



# City of Colorado Springs

## Regular Meeting Agenda - Final-revised City Council

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

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

---

Tuesday, October 24, 2023

10:00 AM

Council Chambers

---

### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- Stratus IQ Channel 76 / 99 (Streaming)

### How to Comment on Agenda Items

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

**During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 185 697 32#**

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

- 1. Call to Order and Roll Call**
- 2. Invocation and Pledge of Allegiance**
- 3. Changes to Agenda/Postponements**
- 4. Consent Calendar**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)**

**4A. Second Presentation:**

- 4A.A. [23-420](#) Ordinance No 23-57 Certifying Delinquent Stormwater Fees and Charges to the El Paso County Treasurer for Collection

Presenter:

Richard Mulledy, P.E., Stormwater Enterprise Manager

**Attachments:**

[Exhibit A](#)

[Ordinance StormwaterFees-Certification](#)

- 4A.B. [ZONE 23-0018](#) Ordinance No. 23-58 amending the zoning map of the City of Colorado Springs pertaining to 8.197 acres located at 4415 Grinnell Blvd from APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay) to MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay).  
(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning and Community Development  
Peter Wysocki, Planning Director, Planning and Community Development

**Attachments:**

[Staff Report](#)

[Peak Zone Change Ordinance](#)

[Figure 1 Project Statement](#)

[Figure 2 Exhibits A & B](#)

[Figure 3 Land Use Statement](#)

[Figure 4 COPN-22-0003](#)

[Figure 5 Peak Innovation Project Statement](#)

[Vicinity Map](#)

[Peak Zone Change - staff presentation](#)

**4B. First Presentation:**

- 4B.A. [23-555](#) City Council Regular Meeting Minutes October 10, 2023

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[10-10-2023 City Council Meeting Minutes Final](#)

- 4B.B.** [23-365](#) A Resolution authorizing acquisition of approximately 562 acres and recognizing a partial donation

Presenter:  
Troy Stover, Business Park Development Director, Colorado Springs Airport

**Attachments:** [562-acre\\_LandAcquisitionRegSession\\_ppt](#)

- 4B.C.** [23-398](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Barnes & Powers North Business Improvement District

Presenter:  
Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:** [2024 Operating Plan - Barnes\\_Powers North BID](#)  
[10-9-23 BID Presentation - Council Work Session](#)  
[Res. Barnes and Powers North BID 2024 Approval Without Exhibit E](#)

- 4B.D.** [23-399](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Barnes & Powers South Business Improvement District

Presenter:  
Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:** [2024 Operating Plan - Barnes\\_Powers South BID](#)  
[Res. Barnes and Powers South BID 2024 Approval Without Exhibit E](#)

- 4B.E.** [23-400](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Briargate Center Business Improvement District

Presenter:  
Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:** [Briargate Center BID 2024 Operating Plan and Budget](#)  
[Res. Briargate Center BID 2024 Approval Without Exhibit E](#)

**4B.F.** [23-401](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Catalyst Campus Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2023-10-4 2024 Catalyst Campus Operating Plan \(Final\)](#)

[Res. Catalyst Campus BID 2024 Approval Without Exhibit E](#)

**4B.G.** [23-402](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - Creekwalk Marketplace BID](#)

[Res. Creekwalk Marketplace BID 2024 Approval Without Exhibit E](#)

**4B.H.** [23-403](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the First and Main Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - First \\_ Main BID](#)

[Res. First and Main BID 2024 approval without Exhibit E](#)

**4B.I.** [23-462](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[Res. First and Main 2 BID 2024 approval without Exhibit E.docx](#)

[Revised 2024 Operating Plan - First & Main BID No. 2\(8223352.1\)-c](#)

**4B.J.** [23-463](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the First and Main North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - First Main North BID\(8223398.1\)](#)

[Res. First and Main North BID 2024 approval without Exhibit E](#)

**4B.K.** [23-464](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Gold Hill North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan- Gold Hill North BID Operating Plan and Budget](#)

[Res. Gold Hill North BID 2024 approval without Exhibit E](#)

**4B.L.** [23-465](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 BID Preliminary Budget to the City](#)

[Res. Greater Downtown BID 2024 approval without Exhibit E.docx](#)

**4B.M.** [23-466](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the GSF Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan- GSF BID Operating Plan and Budget](#)

[Res. GSF BID 2024 approval without Exhibit E](#)

**4B.N.** [23-467](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Interquest North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan and Budget - Interquest North BID\(8242273.1\)](#)

[Res. Interquest North BID 2024 approval without Exhibit E](#)

**4B.O.** [23-468](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Interquest South Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - Interquest South BID](#)

[Res. Interquest South BID 2024 approval without Exhibit E](#)

**4B.P.** [23-469](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Interquest Town Center Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - Interquest Town Center BID](#)

[Res. Interquest Town Center BID 2024 approval without Exhibit E](#)

**4B.Q.** [23-470](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the MW Retail Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[Res. MW Retail BID 2024 approval without Exhibit E](#)

[Revised 2024 Operating Plan and Budget - MW Retail BID\(8219799.1\)-c](#)

**4B.R.** [23-471](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Park Union Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan - Park Union BID](#)

[Res. Park Union BID 2024 approval without Exhibit E](#)

**4B.S.** [23-472](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan and Budget - Powers and Woodmen Commercial BID](#)

[Res. Powers Woodmen BID 2024 approval without Exhibit E.docx](#)

**4B.T.** [23-473](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the TrueNorth Commons Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Michael Tassi, Assistant Director, Planning and Community Development

**Attachments:**

[2024 Operating Plan and Budget - TrueNorth Commons BID](#)

[Res. TrueNorth Commons BID 2024 approval without Exhibit E.docx](#)



**4B.U. [23-551](#)**

The City Clerk reports that on October 10, 2023 there was filed with her a petition for the annexation of Dublin Park Addition No. 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[CC Memo to Clerk Annexation Petition - ANEX-23-0019 Dublin Park.pdf](#)

[Dublin Park Addition No 1 - Annexation Plat \(9-19-2023\).pdf](#)

[Dublin Park Addition No 1 - VICINITY MAP.pdf](#)

[Signed PA Dublin Park Addition No. 1-10 07 2023.pdf](#)

**5. Recognitions****5.A. [23-558](#)  
Est. Time: 5  
minutes**

Appointments to City Council Appointed Boards and Commissions

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:**

[102423 Boards Commissions and Committee Appointments](#)

**5.B. [23-533](#)  
Est. Time: 35  
Minutes**

A Resolution In recognition of National Disability Employment Awareness Month, October 2023.

Presenter:

Yolanda Avila, Councilmember District 4

Mike Sullivan, Chief Human Resource and Risk Officer

Valerie Gallegos, Human Resources Manager

**Attachments:**

[National Disability Employment Awareness Month Resolution](#)

- 5.C.**    [23-557](#)  
**Est. Time:** 10  
minutes
- A Joint Proclamation recognizing October 30 To November 3, 2023 as National Veterans Small Business Week
- Presenter:  
Randy Helms, Council President and Councilmember District 2  
Yemi Mobolade, Mayor of Colorado Springs  
Aikta Marcoulier, Regional Administrator, Region VIII - Rocky Mountain Region, U.S. Small Business Administration
- Attachments:**    [National Veterans Small Business Week](#)
- 5.D.**    [23-574](#)  
**Est. Time:** 20  
minutes
- A Resolution of The City Of Colorado Springs Opposing Proposition HH, An Undue Limitation On Municipal Budgets And Local Control Of Property Tax Relief
- Presenter:  
Dave Donelson, Councilmember District 1
- Attachments:**    [HH Opposition Resolution](#)
- 5.E.**    [23-485](#)  
**Est. Time:** 5  
minutes
- Recognition of the Colorado Park & Recreation Association Award for Community Champion Presented Posthumously to Stephannie Finley-Fortune
- Presenter:  
Britt Haley - Parks, Recreation and Cultural Services Director
- Attachments:**    [10-24-23 - CPRA Award - Stephannie Finley-Fortune - PowerPoint.pptx](#)
- 5.F.**    [23-486](#)  
**Est. Time:** 5  
minutes
- Recognition of the Colorado Parks & Recreation Association Columbine Award for Renovated Park Design Presented to Panorama Park
- Presenter:  
Britt Haley - Parks, Recreation and Cultural Services Director
- Attachments:**    [10-24-23 - CPRA Award - Panorama Park - PowerPoint](#)
- 5.G.**    [23-556](#)  
**Est. Time:** 5  
minutes
- Recognition of the two American Planning Association (APA) Colorado Chapter Honor Awards for RetoolCOS Project
- Presenter:  
Peter Wysocki, Director of Planning and Neighborhood Services  
Morgan Hester, Long Range Planning Division Manager

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

**7. Citizen Discussion For Items Not On Today's Agenda****8. Items Called Off Consent Calendar****9. Utilities Business**

- 9.A.**     [23-443](#)                     A Resolution Approving an Agreement to Annex and to Provide Water and Wastewater Service Outside the City Limits to 5180 Topaz Drive in Park Vista Estates Addition
- Est. Time:** 30 minutes

Presenter:  
Todd Sturtevant, Manager, Customer Utilities Connections  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**             [FINAL DRAFT - 5180 Topaz Dr \(O'Driscoll 2023\) - Park Vista Agreement To Annex 8-28-23](#)  
[FINAL - City Council - Agreement to Annex - 5180 Topaz Drive 20230818](#)

- 9.B.**     [23-565](#)                     A Resolution Approving an Agreement to Annex and to Provide Water and Wastewater Service Outside the City Limits to 5315 Silver Drive in Park Vista Estates Addition
- Est. Time:** 30 minutes

Presenter:  
Todd Sturtevant, Manager, Customer Utilities Connections  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**             [FINAL - 5315 Silver Dr \(Thomas 2023\) - Park Vista Agreement To Annex 20231016](#)  
[FINAL - CSU-Water WW 5315 Silver Drive Resolution](#)  
[FINAL - City Council \(10-24\) - Agreement to Annex - 5315 Silver Drive \(Thomas\) 20231016](#)

- 9.C.**    [23-438](#)  
**Est. Time:** 30  
minutes
- Public Hearing for the Consideration of Resolutions Setting Electric, Natural Gas, and Certain Water Rates Within the Service Areas of Colorado Springs Utilities, and Certain Changes to Electric and Natural Gas Rate Schedules, and Utilities Rules and Regulations.

Presenter:

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

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Chris Bidlack, Senior Attorney, City Attorney's Office

**Attachments:**

[2 - Rate Hearing Agenda-2024 Rate Case 10-24-23](#)

[3 - City Attorney Instructions-2024 Rate Case 10-24-2023](#)

[4 - Issues For Decision-2024 Rate Case](#)

- 9.D.**    [23-550](#)  
**Est. Time:** 30  
minutes
- An Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2024

Presenter:

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

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:**

[2024 Annual Budget & Sources of Funds](#)

[10-24-2023 CC 2024 Source of Funds Ordinance.docx](#)

- 9.E.**    [23-549](#)  
**Est. Time:** 30  
minutes
- An Ordinance Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Colorado Springs Utilities' Annual Budget for the Year Ending December 31, 2024

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

**Attachments:**

[2024 Annual Budget & Sources of Funds](#)

[10-24-2023 CC 2024 Budget Ordinance.docx](#)

## **10. Unfinished Business**

## **11. New Business**

- 11.A. [23-519](#)  
**Est. Time:** 10  
minutes
- A Resolution Authorizing the Use of Possession and Use and/or Eminent Domain to Acquire Certain Easements Needed for the Broadmoor Area Bridge Maintenance Project

Presenter:

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

Darlene Kennedy, Real Estate Services Manager

**Attachments:**

[1 Project Location Map](#)

[2 Broadmoor Bluffs CIPP Resolution](#)

[3 Broadmoor Bridge Exhibits A-H FINAL](#)

[4 Broadmoor Area Property Acquisition Presentation](#)

- 11.B. [URA 23-034](#)  
**Est. Time:** 10  
minutes
- A Resolution making certain legislative findings and approving the Gold Hill Mesa Commercial Urban Renewal Plan.

Related File: URA 23-035, URA 23-046, URA 23-093

Presenter:

Jariah Walker, CSURA Executive Director

**Attachments:**

[RES\\_GHMCommercialURAPlan](#)

[Exhibit A-Gold Hill Commercial URA Plan](#)

[URA PLAN Gold Hill Mesa Commercial Final 3-4-2022](#)

[CPC Staff Report GHM Commercial URA RGS](#)

[URA Impact Report Gold Hill Mesa Commercial Final 2-1-2023](#)

[Gold Hill Mesa Commercial Urban Renewal Plan](#)

[Conditions Survey](#)

[Aerial](#)

[Vision Map](#)

[GHM URA MD Boundary Map-Graphic](#)

[CPC Minutes 2.8.23 Gold Hill Mesa URA DRAFT](#)

[URA Gold Hill Presentation JS-TIF-Master-V2](#)

[URA Gold Hill PresentationPart 2 Financial Analysis](#)

11.C. [URA 23-035](#)  
**Est. Time:** 10  
minutes

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 Gold Hill Mesa Commercial Urban Renewal Project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: URA 23-034

Presenter:  
Jariah Walker, CSURA Executive Director

**Attachments:** [RES\\_GHMCommercialCooperationAgreement](#)  
[Exhibit A - GHM Commercial Cooperation Agreement](#)

11.D. [URA 23-046](#)  
**Est. Time:** 10  
minutes

A Resolution making certain legislative findings and approving a substantial modification to the amended Gold Hill Mesa Urban Renewal Plan.

Related File: URA 23-034

Presenter:  
Jariah Walker, CSURA Executive Director

**Attachments:** [RES\\_Amended GHM Substantial Modification](#)  
[Exhibit A - Resolution 68-15](#)  
[Exhibit B - AmendedGHMURA](#)  
[CPC Staff Report GHM Amended URA\\_RGS](#)  
[Amended Gold Hill Mesa Urban Renewal Plan](#)  
[Amended Area](#)  
[Aerial](#)  
[Vision Map](#)  
[CPC\\_Minutes\\_2.8.23\\_Gold Hill Mesa URA DRAFT](#)

11.E. [URA 23-093](#)  
**Est. Time:** 10  
minutes

A Resolution to terminate the existing Gold Hill Mesa Commercial Urban Renewal Plan.

Related File: URA 23-034, URA 23-035

Presenter:  
Jariah Walker, CSURA Executive Director

**Attachments:** [RES\\_Existing GHM Commercial Termination](#)

**12. Public Hearing**

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**