



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, December 10, 2024

9:00 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 9:00 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  
Councilmember Talarico arrived at approximately 9:07 AM.

### 2. Invocation and Pledge of Allegiance

The Invocation was made by President Pro Tem Crow Iverson.

President Helms led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

There were no changes to the Agenda.

#### **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](#)  
[Signed Ordinance No. 24-107.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

#### **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](#)

The Minutes were approved on the Consent Calendar.

- 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](#)  
[Signed Resolution No. 186-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 187-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 188-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 189-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 190-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 191-24.pdf](#)

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

**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](#)  
[Signed Resolution No. 192-24.pdf](#)

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

**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](#)

**This Item was approved on the Consent Calendar.**

**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](#)

**This Item was approved on the Consent Calendar.**

- 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](#)  
[Signed Resolution No. 193-24.pdf](#)

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

- 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](#)  
[Signed Resolution No. 194-24.pdf](#)

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

- 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 \(REZONING\)](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 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 \(REZONING\)](#)

**This Ordinance was approved on first reading on the Consent Calendar.**

- 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](#)

**This Item was approved on the Consent Calendar.**

- 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](#)  
[Signed Resolution No. 195-24.pdf](#)

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

- 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

**This Item was approved on the Consent Calendar.**

### **Approval of the Consent Agenda**

**Motion by Councilmember O'Malley, seconded by Councilmember Risley, 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 8-0-1-0**

**Aye:** 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, and Risley

**Excused:** 1 - Talarico

## **5. Recognitions**

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

Randy Royal, Chief, Colorado Springs Fire Department (CSFD), introduced Victor Stagnaro, Chief Executive Officer, National Fallen Firefighter's Foundation (NFFF) who provided a brief overview of the NFFF, Ronald J. Siarnicki Seal of Excellence Award, achievements of the CSFD. He awarded the CSFD with the Ronald J. Siarnicki Seal of Excellence.

Several Councilmembers expressed gratitude to the CSFD's commitment to the safety of the community.

**5.B.**    [24-705](#)        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](#)

[Signed Resolution No. 196-24.pdf](#)

Councilmember O'Malley read the Resolution recognizing the Canadian Armed Forces at the North American Aerospace Defense Command (NORAD) and expressed gratitude for their continued service in keeping the City safe and protected.

Lieutenant General Blaze Frawley, Deputy Commander of NORAD, Commander of the Canadian contingent of NORAD, expressed gratitude for the recognition and provided a brief overview of NORAD, the Canadian Armed Forces in the community, and the tradition of tracking Santa every year.

President Helms and Councilmember Donelson expressed appreciation for the contributions of the Canadian Armed Forces at NORAD.

**Motion by Councilmember Henjum, seconded by Councilmember Risley, that the Resolution recognizing the Canadian Armed Forces at the North American Aerospace Defense Command 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

**5.C.**    [24-615](#)        A Resolution approving the naming of the future Lower Williams Creek Reservoir the "Harold Miskel Reservoir"

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

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

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

[Signed Resolution No. 197-24.pdf](#)

Councilmember Donelson read the Resolution approving the naming of the

future Lower Williams Creek Reservoir the “Harold Miskel Reservoir”.

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities (CSU), Abby Ortega, General Manager, CSU, Balu Bhayani, former CSU employee and coworker of Mr. Miskel, Brett Gracely, Client Service Manager and Practice Leader for Integrated Water Resources Planning, and former CSU employee, Charlie Conser, retired Senior Water Resource Engineer, CSU, recognized Mr. Miskel, former CSU employee and former President of the Colorado Water Congress for his contributions to the community.

Councilmember Henjum expressed appreciation for Mr. Miskel’s impact to the water supply of the City.

Mr. Miskel conveyed gratitude for the recognition and the support of the Colorado Springs Utilities Board of the water exchange program.

**Motion by Councilmember Henjum, seconded by President Pro Tem Crow-Iverson, that the Resolution naming the future Lower Williams Creek Reservoir the "Harold Miskel Reservoir" 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.D.** [24-697](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:** [12102024 Boards Commissions and Committee Appointments](#)  
[12102024 Reappointment-Historic Preservation Board](#)

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

There were no comments on this item.

**Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the City Council Appointments to 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**

**6.A.** [24-641](#) Nomination to reappoint Annette Fryman for a three-year term on the

Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

Jamie Fabos, Chief of Staff, presented the nominations to reappoint Annette Fryman, Kent Fortune, and Curtis Brown to Colorado Springs Health Foundation Board of Trustees.

Councilmember Avila, liaison to the CSHFB, expressed appreciation to the nominees who are willing to serve on this Board.

**Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, that the reappointment of Annette Fryman for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027 be approved. The motion passed by a vote of 9-0-0**

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

**6.B.** [24-642](#)

Nomination to reappoint Kent Fortune for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

Please see comments in Agenda item 6.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the reappointment of Kent Fortune for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027 be approved. The motion passed by a vote of 9-0-0**

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

**6.C.** [24-643](#)

Nomination to reappoint Curtis Brown for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027.

Presenter:

Jamie Fabos, Chief of Staff for Mayor Mobolade

Please see comments in Agenda item 6.A.

**Motion by Councilmember O'Malley, seconded by Councilmember Henjum, that the reappointment of Curtis Brown for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on January 1, 2025, and expiring on December 31, 2027 be approved. The motion passed by a vote of 9-0-0**

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

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

Citizens Jeremy Long and Taylor Ballard, Families Fighting Fentanyl, Michael Mel, Around the Block Health, spoke about negative impacts of fentanyl on the community.

Citizen Dee Smith ceded their time to Craig Harvey, Men of Influence, OneBody Ent, who provided an overview of their campaign "We Are Still Neighbors".

Citizen Dallas Gardner, Warriors of Light 719, spoke about suffering.

Citizens Karla Powers, Save Rockrimmon Library, Eric Lundberg, Lisa Bigelow, Joe Pelka, Natalie Becker, Jennifer Walker, and Kat Gayle spoke against the closing of the Rockrimmon branch of the Pikes Peak Library District (PPLD).

Councilmember Donelson requested the Rockrimmon branch be kept open for a year or he will be requesting the three PPLD board members who voted to close the library to be removed from the Board.

(Citizen Heather Dalby ceded their time to Andrew Dalby) and Gavin Rainy, who spoke about the investigation of the Mayor.

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

There were no items called off the Consent Calendar.

## **9. Utilities Business**

There was no Utilities Business.

## **10. Unfinished Business**

- 10.A.** [24-652](#) 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](#)  
[Signed Ordinance No. 24-108.pdf](#)

Kevin Walker, Planning Director, Planning Department, presented the Ordinance amending City Code pertaining to Natural Medicine. He stated the approval of Proposition 122 allows certain land uses in the state related to psilocybin use effective January 1, 2025, this Ordinance will identify the zones and requirements for those land uses, adopt regulations that allow the uses in City limits by additions to the Unified Development Code (UDC). Mr. Walker provided an overview of the proposed Ordinance to respond to State licensing of natural medicine uses, addition to the UDC regarding definitions/use restrictions pertaining to natural medicine, issues for drafting of local regulation, proposed Ordinance highlights.

Councilmember Henjum asked if there were any other clinical services restricted within the City. Mr. Walker stated there is not.

Councilmember Leinweber asked if the one-mile set back was measured by a walkable distance. Mr. Walker stated it was measured as the crow flies.

Citizens Scott DeWalt, Gabriel Venema, Dante Liberato, Ren Thorpe, Lane Belone, and Tasia Poinsatte spoke in favor of healing centers with less of a restrictive setback.

Councilmember Risley asked if a facilitator could take the psilocybin off site to administer to a patient. Mr. DeWalt stated they could not.

Councilmember Henjum requested the Ordinance be amended to provide for an exception to the one (1) mile spacing requirement where the natural medicine healing center is co-located with a hospital or medical office.

Councilmember Leinweber asked if the exception would still require a one-thousand-foot setback. Councilmember Henjum confirmed it would.

Councilmember Leinweber stated there is a suicide crisis in the City and psilocybin is a lifesaving procedure which is proven to have results to help address this and should not be compared with marijuana use within the community.

Councilmember Talarico asked how many healing centers could be opened as the Ordinance is written with the one-mile buffer. Mr. Walker stated it is probably between one and six.

Councilmember Avila asked the Councilmembers who are veterans why they voted to make this Ordinance more restrictive. President Helms stated he supports veterans getting help but does not feel psilocybin has been tested enough to know if it will help more than harm for citizens so he will continue to support the one-mile setback until there are more results available.

Councilmember Donelson stated he does not support requiring the healing center will be co-located in a hospital or medical facility. He stated El Paso County has the most population in the state, altitude may be a factor in the County's suicide rate, and El Paso County voters voted against the healing centers.

Councilmember O'Malley stated it is still federally illegal, and veterans have access to healthcare through TriCare.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, to amend Ordinance No. 24-108 Amending Part 2 and Part 3 of Article 3, and Section 1003 of Part 10, of Article 4, and Part 3 of Article 6 of Chapter 7 (Unified Development Code) Of The Code Of The City Of Colorado Springs 2001, as amended, pertaining to natural medicine Land Use regulations, and authorizing City staff to revise subsection L(5) of the natural medicine healing center requirements to provide for an exception to the one (1) mile spacing requirement where the natural medicine healing center is co-located with a hospital or medical office. The motion failed by a vote of 3-6-0-0**

**Aye:** 3 - Avila, Henjum, and Leinweber

**No:** 6 - Crow-Iverson, Donelson, Helms, O'Malley, Risley, and Talarico

**Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, that the Ordinance No. 24-108 Amending Part 2 and Part 3 of Article 3, and Section 1003 of Part 10, of Article 4, and Part 3 of Article 6 of Chapter 7 (Unified Development Code) Of The Code Of The City Of Colorado Springs 2001, as amended, pertaining to natural medicine Land Use regulations**

be finally passed. The motion passed by a vote of 6-3-0-0

**Aye:** 6 - Crow-Iverson, Donelson, Helms, O'Malley, Risley, and Talarico

**No:** 3 - Avila, Henjum, and Leinweber

## **11. New Business**

- 11.A. [24-609](#) 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](#)

[Signed Resolution No. 198-24.pdf](#)

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority (CSURA), introduced the Resolutions making certain legislative findings and approving a substantial modification to the Southwest Downtown Urban, approving the OneVela Urban Renewal Plan, and approving a Cooperation Agreement between the CSURA and the City 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.

Andrew Knutson, Economic Planning Systems (EPS), provided a brief overview of EPS, and introduced Sara Dunmire, EPS, representing the applicant, who provided an overview of the definition of blight, field survey, and the six factors of blight for the site: 1. structures, 2. street layout, 3. unsafe/unsanitary, 4. site improvements, 5. infrastructure, and 6. vacancy

Kevin O'Neill, Chief Executive Officer, The O'Neill Group, representing the applicant, gave a brief description of project and introduced Andy Merritt, Managing Director, Investor and Government Relations, The O'Neill Group, representing the applicant, who went over the growing aerospace/defense industry, attracting future technology workforce, Bluestaq (a case study), financing public improvements, and projected City property/sales tax



increment financing (TIF) revenue. He provided an overview of the site location, blight conditions, decline of downtown traffic, creating dynamic neighborhoods, and attraction of an economically diverse community.

Councilmember Donelson asked who owns the property which is overrun by weeds. Mr. Merritt stated they own the properties.

Mr. Walker identified the history of the site and stated they have been looking at developing this site for a long time.

Citizens Diane Bridges, Chair, Historic Neighborhood Partnerships, Pattie McDowell, Kat Gayle, and Dana Duggan spoke in opposition to the proposed project.

Councilmember Leinweber asked if there is a time limit on blight and if there is development for one block, will the next block miss out on CSURA assistance. Mr. Walker stated there is not and there is still a need for major infrastructure throughout the entire area.

Councilmember Leinweber asked how many blocks within the City does not have building height restrictions. Ryan Tefertiller, Urban Planning Manager, Planning Department, stated approximately .4 square miles.

Councilmember O'Malley asked if this area was rezoned in 2021. Mr. Tefertiller stated this site has not been rezoned since 2009.

Councilmember O'Malley stated he would support the TIF at .5 percent, but feels 1.75 percent is too high. Mr. Walker stated the 1.75 percent is the minimum they could go for this project.

President Helms stated with the 1.75 percent TIF, the City will receive the revenue from that tenfold, he does not feel the building height would be detrimental to the view for citizens and believes this project would be a benefit to the City.

Councilmember Donelson stated he does not feel citizens would support the building height being proposed and asked the Councilmembers who received campaign contributions from the O'Neill Group to recuse themselves from this vote. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated accepting campaign contributions is permissible

under the City Code of Ethics as an exemption from the gifts prohibition.

Councilmember Leinweber stated it is important to recognize the sales tax revenue and customers which will be generated from this project.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Resolution making certain legislative findings and approving a substantial modification to the Southwest Downtown Urban Renewal Plan be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 11.B. [URAP-24-0002](#) 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](#)  
[Signed Resolution No. 199-24.pdf](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Risley, that the Resolution making certain legislative findings and approving the OneVela Urban Renewal Plan be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

- 11.C. [24-608](#) 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](#)  
[Signed Resolution No. 200-24.pdf](#)

Please see comments in Agenda item 11.A.

**Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Leinweber, that the 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) be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

**No:** 2 - Donelson, and Henjum

## **12. Public Hearing**

There was no Public Hearing.

## **13. Added Item Agenda**

There were no items added to the Agenda.

## **14. Executive Session**

There was no Executive Session.

## **15. Adjourn**

Sarah B. Johnson, City Clerk, reminded everyone that the candidate filing to run for a City Council seat begins December 31, 2024, and there will be a Candidate Training Session on January 2, 2025 from 9:00 AM to 11:00 AM at the City Administration Building, Suite 102.

Councilmember Donelson asked what the restriction is regarding declaring candidacy prior to December 31, 2024. Ms. Johnson stated there is no restriction regarding announcements of candidacy in the local Campaign Finance law. Councilmember Donelson asked if photographs taken for City Council could be used in campaigns. Ben Bolinger, Legislative Counsel, City Attorney's Office, said they will provide that information.

Councilmember Avila and President Helms wished everyone happy holidays.

There being no further business to come before City Council, President Helms adjourned the meeting at 3:30 PM.

Sarah B. Johnson, City Clerk