



City of Colorado Springs

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

Regular Meeting Agenda - Final-revised City Council

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Tuesday, December 10, 2024

9:00 AM

Council Chambers

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

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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

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. [24-617](#) Ordinance No. 24-107 of the City Of Colorado Springs, Colorado Approving and Authorizing the Execution and Delivery of Standby Letter of Credit and Reimbursement Agreement Between The City of Colorado Springs, Colorado and Sumitomo Mitsui Banking Corporation, Acting Through its New York Branch, and the Fee Agreement Between the City of Colorado Springs, Colorado and Sumitomo Mitsui Banking Corporation, Acting Through its New York Branch; and Ratifying Certain Action Heretofore Taken.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Adam Hegstrom, Treasury and Finance Manager, Colorado Springs Utilities

Attachments: [CSU Ordinance Approving LOC. 4890-5732-4777 5](#)
[CC 11.26.24 - Letter of Credit Agmt](#)

4B. First Presentation:

- 4B.A. [24-702](#) City Council Regular Meeting Minutes November 26, 2024

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [11-26-2024 City Council Meeting Minutes Final](#)

- 4B.B. [24-620](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Phoenix

Presenter:

Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectPhoenix 2024](#)
[EDA Project Phoenix Draft - 10-15-2024](#)
[Phoenix EDA Presentation](#)

- 4B.C.** [24-622](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project All Natural

Presenter:

Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments:

[RES_ProjectAllNatural_2024](#)

[EDA Project All Natural](#)

[All Natural EDA Presentation](#)

- 4B.D.** [24-623](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Diamond

Presenter:

Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments:

[RES_ProjectDiamond_2024](#)

[EDA Project Diamond](#)

[Diamond EDA Presentation](#)

- 4B.E.** [24-635](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Thunder

Presenter:

Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments:

[RES_ProjectThunder_2024](#)

[EDA Project Thunder](#)

[Thunder EDA Presentation](#)

- 4B.F.** [24-631](#) A Resolution Establishing 2025 Drainage Basin Fees, Bridge Fees, Detention Pond Facility and Land Fees

Presenter:

Erin Powers, P.E., Acting Stormwater Manager

Attachments:

[SW-2025DrainageFeesRES-2024-11-8](#)

[Exhibit A - Proposed 2025 Fee Schedule.pdf](#)

[Exhibit B - Memo to Drainage Board for 2025 Fees v2.pdf](#)

[Exhibit C - Resolution 208-23.pdf](#)

[Exhibit D - HBA Letter of Support for 2025 Fees.pdf](#)

4B.G. [24-645](#)

A Resolution authorizing a land exchange between the City of Colorado Springs and James B. Klein (aka James Klein aka James Bruce Klein), Date Street, LLC, and The Shoppee LLC, and approving the payment of \$107,500.00 for land and easements in connection with the Park Vista Drainage Improvement Project

Presenter:

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

Kellie Billingsley, Real Estate Services Manager

Attachments:

[1 Location Map](#)

[2 Klein Exchange - Resolution](#)

[3 EXHIBIT A - Page 1](#)

[4 EXHIBIT A - Page 2](#)

[5 EXHIBIT B - Page 1](#)

[6 Exhibit B - Page 2 - 10](#)

[7 EXHIBIT C - Page 1](#)

[8 EXHIBIT C - Page 2](#)

[9 Exhibit D](#)

[10 Park Vista Drainage Channel Improvements Presentation](#)

4B.H. [24-646](#)

A Resolution Approving the Sixth Amended and Restated Intergovernmental Agreement among El Paso County, Colorado, the City of Colorado Springs, the City of Manitou Springs, the Town of Green Mountain Falls, the Town of Ramah, and the Town of Calhan Regarding the Pikes Peak Rural Transportation Authority

Presenter:

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

Ryan Phipps, PE, Capital Improvements Program Manager

Attachments:

[1 PPRTA RES-2024-10-16\(6thAmendedIGA\)](#)

[2 2024-10-09 Board Memo re 6th Amended and Restated Establishing IGA](#)

[3 Establishing IGA 6th Amended and Restated \(10-09-2024 Redline Draft for Referral\)](#)

[4 Establishing IGA 6th Amended and Restated \(10-09-2024 Clean Draft for Referral\)](#)

[5 Presentation](#)

4B.I. [24-695](#)

The City Clerk reports that on November 22, 2024, there was filed with her a petition for the annexation of Karman Line Addition No. 1-6 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:

[Petitions - Excuted with Legal Descriptions.pdf](#)
[Karman Line Addition No 1 - Annexation Plat.pdf](#)
[Karman Line Addition No 2 - Annexation Plat.pdf](#)
[Karman Line Addition No 3 - Annexation Plat.pdf](#)
[Karman Line Addition No 4 - Annexation Plat.pdf](#)
[Karman Line Addition No 5 - Annexation Plat.pdf](#)
[Karman Line Addition No 6 - Annexation Plat.pdf](#)
[Vicinity Map.JPG](#)

4B.J. [24-694](#)

The City Clerk reports that on November 21, 2024, there was filed with her a petition for the annexation of Peach Ranch 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:

[Peach Ranch - Annexation Petition.pdf](#)
[PEACH RANCH_Legal.docx](#)
[Peach Ranch Addition No. 1 - Annexation Plat](#)
[Peacock Ranch_Vicinity Map.jpg](#)
[Peacock Ranch_Vicinity Map.pdf](#)

4B.K. [ANEX-23-0009R](#)

A Resolution finding a petition for annexation of the area known as Karman Line Addition No. 1-6 Annexation consisting of 1,912.62 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of January 14, 2025, for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Director, Planning Department

Attachments:

[Resolution Setting Hearing Date Karman Line may need to update when the petition was filed with Clerk](#)
[EXHIBIT 12B Clerk Affidavit Karman Line](#)

[Memo to Clerk to advertise Karman Line](#)

[Petitions - Excuted with Legal Descriptions](#)

[PUBLIC NOTICE Karman Line](#)

[Vicinity Map](#)

- 4B.L.** [ANEX-24-0001R](#) A Resolution finding a petition for annexation of the area known as Cheyenne Mountain State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6 Annexation consisting of 108.86 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of January 28, 2025, for the Colorado Springs City Council to consider the annexation of the area.
(Legislative)

Related Files: ANEX-24-0001RF, ANEX-24-0001,
ANEX-24-0002RF, ANEX-24-0002, ANEX-0003RF,
ANEX-24-0003, ANEX-24-0004RF, ANEX-24-0004,
ANEX-24-0005RF, ANEX-24-0005, ANEX-24-0006RF,
ANEX-24-0006, ANEX-24-0007RF, ANEX-24-0007,
ZONE-23-026, ZONE-23-0027, ZONE-23-0030, MAPN-23-0009

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department
Kevin Walker, Director, Planning Department

Attachments:

[Resolution Setting Hearing Date Cheyenne Mtn St Pk and Rock Creek Annexation](#)
[Exhibit A - Petition for Annexation Cheyenne Mtn St Pk and Rock Creek Annexation](#)
[EXHIBIT 12B Clerk Affidavit Cheyenne Mtn St Pk and Rock Creek Annexation](#)
[Memo to Clerk to advertise Cheyenne Mtn St Pk and Rock Creek Annexation](#)
[PUBLIC NOTICE Cheyenne Mtn St Pk and Rock Creek Annexation](#)
[Vicinity Map Cheyenne Mtn St Park and Rock Creek Mesa](#)

4B.M. [ZONE-24-0016](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 2.1 acres located at 1860 Office Club Point from MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) (Quasi-Judicial) (1st Reading only to set the public hearing for January 14, 2025)

Presenter:

Logan Hubble, Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:

[CC Ordinance 1860 Office Club Point](#)

[Exhibit A Office Club Point](#)

[Exhibit B Office Club Point](#)

[Staff Report 1860 Office Club Point Zone Change final](#)

[Attachment 1-Project Statement](#)

[Attachment 2-Zoning Exhibit](#)

[Attachment 3-Land Use Statement](#)

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

4B.N. [PUDZ-24-0001](#)

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay). (Quasi-Judicial) (1st Reading only to set the public hearing for January 14, 2025)

Related Files: LUPL-24-0008

Presenter:

Logan Hubble, Planner II, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[Ordinance Crest at Woodmen](#)

[Exhibit A Crest at Woodmen](#)

[Exhibit B Crest at Woodmen](#)

[Crest at Woodmen Staff Report final](#)

[Attachment 1-Project Statement](#)

[Attachment 2-Zoning Exhibit](#)

[Attachment 3-Legal Description](#)

[Attachment 4-Land Use Plan](#)

[Attachment 5-Citizen Comments](#)

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

4B.O. [24-699](#)

Appointments to the Pikes Peak Rural Transportation Authority

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments:

[Appointments to PPRTA](#)

4B.P. [24-619](#)

A Resolution to increase the amount of the regulatory asset associated with Martin Drake power plant's decommissioning costs

Presenter:

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities

Attachments:

[12c- Drake Regulatory Asset Increase pending Finance Committee Resolution](#)
[12a- Drake Regulatory Asset Increase pending Finance Committee Memo](#)
[12b- Drake Regulatory Asset Increase Pending Finance Committee 2024 Schedule 1](#)

4B.Q. [24-660](#)

Request to Establish a Public Hearing Date of January 14, 2025 for the Consideration of a Resolution Regarding Certain Changes to Colorado Springs Utilities' Open Access Transmission Tariff.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
David Beckett, Sr. Attorney, Office of the City Attorney for Colorado Springs

5. Recognitions**5.A.** [24-703](#)

Est. Time: 10 minutes

The National Fallen Firefighter's Foundation (NFFF) will recognize the Colorado Springs Fire Department with the Ronald J. Siarnicki Seal of Excellence Award.

Presenter:

Fire Chief Randy Royal will introduce, NFFF representatives, Victor Stagnaro, CEO, and John Tippett, Director of Fire Service Programs who will provide the presentation.

5.B. [24-705](#)

Est. Time: 10 minutes

A Resolution Recognizing the Canadian Armed Forces at the North American Aerospace Defense Command

Presenter:

Mike O'Malley, Councilmember District 6
Alex Léger, Canadian Policy Advisor to the Commander, North American Aerospace Defense Command

Attachments:

[Canadian NORAD](#)

- 5.C. [24-615](#) A Resolution approving the naming of the future Lower Williams
Creek Reservoir the “Harold Miskel Reservoir”
Est. Time: 10
minutes

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CSU-MiskelReservoirRES-2024-11-15 \(002\)](#)

[08a- Naming of the Miskel Board Memo](#)

- 5.D. [24-697](#) City Council Appointments to Boards, Commissions, and
Committees
Est. Time: 5
minutes

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments:

[12102024 Boards Commissions and Committee Appointments](#)

[12102024 Reappointment-Historic Preservation Board](#)

6. Mayor's Business

- 6.A. [24-641](#) Nomination to reappoint Annette Fryman for a three-year term on
the Colorado Springs Health Foundation Board of Trustees,
Est. Time: 5
minutes beginning on January 1, 2025, and expiring on December 31,
2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

- 6.B. [24-642](#) Nomination to reappoint Kent Fortune for a three-year term on the
Colorado Springs Health Foundation Board of Trustees, beginning
Est. Time: 5
minutes on January 1, 2025, and expiring on December 31, 2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

- 6.C. [24-643](#) Nomination to reappoint Curtis Brown for a three-year term on the
Colorado Springs Health Foundation Board of Trustees, beginning
Est. Time: 5
minutes on January 1, 2025, and expiring on December 31, 2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

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

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

- 10.A. [24-652](#)
Est. Time: 10
minutes

Ordinance No. 24-108 amending sections of Part 2 (allowed use and tables) and Part 3 (Use-Specific standards) of Article 3 (Use and Regulations) and Section 1003 (parking space requirement by use) of Part 10 (Parking and Loading) of Article 4 (Development Standards and Incentives) and Part 3 (Definitions) of Article 6 (Definitions and rules of construction) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Natural Medicine.

Presenter:
Kevin Walker, Planning Director

Attachments: [UDC-NaturalMedicineORD_MEO_CPC_Version_Clean](#)
[Natural_Medicine_1Mile_v3](#)
[Initiative-58- Natural Medicine Act](#)
[City Council Natural Medicine 11-12-24 presentation final](#)

11. New Business

- 11.A. [24-609](#)
Est. Time: 10
minutes

A Resolution making certain legislative findings and approving a substantial modification to the Southwest Downtown Urban Renewal Plan

Related File: URA-24-0002 and 24-608

Presenter:
Jariah Walker, CSURA Executive Director

Attachments: [RES_SW_URA_Substantial_Modification_#2](#)
[Exhibit A.1_RES_133-01](#)
[Exhibit A.2_RES_160-18](#)
[Exhibit B - SW Downtown URA Plan Amendment 2](#)

11.B. [URAP-24-0002](#)**Est. Time:** 10
minutes

A resolution making certain legislative findings and approving the OneVela Urban Renewal Plan.

Related Files: 24-608 and 24-609

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[Resolution_OneVeLa_URAPlan](#)

[Exhibit A - OneVeLa Urban Renewal Plan](#)

[OneVeLa Existing Conditions Survey](#)

[El Paso County Impact Report OneVeLa](#)

[City Council Presentation 11.27.24](#)

[OneVeLa URA CPC Report 100924](#)

11.C. [24-608](#)**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 OneVeLa 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 Files: URAP-24-0002 and 24-609

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES_OneVeLa_Cooperation_Agreement](#)

[Exhibit A - OneVeLa Cooperation Agreement](#)

12. Public Hearing**13. Added Item Agenda****14. Executive Session****15. Adjourn**