



WORK SESSION ITEM

COUNCIL MEETING DATE: October 27, 2025

TO: President and Members of City Council

FROM: Sarah B. Johnson, City Clerk

SUBJECT: Agenda Planner Review

The following agenda items have been proposed for the regularly scheduled Work Session and Regular Meetings on November 10 and 24 & 25, 2025.

Items scheduled to appear under "Items for Introduction" on Work Session agendas will generally appear on the Regular Meeting agenda two weeks later, unless otherwise directed by the City Council President based on staff request or City Council consensus.

City Council Markup Session for Mayor's Proposed 2026 City Budget – October 29, 2025

1. An Ordinance Making and Certifying the 2025 Tax Levy for Taxes Payable in 2026 at 3.554 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 0.725 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.554 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs - Charae McDaniel, Chief Financial Officer
2. An Ordinance Repealing Ordinance No. 23-63 and Adopting the City of Colorado Springs - 2026 Salary Structure for Civilian and Sworn Municipal Employees - Charae McDaniel, Chief Financial Officer
3. Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2026 - Charae McDaniel, Chief Financial Officer

Special Improvement Maintenance Districts

1. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at zero (0.00) mills upon each dollar of assessed

valuation within the Briargate Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer

2. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 1.009 mills upon each dollar of assessed valuation within the Colorado Avenue Gateway Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
3. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.935 mills upon each dollar of assessed valuation within the Nor'wood Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
4. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 13.416 mills upon each dollar of assessed valuation within the Old Colorado City Security & Maintenance District - Charae McDaniel, Chief Financial Officer
5. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at \$1.10 per front footage of real property within the Platte Avenue Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
6. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.858 mills upon each dollar of assessed valuation within the Stetson Hills Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer
7. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at 3.615 mills upon each dollar of assessed valuation within the Woodstone Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer

Work Session Meeting – November 10, 2025

Staff and Appointee Reports

1. Agenda Planner Review – Sarah B. Johnson, City Clerk

Items for Introduction

1. Gold Hill Metropolitan District No. 1 - Dissolution - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

2. Ordinance No. ____ Amending Budget Ordinance No. ____ (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of _____ to complete the Acquisition of approximately to 125 Acres of Property, identified as the CMSP Extension, for the Purpose of Public Open Space and Trails - Britt Haley, Director, Parks Recreation and Cultural Services Department, Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program
3. A Resolution Authorizing the Acquisition of Approximately 125 Acres of Property, Identified as the CMSP Extension, through the Trails, Open Space and Parks (TOPS) Program - Britt Haley, Director, Parks Recreation and Cultural Services Department, Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program

Regular Meeting – November 10, 2025

Consent

1. A Resolution Authorizing The Acquisition Of Real Property From BNSF Railway Co. To Be Used For The Kelker To South Plant Transmission Project - Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities, Travas Deal, Chief Executive Officer, Colorado Springs Utilities
2. A Resolution Declaring the Real Property Known as El Paso County Tax Schedule Number 7427205013 Surplus Property and Authorizing the Disposal of Such Property to Mark Hassen as the One Logical Purchaser - Jessica Davis, Land Resource Manager, Colorado Springs Utilities, Travas Deal, Chief Executive Officer, Colorado Springs Utilities
3. Disposal – Charcas Road Property - Colorado Springs Utilities
4. A Resolution of the City of Colorado Springs approving a Service Plan for the Miller Downs Metropolitan District located generally northwest of the intersection of North Markshuffel Road and Dublin Boulevard. - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department
5. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 14,552 square feet (.33 acres) located at 35 E Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial) (1st reading to set the public hear date, November 25, 2025) - William Gray, Senior Planner, Planning Department

6. An ordinance of the City of Colorado Springs approving the inclusion of certain properties into the Creekwalk Business Improvement District. (1st reading to see the public hearing date, November 25th, 2025) - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department

Recognitions

1. City Council Appointments to Boards, Commissions, and Committees - Lynette Crow-Iverson, Council President and Councilmember At-Large

Utilities Business

1. Lead and Copper City Code Changes –T. McGowan

New Business

1. A Zoning Map Amendment (rezone) consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road from A/AF-O (Agriculture with United State Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United State Air Force Academy Overlay). (Quasi-Judicial) Council District #2 - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
2. Resolution of the City of Colorado Springs, Colorado approving the issuance of debt by the Copper Ridge Metropolitan District Tax-Exempt Bank Loan, Series 2025, in the estimated principal aggregate amount of \$50,906,000.00. Council District # 2 - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
3. Peak Metropolitan District Nos. 1 - 3 - Service Plan Amendment - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
4. Peak Metropolitan District Nos. 4 - 7 - Service Plan Amendment - Drew Foxx, Planner II, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. A resolution approving the boundaries of a proposed area of the city to be submitted to the director of the Colorado Office of Economic Development for designation as a CHIPS Zone under the Colorado CHIPS Zone Act - Shawna Lippert, Economic Development Manager, Economic Development Department

6. A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Rey - Jessie Kimber, Economic Development Officer, Shawna Lippert, Economic Development Manager
7. A Resolution approving the Intergovernmental Agreement by and between the City of Colorado Springs, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 2 (Legislative) - Troy Stover, Business Park Development Director, Airport Economic Development
8. Platting of New Sections (Block 205 and Block 243) at Evergreen Cemetery - Kimberly King, Assistant Director - Parks, Recreation and Cultural Services, Cheryl Godbout, Operations Manager - Cemetery Enterprise
9. An ordinance amending section 101 (Vehicular Traffic Limited) of Article 27 (Park Traffic Offenses) of chapter 10 (Motor Vehicle and Traffic) vehicular traffic limited of the code of the City of Colorado Springs 2001, as amended, pertaining to park traffic offenses. - Britt I. Haley, Director, Parks, Recreation and Cultural Services Department, Eric Becker, Maintenance and Operations Manager, Parks, Recreation and Cultural Services Department
10. A Resolution fixing and certifying the 2025 Tax Levy for taxes payable in 2026 at 5.000 mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado - Chelsea Gondeck, Executive Director, Downtown BID
11. A Resolution Approving the 2026 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado - Chelsea Gondeck, Executive Director, Downtown BID
12. General Penalty Ordinance Amendments - Police Technology Surcharge - Charae McDaniel, Chief Financial Officer, Deputy Chief John Koch (CSPD), Frederick Stein, Senior City Attorney
13. Failure to Pay Fines Ordinance Amendments - Charae McDaniel, Chief Financial Officer, Deputy Chief John Koch (CSPD), Frederick Stein, Senior City Attorney
14. Police and Fire Alarms Ordinance Amendments - Alarm User Permits and False Alarm Penalties - Charae McDaniel, Chief Financial Officer, Deputy Chief John Koch (CSPD), Frederick Stein, Senior City Attorney

Special Improvement Maintenance Districts

1. A resolution fixing and certifying the 2025 annual assessment mill levy for assessments payable in 2026 at zero (0.00) mills upon each dollar of assessed

valuation within the Briargate Special Improvement Maintenance District - Charae McDaniel, Chief Financial Officer

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9. An Ordinance Repealing Ordinance No. 23-63 and Adopting the City of Colorado Springs - 2026 Salary Structure for Civilian and Sworn Municipal Employees - Charae McDaniel, Chief Financial Officer

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Public Hearing

Woodmen Road Addition No. 3 Annexation

1. A resolution adopting findings of fact and conclusion of law based thereon and determining the eligibility for the annexation of property known as Woodmen Road Addition No. 3 Annexation. (Legislative) - Chris Sullivan, Senior Planner, City Planning
2. An ordinance annexing to the City of Colorado Springs that area known as Woodmen Road addition No. 3 Annexation consisting of 0.11 acres located northeast of Cedar Valley Lane and W Woodmen Road intersection. (Legislative) - Chris Sullivan, Senior Planner, City Planning

Peach Ranch Addition No. 1 Annexation

1. A Resolution adopting findings of fact and conclusion of law based thereon and determining the eligibility for annexation of property known as Peach Ranch Addition No. 1. (Legislative) Located in Council District No. 2 - Chris Sullivan, Senior Planner, City Planning
2. An ordinance annexing to the City of Colorado Springs that area known as Peach Ranch Addition No. 1 Annexation consisting 42.43 acres located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend. (Legislative) - Chris Sullivan, Senior Planner, City Planning
3. An ordinance amending the zoning map of Colorado Springs pertaining to 42.43 acres establishing a R-Flex-Low/AP-O/SS-O (Residential Flex Low Density with Airport and Streamside Overlays) zone district located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend. (Legislative) Located in Council District No. 2 - Chris Sullivan, Senior Planner, City Planning
4. Establishing the Peach Ranch Land Use Plan for proposed Detached, Single-Family Residential use consisting of 42.43 acres located east of North Powers Boulevard and Research Parkway intersection off the Tutt Boulevard deadend. (Legislative) - Chris Sullivan, Senior Planner, City Planning

Briargate Church

1. Establishment of the Briargate Church – Assembly of God Land Use Plan for Residential, Commercial and Public/Institutional uses and consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road. (Quasi-Judicial) Council District #2 - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
2. A Zoning Map Amendment (rezone) consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road from A/AF-O (Agriculture with United State Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United State Air Force Academy Overlay). (Quasi-Judicial) Council District #2 - Austin Cooper, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department

General Improvement Districts

1. A Public Hearing on the Budget for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer
2. A Resolution Fixing and Certifying a 4.409 Mill Levy for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the 2026 Budget Year - Charae McDaniel, Chief Financial Officer
3. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Briargate General Improvement District 2021, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer
4. A Public Hearing on the Budget for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer
5. A Resolution Fixing and Certifying a 50.00 Mill Levy for the Purpose of Servicing Debt on the General Obligation Bonds of the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the 2026 Budget Year - Charae McDaniel, Chief Financial Officer
6. A Resolution Summarizing Expenditures and Revenues, Adopting a Budget, and Appropriating Funds for the Colorado Springs Marketplace at Austin Bluffs General Improvement District, Colorado Springs, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026 - Charae McDaniel, Chief Financial Officer

Work Session Meeting – November 24, 2025

Staff and Appointee Reports

1. Agenda Planner – Sarah B Johnson, City Clerk
2. Housing Needs Assessment – Aimee Cox, Chief Housing Officer, Housing & Homeless Response

Presentations for General Information

1. Trail and Open Spaces Coalition Presentation - Glenn Carlson, Executive Director, TOSC

Regular Meeting – November 25, 2025

New Business

1. Gold Hill Metropolitan District No. 1 - Dissolution - Allison Stocker, Senior Planner, City Planning Department, Kevin Walker, Planning Director, City Planning Department
2. Ordinance No. ____ Amending Budget Ordinance No. ____ (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of _____ to complete the Acquisition of approximately to 125 Acres of Property, identified as the CMSP Extension, for the Purpose of Public Open Space and Trails - Britt Haley, Director, Parks Recreation and Cultural Services Department, Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program
3. A Resolution Authorizing the Acquisition of Approximately 125 Acres of Property, Identified as the CMSP Extension, through the Trails, Open Space and Parks (TOPS) Program - Britt Haley, Director, Parks Recreation and Cultural Services Department, Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program, David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program
4. A Resolution of the City Council of the City of Colorado Springs, Colorado rescinding Resolution No. 183-24 and establishing fees and charges associated with the building permit applications for the Development Review Enterprise. (Legislative) -

Daniel Sexton, Planning Manager, Planning Department, Kevin Walker, Planning Director, Planning Department

Public Hearing

1. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 14,552 square feet (.33 acres) located at 35 E Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial) (2nd reading and public hearing)