)

Please see comments in Agenda item 8.A.

**8.N.** [24-343](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the MW Retail Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 MWRetail Unsigned Resolution](#)  
[2025 MWRetail OperatingPlan](#)

Please see comments in Agenda item 8.A.

**8.O.** [24-344](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Park Union Business Improvement District

Presenter:

Allison Stocker, AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025 ParkUnion Unsigned Resolution](#)  
[2025 ParkUnion BID Operating Plan](#)

Please see comments in Agenda item 8.A.

- 8.P. [24-345](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

**Attachments:** [2025\\_PowersWoodmen\\_Unsigned\\_Resolution](#)  
[2025\\_Powers&Woodmen\\_Commercial\\_BID\\_Operating\\_Plan](#)

Please see comments in Agenda item 8.A.

- 8.Q. [24-346](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the TrueNorth Commons Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning and Community Development  
Kevin Walker, Interim Director, Planning and Community Development

**Attachments:** [2025\\_TrueNorthCommons\\_Unsigned\\_Resolution](#)  
[2025\\_TrueNorth\\_OperatingPlan](#)

Please see comments in Agenda item 8.A.

- 8.R. [24-439](#) An Ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District (Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

**Attachments:** [Cover Letter\\_Creekwalk Marketplace BID](#)  
[Notice of Inclusion - Creekwalk Marketplace BID](#)  
[Ordinance Approving Inclusion - Creekwalk Marketplace BID - final](#)  
[Petition for Inclusion\\_Executed](#)  
[Staff PowerPoint Creekwalk BID Inclusion 2024 - new PP format](#)

Kyle Fenner, Senior Planner, Planning and Neighborhood Services Department, presented the Ordinances including/excluding certain property into the boundaries of the Creekwalk Marketplace Business Improvement District (BID), approving the amended and restated Service Plan for the Creekwalk Marketplace BID to allow for a preauthorized debt limit of \$65,000,000 to provide for public improvements price increases, and the Resolution approving the

proposed 2025 Operating Plan and Budget for the Creekwalk Marketplace BID. She provided an overview of the background of the BID, summary of exclusions/inclusions, existing boundaries/proposed inclusions/exclusions, proposed increase of the debt authorization from \$50,000,000 to \$65,000,000, public improvements, and staff recommendations.

Councilmember Henjum requested additional information regarding the public improvements. Ms. Fenner stated the applicant will be providing that information in their presentation.

Councilmember Henjum asked if the debt limit will be changed. Ms. Fenner confirmed it will be raised to a preauthorized debt limit of \$65,000,000 to provide for public improvements price increases.

Nicole Peykov, Spencer Fane LLC, representing the applicant, identified the requested boundary adjustments, 2024 Operating Plan amendment, summary of public improvements,

Councilmember Henjum asked why the northern parcels are located so far north of the other parcels. Ms. Peykov stated the intent is that the parcels will eventually be connected.

Councilmember Avila asked how far the northern parcel is to the other parcels. Ms. Peykov stated it is five to six blocks away.

Councilmember Henjum asked what caused the increase in the cost for public improvements. Ms. Peykov stated the inclusion of the additional parcels, inflation over the past ten years, and supply issues.

Councilmember Henjum asked why Cheyenne Creek is so much more expensive than anticipated. Danny Mientka, representing the applicant, stated at the time they estimated the bonds, they have added more improvements, and the estimate is now \$6 million, and the other aspect is that the tax revenues from this plan are very low.

Councilmember Henjum asked if the Tax Increment Financing (TIF) is expected to improve. Mr. Mientka stated they are working on additional opportunities on the east side of Nevada Avenue which could supercharge the last ten to twelve years of the urban renewal plan period.

Councilmember Henjum asked what the implications are if the tax revenue does not improve over the next five years. Mr. Mientka stated he will have made a lot of contributions which will not be reimbursed.

**8.S.**    [24-440](#)

An Ordinance excluding certain property from the boundaries of the



Creekwalk Marketplace Business Improvement District  
(Legislative)

Presenter:  
Kyle Fenner, Senior Planner, Planning and Neighborhood Services

- Attachments:** [Cover Letter Creekwalk Marketplace BID](#)  
[Petition for Exclusion, Executed](#)  
[Ordinance Approving Exclusion - Creekwalk Marketplace BID](#)  
[Creekwalk BID Property Inclusion & Exclusion Map 2024](#)  
[Notice of Exclusion, Creekwalk Marketplace BID](#)  
[Staff PowerPoint Creekwalk BID Exclusion 2024](#)

Please see comments in Agenda item 8.R.

**8.T. [24-441](#)** To approve a Resolution for an Amended and Restated Service Plan for the Creekwalk Marketplace Business Improvement District to allow for a preauthorized debt limit of \$65,000,000 to provide for authorized improvements

(Legislative)

Presenter:  
Kyle, Fenner, Planning and Neighborhood Services Department

- Attachments:** [RESO AmendOpPlan & Increase Max Preauth. Debt](#)  
[Cover Letter to City of Colorado Springs- Creekwalk Marketplace BID - 2024 07 12\(8977044.1\)](#)  
[Amended 2024 Operating Plan - Final](#)  
[Creekwalk BID Summary of Public Improvements \(Map\)](#)  
[Staff PowerPoint Creekwalk BID All Exclusion, Inclusion, Amendment, Debt 2024 - new PP format](#)

Please see comments in Agenda item 8.R.

**8.U. [24-333](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District

Presenter:  
Allison Stocker AICP, Planner II, Planning Department  
Kevin Walker, Interim Director, Planning Department

- Attachments:** [2024 Creekwalk Unsigned Resolution](#)  
[2025 CreekwalkMarketplace BID Operating Plan](#)

Please see comments in Agenda item 8.R.

**8.V. [24-520](#)** A Resolution of the City of Colorado Springs approving a limited

amendment to the amended and restated consolidated service plan of the Allison Valley Metropolitan Districts No. 1 & No. 2 to all an increase of the maximum operational mill levy from 10.0 mills to 20.0 mills.

Presenter:

Allison Stocker, Planner II, Planning and Community Development Department

Kevin Walker, Interim Planning and Community Development Director

**Attachments:** [AllisonValley Resolution Draft](#)

[AVMD Service Plan Amendment Submission](#)

[AVMD 2 - Limited Service Plan Amendment - O M Mill Levy\(9162442.1\)](#)

[AVMD Amended and Restated Consolidated Service Plan 2016\(9212516.1\)](#)

[AVMD Amended and Restated Consolidated Service Plan 2024 redline\(9213790.1\)](#)

[AllisonValley Work Session PPT\\_v1](#)

Allison Stocker, Planner II, Planning and Neighborhood Services Department, presented the Resolution approving a limited amendment to the amended and restated consolidated service plan of the Allison Valley Metropolitan Districts No. 1 and No. 2 to add an increase of the maximum operational mill levy from 10.0 mills to 20.0 mills. She provided an overview of the request, district location, project area, background, and next steps.

There were no comments on this item.

- 8.W.** [URAP-24-00](#) A Resolution making certain legislative findings and approving the Bristow-Lowell Urban Renewal Plan.

[01](#)

Related Files: 24-540

Presenter:

Jariah Walker, CSURA Executive Director

**Attachments:** [Resolution Bristow-Lowell URAPLAN Findings](#)

[Bristow-Lowell URA CPC Report 091124](#)

[Presentation 1 Bristow-Lowell CSURA Financial Analysis City 9-27-2024](#)

[Presentation 2 Bristow-Lowell CSURA](#)

[Bristow-Lowell Conditions Survey Final 6-17-2024](#)

[Bristow-Lowell URA El Paso County Impact Report 9-27-2024](#)

[Bristow-Lowell URA Plan Final Legal 6-17-2024](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA), Executive Director, introduced the Resolutions making certain legislative

findings and approving the Bristow-Lowell Urban Renewal Plan, approving a Cooperation Agreement between the CSURA and the City to promote redevelopment and assist with financing of public improvements for the Bristow-Lowell Urban Renewal project.

Sarah Dunmire, Economic and Planning Systems, Inc., representing the applicant, provided an overview of the study area, Bristow-Lowell URA Plan objectives, goals, conformance with PlanCOS, program overview, eligible improvements, Bristow House/Lowell Commons construction costs, static performance, Tax Increment Financing (TIF), property tax increment, and City property tax impact.

President Helms requested additional information regarding the CSURA Board and the library. Mr. Walker stated the CSURA Board voted unanimously to approve this project, School District 11, the El Paso Council Commissioners Board, and the Planning Commission has pledged one-hundred-percent support of this project, and they will be going before the Library Board before City Council votes on it on October 22, 2024.

President Helms requested additional information regarding the property tax revenue being collected for the project versus sales tax. Mr. Walker explained this property will be residential so they are not expecting retail sales tax will be generated in the surrounding areas of this project.

Councilmember Donelson asked how many units are at the seventy percent Average Median Income (AMI) level. Toby Gannett, Gannett Holdings, representing the applicant, stated this is a three-stage project, and these two phases (Phase 2 and Phase 3) serve the higher bracket so there are only two units in these phases which serve seventy percent and below AMI and Phase 1 will have ninety-five units which would serve the thirty-sixty percent AMI range to meet the entire spectrum of needs in the community.

Councilmember Donelson stated there are currently 6,500 apartment vacancies and asked if this project should be put on hold. Mr. Walker stated the tax entities are seeing a demand for this type of project. Mr. Gannett stated there is an emerging oversupply in the downtown corridor, but market analysis for Phase 1 indicated that over 12,000 units were needed and over 11,000 units were needed for Phase 2 and Phase 3.

**8.X.**     [24-540](#)

A Resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Bristow-Lowell Urban Renewal project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File:

Presenter:

Jariah Walker, CSURA Executive Director

**Attachments:** [RES Bristow-Lowell URACooperationAgreement](#)  
[Exhibit A - Bristow-Lowell Cooperation Agreement](#)

Please see comments in Agenda item 8.W.

## **9. Items Under Study**

- 9.A. [ANEX-23-00](#) An informational presentation for the Annexation Policy Checkpoint on  
[09WS](#) the proposed Karman Line Addition No. 1-6 Annexation.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood  
Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood  
Services

**Attachments:** [Attachment 1 - Karman Line - Over-All Annexation](#)  
[Attachment 2 - Project Statement - Land Use Plan](#)  
[Attachment 3 - Land Use Plan](#)  
[Attachment 4 - Enterprise Zone Determination](#)  
[Karman Line - Checkpoint - Staff Presentation](#)

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services, provided an informational presentation for the Annexation Policy Checkpoint on the proposed Karman Line Addition No. 1-6. He provided a brief overview of the vicinity map, applications, and guidelines.

Craig Dossey, Norris Ranch Joint Venture LLC, representing the applicant, identified the location, regional context, proposed development, and how this project meets the annexation requirements.

Councilmember Donelson asked how many military police are on staff at Shriever Air Force Base. Mr. Dossey stated he will provide that information.

Councilmember Talarico asked when this project was presented to the Parks Advisory Board. Mr. Dossey stated there were two hearings approximately nine months ago.

Councilmember Henjum asked how many residents of Lorson Ranch commute to Shriever Air Force Base. Mr. Dossey stated he does not

have that information.

Councilmember Risley asked how this project will support other major employment centers in the area such as the Colorado Springs Airport and surrounding areas. Mr. Dossey stated this project will alleviate the amount of traffic on Powers Boulevard and provide affordable housing to support the troops stationed here.

Brian English, Development Projects Manager, Colorado Springs Utilities (CSU), went over City Code 12.4.305.B requirements, application of the City Code, utility service territories, wastewater/natural gas/electric infrastructure/facilities, CSU capital cost estimate, and City Code 7.5.701.C.1. conditions for annexation.

Councilmember Henjum asked if the Minimum Water Supply Requirement (MWSR) of 5,692 Acre-feet/year (AFY) includes everything which has already been developed in the City but does not include future development. Mr. English confirmed that is correct and they would need 34,000 AFY at full buildout.

Councilmember Donelson asked if it is a challenge to acquire water. Mr. English confirmed it is due to competing jurisdictions and the population growth along the Front Range.

Councilmember Donelson asked how certain CSU is that they will acquire 34,000 AFY of water. Mr. English stated they have a very robust plan to achieve that goal, but there are variables and risks which could change that.

Councilmember Leinweber asked if the 95,000 AFY of Reliably Met Demand (RMD) could increase if there was better infrastructure in place to capture it. Lisa Barbato, Chief Systems Planning and Projects Officer, CSU, stated next year they will be implementing their Integrated Resource Plan which will reevaluate their RMD which does not include the additional water rights they have purchased in the past couple of years.

Councilmember Donelson stated there were substantial water savings with residential water conservation measures and asked if there is an expectation that there will be more of a water supply due to these continued restrictions. Mr. English stated they will continue to promote water conservation to keep usage at the current level.

Councilmember Risley requested a line-item breakdown of CSU capital cost estimate. Mr. English agreed to provide that information.

Councilmember Risley asked if this property would participate in the

Regional Service Center. Mr. English confirmed they would.

Councilmember Henjum requested a breakdown of CSU cost versus developer cost. Mr. English stated he will provide that information.

Councilmember Henjum asked if the developer has discussed an interim utility service provider with CSU. Mr. English stated they would be open to evaluating an interim service provider, but they would want it on a wholesale service basis.

- 9.B. [ANEX-24-00](#) [01WS](#) An informational presentation for the Annexation Policy Checkpoint on the proposed Cheyenne Mountain State Park and Rock Creek Mesa Addition No. 1-6 Annexation.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

**Attachments:** [Attachment 1 - Over-all Map](#)  
[Attachment 2 - Rock Creek Mesa - Land Use Plan](#)  
[Attachment 3 - Project Statement\\_Rock Creek Mesa](#)  
[Rock Creek Mesa - Checkpoint - Staff Presentation](#)

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services, provided an informational presentation for the Annexation Policy Checkpoint on the proposed Cheyenne Mountain State Park and Rock Creek Mesa Addition No. 1-6 Annexation. He provided a brief overview of the vicinity map, applications, and guidelines.

Jason Allwine, Matrix Design Group, representing the applicant, identified the site location, annexation, project perspective, approval criteria, housing diversity of development, sufficiency of existing/planned roadway infrastructure/public safety staffing, proximity/opportunity to serve employment centers, economic impact on the City, and reasonable utilities cost recovery/Return on Investment (ROI) projections. He went over the connectivity/proximity to transportation options, desirable parkland/open space, ability to fund/offset costs for public facilities, and approval criteria.

Brian English, Development Projects Manager, Colorado Springs Utilities (CSU), went over City Code 12.4.305.B requirements, application of the City Code, water/wastewater/natural gas/electric infrastructure, CSU capital cost estimate, and City Code 7.5.701.C.1. conditions for annexation.

Councilmember Donelson asked if there were any concerns raised at the Town Hall meeting. Mr. Sevigny stated there were concerns stated related to traffic, Pawnee Road being built to City standards, and

helicopter flight patterns.

Councilmember Donelson asked how many people attended the Town Hall meeting and if they were opposed or in support of the annexation. Mr. Sevigny stated there were approximately seventy attendees and initially, there were many people who voiced concerns over the annexations, but as of recent, they have not heard any opposition to the proposal.

Councilmember Henjum asked if the existing homes will be invited to be annexed. Mr. Allwine stated if they chose to do so, it would be their responsibility for that process.

Councilmember Henjum asked if there are any implications to annex state park land into the City. Mr. Allwine stated other than an ownership change, there should not be any implications.

Councilmember Leinweber requested additional information regarding the improvements which have already been occurring on State Highway 115. Mr. Allwine stated the Colorado Department of Transportation (CDOT) has not requested any additional right away or additional improvements other than the intersection improvements which are in conjunction with the City's Traffic Engineer.

Councilmember Talarico asked if there will be improvements on Pawnee Road going west. Mr. Allwine confirmed there will be improvements westbound to the detached single-family boundary.

Councilmember Leinweber asked if the mobile home park has been considered in their evacuation planning. Mr. Allwine confirmed it had been.

Councilmember Leinweber asked if Pawnee Road will be a two-lane road. Mr. Allwine stated it will be a two-lane collector road and at full buildout, it may warrant a double left turn lane.

Councilmember Henjum and President Helms requested additional clarification regarding where the current City limits are in comparison to the proposed annexation. Mr. Sevigny identified the current City boundary lines.

Councilmember Leinweber asked if the Rock Creek Mesa will be requesting services from CSU. Mr. English stated he has heard they are experiencing challenges, and CSU has a tariff which provides for regional water and/or wastewater service.

Councilmember Henjum and Councilmember Risley requested

additional information regarding fire/police services and benefits to the City regarding this annexation at the next presentation.

## **10. Councilmember Reports and Open Discussion**

Councilmember Talarico attended the University of Colorado, Colorado Springs, (UCCS) Economic Forum at the Ent Center, Downtown Partnership meeting, Trails and Open Space, and Parks TOPS Advisory Committee meeting, Civil Service meeting, and the Old Colorado City (OCC) Downtown Development Authority (DDA).

Councilmember Donelson recognized Colorado Springs Police Department (CSPD) Commander Tish Olszewski for her forty years of service to the City, CSPD Officers who received awards at the Medal of Valor dinner, the citizens who came out to a Town Hall in District 1, and Hank Scarangella who informed the other citizens about the redistricting process

Councilmember Avila stated she attended the tour for the Pikes Peak Housing Network, Peak Education Wellness event, Medal of Valor award ceremony, Woman's Foundation Luncheon in Denver, CO, and the COS I Love You dinner. She stated her neighborhood will be having a Halloween gathering and she was a speaker for Colorado College regarding dialogue across the political divide.

Councilmember Risley stated he was on the interview panel for the Planning Director position for which he is very happy with the outcome.

Councilmember Henjum expressed gratitude for Councilmember Avila speaking about the various sides kind of working together for the best and the Homeless Union who has adopted trash pickup from Dorchester Park to America the Beautiful Park. She stated she will be on a panel for a session called Bridging the Political Divide hosted by the Greenberg Center for learning and tolerance, and attended the Medal of Valor dinner, the Ford Amphitheatre discussion regarding noise mitigation, Concrete Coyote's twenty-year celebration, Rock Island ribbon cutting ceremony, and the COS I Love You annual dinner. Councilmember Henjum stated there will be a press conference at the front of City Hall on Thursday, October 10, at 10:00 AM related to transparency in government.

President Pro Tem Crow-Iverson stated the Opioid Abatement Council is



getting ready to fund our second round of funding and they have approximately \$9 million.

Councilmember Leinweber stated neighborhood.com ranked Colorado Springs number one as the most neighborly city in the United States, there have been approximately 880 Neighborhood Gatherings, he attended the El Paso County/Teller County Lunch and Learn hosted by District Attorney Michael Allen regarding how bad the drug addiction issues are in the community, Colorado Outdoor Industry Leadership Summit (COILS) in Durango, CO where they announced that the total economic output for outdoor recreation is \$65.8 billion for our state which made him question if the community is not thinking strong enough about going after more outdoor recreation dollars.

President Helms stated he attended the medal of valor ceremony and the open house at the Ford Amphitheater and congratulated the United States Naval Academy for winning the first leg of the Commander in Chief's trophy.

## **11. Adjourn**

There being no further business to come before City Council, President Helms adjourned the meeting at 2:36 PM.

Sarah B. Johnson, City Clerk