



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, August 13, 2024

10:00 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 10:00 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

### 2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Bill Norris from the Bible Missionary Church.

President Helms led the Pledge of Allegiance.

### 3. Changes to Agenda/Postponements

Councilmember Donelson requested items 4B.B. to be removed from the Consent Calendar.

President Helms requested item 10.A. be moved to after item 4.

Consensus of Council agreed to these changes on the agenda.

- 3.A.** [24-278](#) A resolution approving an intergovernmental agreement between the City of Colorado Springs, Colorado, El Paso County, Colorado, and the Colorado Department of Transportation for a Comprehensive Roadway Access Control Plan for SH 83.

Presenter:

Gayle Sturdivant, PE, PMP, Deputy Public Works Director/City Engineer  
Todd Frisbie, PE, PTOE, City Traffic Engineer, Public Works

**Attachments:** [IGA-SH83ACP-RES-2024-06-11](#)  
[Complete Draft Co 83 ACP 331002877 May 2 2024](#)  
[COS CDOT SH 83 ACP 05212024](#)

Councilmember Risley requested this item be postponed to the September 10, 2024 City Council meeting in order for the Exhibits to be corrected to align with the language in the agreement.

**Motion by Councilmember Risley, seconded by President Pro Tem Crow-Iverson, that this Resolution be postponed to the September 10, 2024 City Council meeting. The motion passed by a vote of 9-0-0**

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

#### **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.** [ANEX-23-00](#) Ordinance No. 24-60 annexing into the City of Colorado Springs that area known as Dublin Park Addition No. 1 Annexation consisting of 2.06 acres located 125 feet west of the end of Integrity Court and south of Cottonwood Creek.  
[19](#) (Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [ANEX ORD Dublin Park Addition No. 1](#)  
[Exhibit A - Dublin Park Addition No. 1](#)  
[Staff Report Dublin Park Addition No.1 CS](#)  
[Attachment 1 Petition for Annexation CS](#)  
[Attachment 2 Vicinity Map CS](#)  
[Attachment 3 FIA Below Threshold - Correspondence CS](#)  
[7.5.701 ANNEXATION OF LAND](#)  
[Signed Ordinance No. 24-60.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.B. [ZONE-23-00](#)** Ordinance No. 24-61 amending the zoning map of the City of Colorado Springs pertaining to 2.06 acres establishing a PK/SS-O/AF-O (Public Park with Streamside and United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.  
[19](#)  
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:** [Zone ORD Dublin Park Addition No. 1 CS](#)  
[Exhibit A & B - Zone Legal Description Dublin Park Addition No. 1](#)  
[Staff Report Dublin Park Addition No.1 CS](#)  
[Attachment 1 Project Statement and Land Use Statement CS](#)  
[Attachment 2 Zone Change Map CS](#)  
[Attachment 3 Legal Description CS](#)  
[Attachment 4 Mineral Rights CS](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Signed Ordinance No. 24-61.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

#### **4B. First Presentation:**

- 4B.A. [24-432](#)** City Council Regular Meeting Minutes July 23, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [7-23-2024 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

## Approval of the Consent Agenda

**Motion by Councilmember Avila, seconded by Councilmember Henjum, 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 9-0-0-0**

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

## 5. Recognitions

5.A. [24-434](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:** [08132024 Boards Commissions and Committee Appointments](#)

President Helms presented the City Council Appointments to Boards, Commissions, and Committees for the Airport Advisory Committee.

**Motion by Councilmember Henjum, seconded by Councilmember Talarico, that the appointments to the Airport Advisory Commission 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

President Helms presented the City Council Appointments to Boards, Commissions, and Committees for the Law Enforcement Transparency and Advisory Commission (LETAC).

Citizen Tyemm Hoffman, nominee appointee, to the LETAC provided a brief history of himself, his family, and his background.

Citizens Heather Cloninger, Brandi Lea, Jason Hodgson, Meron Hoffman, Theresa Null, Bernadette Guthrie, Kat Gayle, and Darayus Gorimaar spoke in support of Mr. Hoffman's appointment.

Citizen Derrick Willburn, Jim Robertson, Brett Dayberry, Janice Taylor, Ivy Liu, Pattie Gould, Jeany Rush, and Darcy Shoeining spoke in opposition of Mr. Hoffman's appointment.

Mr. Hoffman stated he welcomes a conversation with anyone who would like to meet with him, and he is not anti-police or anti-American and he is

concerned about the City.

President Helms requested the two appointees be bifurcated. Consensus of City Council agreed to President Helm's request.

Councilmember Leinweber stated he will not be supporting the appointment of Mr. Hoffman because the erosion of trust between the community and the police, the declining mental health of the police force, and he does not believe Mr. Hoffman can separate his deep family concerns and what is political.

Councilmember Talarico requested additional information from the Councilmember who served on the selection committee regarding the nomination of Mr. Hoffman. Councilmember Donelson stated six Councilmembers were not at Mr. Hoffman's interview, there is only support from one of the three Councilmembers who interviewed him, Mr. Hoffman can still provide input to the committee without serving on the committee, City Council emails are available to the public through the Colorado Open Records Act (CORA), and the committee Chair should not be soliciting people to speak for or against a nominee.

Councilmember O'Malley stated his choice was Jonathan Williams.

President Helms stated City Councilmembers are liaisons to the committee and do not vote on the committee, but they are responsible for appointing members to the committee, Mr. Hoffman gave a really good interview, they had to weigh whether he would be more positive or negative to LETAC, he also preferred Mr. Williams, and has some concerns appointing Mr. Hoffman.

Councilmember Donelson stated if a majority of the Councilmembers who interviewed for the position do not recommend the appointment, it should end there and not come before City Council for a predictable vote.

Councilmember Avila stated LETAC is not an accountability committee, it is an advisory committee who had 130 applicants, and originally City Council wanted diversity on the committee. She apologized to Mr. Hoffman for subjecting him to the criticism he was given today, provided an overview of the current members on LETAC which she feels has become less and less diverse, and the committee should be pro community/police interaction.

**Motion by Councilmember Avila, seconded by Councilmember Henjum, that the appointment of Tymm Hoffman to the Law Enforcement Transparency and Advisory Commission be approved. The motion failed by a vote of 2-7-0-0**

**Aye:** 2 - Avila, and Henjum

**No:** 7 - Crow-Iverson, Donelson, Helms, Leinweber, O'Malley, Risley, and Talarico

Councilmember O'Malley made a motion that Johnathan Williams, nominee appointee as an alternate member to LETAC, be moved to a voting member of LETAC.

**Motion by Councilmember O'Malley, seconded by Councilmember Donelson, that the appointment of Johnathan Williams as a voting member to the Law Enforcement Transparency and Advisory Commission 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**

There was no Mayor's Business.

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

Citizens James Howard, Ted Collins, and Roe Collins stated their small businesses were victim to smash and grab robberies and requested City Council work with them to prevent this type of crime from occurring.

Citizen Theresa Null spoke about how she feels the Citadel Mall is unsafe.

Citizens Dutch Shultz, President, Old North End Neighborhood, Dianne Bridges, Historic Neighborhoods Partnership, Cheryl Brown, President, Historic Uptown Neighborhood Association, Tam Walenski, Lisa Bigelow, Tim Hoiles, Jeff Norton, Dana Duggan, and Kat Gayle spoke in favor of a ballot issue regarding building height limits.

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

### **4B.B. [24-370](#)**

A Resolution declaring the intent of the City of Colorado Springs, Colorado to carry forward its 2024 allocation of private activity bonds for the purpose of constructing multi-family housing for low-and middle-income families or persons.

Presenter:

Katie Sunderlin, Acting Chief Housing Officer, Housing and Community Vitality Department

**Attachments:** [2024 COS Carryforward - Inducement Resolution](#)  
[2024 PAB Carryforward](#)  
[Signed Resolution No. 101-24.pdf](#)

Katie Sunderlin, Acting Chief Housing Officer, Housing and Community Vitality Department, presented the Resolution declaring the intent of the City to carry forward its 2024 allocation of private activity bonds (PAB) for the purpose of constructing multi-family housing for low-and middle-income families or persons. She provided an overview of the private activity bonds (PAB) 2024 allocations, carryforward purposes, use and carryforward options, available PAB, and progress on previously issued projects.

Councilmember Donelson stated he pulled this item from the Consent Calendar so he could go on record asking if location is one of the factors in which PAB projects get approved and how it is being welcomed by the neighborhood that it would be in or the surrounding area. He stated he does not want to see another example like Royal Pines where the City had to rezone the property and the neighborhood expected medical buildings, not high-density apartments which is now being challenged in court. Councilmember Donelson requested staff to notify City Council if there is going to be strong objections from the neighborhoods otherwise, he will be voting no on these PAB projects.

**Motion by Councilmember Avila, seconded by Councilmember Talarico, that the Resolution declaring the intent of the City to carry forward its 2024 allocation of private activity bonds for the purpose of constructing multi-family housing for low-and middle-income families or persons 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

## **9. Utilities Business**

There was no Utilities Business.

## **10. New Business**

### **10.A. [24-392](#)**

A Resolution Submitting To The Registered Qualified Electors Of The City Of Colorado Springs, Colorado, At The Coordinated Election Conducted By Mail Ballot To Be Held On Tuesday, November 5, 2024, The Question Of Extending For Ten (10) Years The Existing 0.57% Temporary City Sales And Use Tax For Road Repairs And Improvements Within The City, As A Continuation Of A Voter-Approved Revenue Change; Providing For The Form Of The Ballot Title And Text; Providing For Certain Matters With Respect To The Election; And Providing The Effective Date Of This Resolution

Presenter:

Yemi Mobolade, Mayor

Travis Easton, P.E., Deputy Chief of Staff - Infrastructure and Development

Richard Mulledy, PE, Public Works Director

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

**Attachments:** [1\\_BallotRoadRepairImprovementsExtension2024-RES](#)

[2\\_RES Exhibit A - Planned Paving List](#)

[2C3 Roadway Maintenance Presentation](#)

[Signed Resolution No. 102-24.pdf](#)

Gayle Sturdivant, Deputy Public Works Director/City Engineer presented the Resolution submitting to the registered, qualified electors of the City the question of extending for a ten-year period the temporary sales and use tax for road repairs and improvements at a rate of 0.57 percent as a voter approved revenue change (2C) and provided a brief overview of 2C, the importance of maintenance, accomplishments of 2C, how 2C is managed, 2015 system condition, 2020 system condition, current system condition, and projected system condition. She identified 2C methodology, what is next for 2C, draft ballot question, and 2C 2026 through 2035.

Mayor Yemi and Councilmember Henjum encouraged citizens to vote yes on this ballot question.

Citizen Devin Camacho, Director of Government Affairs, spoke in support of this ballot question.

Citizen Tim Hoiles stated if 2C is passed, City Staff needs to be held accountable for how the revenue is spent.

**Motion by Councilmember Avila, seconded by Councilmember Henjum, that the Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot to be held on Tuesday, November 5, 2024, the question of extending the temporary sales and use tax for road repairs and improvements at a rate of 0.57% for a ten-year period as a voter approved revenue change exempt from spending and revenue limitations; providing for the form of the ballot title; providing for certain matters with respect to the election; and providing the effective date of this Resolution 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

**10.B.** [24-396](#)

An Ordinance Submitting A Charter Amendment To The Registered Electors Of The City Of Colorado Springs, Colorado, At The Coordinated Election Conducted By Mail Ballot To Be Held On



November 5, 2024, Adding A New Section 15-130 Of The City Charter Prohibiting Retail Marijuana Establishments

Presenter:

Lynette Crow-Iverson, President Pro Tem and Councilmember At Large

**Attachments:** [CO Springs rec mj charter ordinance 07.17.2024.docx](#)

President Pro Tem Crow-Iverson presented the Ordinance submitting a Charter amendment to the registered electors of the City at the November 5, 2024 Coordinated Election, adding a new Section 15-130 prohibiting retail marijuana establishments. She provided an overview of what commercialization looks like, THC potency explosion-Colorado data, 2021 teen deaths by suicide: marijuana is number one substance in toxicology results among fifteen- to nineteen-year-olds, youth mental health/suicide crisis in Colorado, percentage of marijuana present in autopsy toxicology screen for suicides among fifteen- to eighteen-year-olds from 2014 to 2021, public/policy misperceptions, and El Paso County overview. She identified the reasons to reject commercialization in the City, public health statements regarding adolescent marijuana use, and the organization One Chance to Grow Up.

Citizen Tom Scudder, Truman Bradley, Adam Gillard, Liz Zukowski, Stan Zisles, Chauncy Johnson, Bryon Andenoff, and Sasha Kalcheff Korn spoke in opposition of the proposed Charter amendment.

Citizens Jack Briggs, Diane Carlson, Doug Robinson, Alton Dilard, Jennifer Yates, in favor of the proposed Charter amendment.

Councilmember Avila asked if the number of signatures were sufficient for the citizen initiative. Sarah B. Johnson, City Clerk, stated the verification process has not been completed yet.

Councilmember Avila asked if marijuana use has the same outcomes as alcohol use. Mr. Briggs stated it does not.

Councilmember Avila asked if Mr. Chauncey Johnson was in support of the proposed Charter amendment to be put on the ballot since he spoke about voter suppression. Mr. Johnson stated he is not; he supports the citizen initiative to be put on the ballot but putting both on the ballot would confuse voters.

Councilmember Henjum stated it is currently illegal to sell recreational marijuana in Colorado Springs, adding an alternative ballot issue may be confusing to voters, there may be unintentional consequences of a Charter amendment, the marijuana industry is heavily regulated, there is a concern marijuana will be sold on the black market, there will be a loss of revenue, and prohibition of alcohol did not work, but she will be voting to put this on the ballot in order to let the people decide.

Councilmember O'Malley stated the City is home to five military installations which require very stringent national security practices which includes not doing drugs and he supports this initiative wholeheartedly.

Councilmember Talarico stated she will be supporting this ballot measure due to her personal experience with family members obtaining medical marijuana cards and the amount of THC in the product.

Councilmember Avila stated marijuana is already here, this initiative just states the City will not receive the sales tax revenue for the sale of it, and addiction is different from the sale of it, much like how it is for alcohol.

**Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Ordinance submitting a Charter amendment to the registered electors of the City of Colorado Springs, Colorado, at the Coordinated Election conducted by mail ballot to be held on November 5, 2024, adding a new Section 15-130 of the City Charter prohibiting retail marijuana establishments be approved on first reading. The motion passed by a vote of 8-1-0-0**

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

**No:** 1 - Avila

**10.C. [24-438](#)**

A Resolution Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 5, 2024, Coordinated Election

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [IGA Resolution.docx](#)

[FinalCity of Colorado Springs\\_November 2024.pdf](#)

[Signed Resolution No. 103-24.pdf](#)

There were no comments on this item.

**Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Resolution Approving an Intergovernmental Agreement between the El Paso**

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County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 5, 2024, Coordinated Election be adopted. The motion passed by a vote of 8-1-0-0

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

**No:** 1 - Avila

**10.D.** [24-277](#)

Ordinance No. 24-87 of the City of Colorado Springs determining it is necessary to establish the Old Colorado City Downtown Development Authority and submitting a question of creating the Old Colorado City Downtown Development Authority, a question of establishing an ad valorem tax mill levy at a rate not to exceed five mills within the boundaries of said district, a question of exempting revenues collected for the Old Colorado City Downtown Development Authority from Article X, Section 20 of the Colorado Constitution, Section 7-90 of the Charter of the City of Colorado Springs, and statutory revenue limitations, and a question of authorizing the issuance of debt for the Old Colorado City Downtown Development Authority by the City of Colorado Springs at the election on November 5, 2024, and authorizing certain other actions concerning the election, determining organizational aspects of the Old Colorado City Downtown Development Authority Board, and providing other details related thereto.

Presenter:

Jamie Giellis, President, Centro Inc.

**Attachments:** [ORD\\_Old Colorado City DDA-Creation](#)  
[OCC DDA Presentation for City Council - FINAL June13-24](#)

Jamie Giellis, President, Centro Inc., Consultant to Old Colorado City (OCC) Partnership, provided an overview of the necessity to establish the OCC Downtown Development Authority (DDA), plan for OCC's future, their approach, participation in initial engagement, questions asked, vision for OCC, deciding on a tool to support OCC, focus areas for funding/leadership, and proposed district boundary. She identified the demographics of the area, potential tools for OCC, stakeholders for DDA formation, generating financial resources, DDA funding, Board composition, DDA creation process, proposed ballot language, DDA Plan of Development, and statements of support.

Councilmember Donelson requested additional information regarding an inactive voter. Sarah B. Johnson, City Clerk, explained that an inactive voter is someone who has had an election mail piece come back as undeliverable or they have not voted in two years, but if they want to vote in

an election, they can re-register and then be issued a ballot.

Councilmember Donelson asked how the City Council representative is determined. Ms. Giellis stated it is the Council representative for the area in which the district is being formed. Councilmember Donelson stated City Council may want the option to select someone else to represent. Trevor Gloss, Attorney, City Attorney's Office, stated the proposed Ordinance does not specify the district the Councilmember needs to be from.

Councilmember O'Malley asked what is not currently being serviced by the City of Colorado Springs. Ms. Giellis stated what they have heard from the community is there are multiple groups that have formed over the years to take on different interest areas but none of them have any sort of sustainable source of funding and this is creating a consolidated organization with a clear leadership voice who can become a better partner to the City in delivering services in the area and who can communicate better with the City about what the needs are of the community and when they met with the City Departments, they indicated that they do not know how best how to best work with the community to identify where the highest level service needs are.

Councilmember Donelson asked who will be mailing the ballots out. Ms. Giellis stated Spencer Fane, LLC, will be coordinating the election.

Councilmember Donelson asked if there was a minimum number of votes needed to pass this. Ms. Giellis stated there is not because it is not required by State statute.

Councilmember Talarico asked if this Ordinance is approved by City Council only allows this initiative to be voted on by residents but does not approve any aspects of the DDA. Ms. Giellis stated that is correct.

President Helms asked why OCC does not join the current DDA or create a Business Improvement District instead. Ms. Giellis stated there are challenges with expansion of a DDA because once the district is formed, the only way to opt in is to go each parcel owner one by one and the issue about forming a BID is that the cost of any improvements or investments in the area would fall on the business owners even though the residential parcels which are intermixed would also receive benefit from the safety and security being added and residents would not have a voice on a BID.

Councilmember Leinweber stated the reason there needs to be a separate district is because of the different needs of the different communities and he will be supporting this initiative.

Citizens Ryan Lloyd, Adam Stepan, Becca Sickbert, Becky Powell, Sarah Vaas, Jay Gust, Cassidy Sedlacek, Andrea Warner, Justin Trudeau, and Dana Duggan spoke in support of the proposed Ordinance.

President Helms asked if the proposed DDA would replace the current Colorado Avenue Gateway Special Improvement Maintenance District (SIMD). Ms. Powell stated it would.

President Helms asked if residents pay taxes for the SIMD. Ms. Powell stated they do not.

President Helms asked if the dissolution of the Gateway SIMD would have to go on the ballot. Mr. Gloss stated it would be handled after the creation of the DDA and the general practice is to take the mill levy down to zero and distribute the money back to the City or another organization. Charae McDaniel, Chief Financial Officer, stated the current mill levy for the SIMD is 1.009 mills, if the DDA were passed, they would come to City Council to set the mill levy to zero, so the SIMD is no longer functioning, and dissolve the board.

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority (CSURA), stated his main concern is with the lack of modeling regarding the sales tax revenue for the proposed DDA because TIF is highly controversial and is challenged often.

Citizen Dana Duggan stated Councilmember Leinweber's business may benefit from the DDA. Councilmember Leinweber stated his business is not located within the proposed DDA boundaries.

Mr. Gloss stated the applicant has requested the Ordinance be amended because it was discovered that Jamie Dodd resided just outside of the proposed boundary so they would like to request that Jamie Dodd be replaced with Becky Cooper Powell as a board member.

Councilmember Donelson requested there be a minimum of forty percent

of the number of ballots returned. Ben Bolinger, Corporate Division Chief, Office of the City Attorney, stated they have not found the authority that this is allowed in State statute. Councilmember Donelson requested this item be postponed until this is researched further.

Councilmember Avila stated she does not feel it is right to put that minimum condition on the DDA.

Councilmember O'Malley stated he is not going to support this based on the statement that the government is not doing its job, but he does support Councilmember Donelson's request to postpone it.

Mr. Gloss stated because this is an Ordinance which requires two readings, if it is postponed it will not be approved in time for the election. Ms. Johnson stated the election is scheduled for November 5, 2024. Mr. Bolinger asked if the election could be held on a different day. Ms. Geillis stated per State law, it could not.

Councilmember Donelson asked if a special City Council meeting could be held if the proposed amendment is considered substantial and the Ordinance requires a third reading. Ms. Johnson stated the City Charter requires a minimum of ten days between each reading of an Ordinance.

Mr. Gloss stated State statute CRS 31.25.804 states if a majority of the qualified electors voting in the election vote for the establishment of a Downtown Development Authority, the authority shall be established pursuant to the provisions, so the state statute is requiring a simple majority of the qualified electors that vote it does not say Council can alter that with a minimum voter requirement. Councilmember Donelson and President Pro Tem Crow-Iverson withdrew their proposed amendment to require a minimum number of ballots returned.

**Motion by Councilmember Henjum, seconded by Councilmember Talarico, that this Ordinance allowing the questions to be put before the electorate within the district with the amendment that board member Jamie Dodd be replaced with Becky Cooper Powell as a board member. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

**No:** 1 - O'Malley

## **11. Unfinished Business**

**Amara Annexations Second Readings      These items will be heard at 1:00 PM.**

**Estimated time: 2 hours**

- 11.A. [ANEX-23-00](#) Ordinance No. 24-62 Annexing To The City Of Colorado Springs That  
[30](#) Area Known As Amara Addition No. 1 Annexation Consisting Of 0.644  
Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood  
Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 1](#)  
[Exhibit A - Amara Annexation Addition No. 1 - Legal](#)  
[Amara Annexation Addition No. 1 - Plat](#)  
[Exhibit 12A - Planner Affidavit Amara Addition No. 1-23 Annexation](#)  
[Exhibit 12C - Surveyor Affidavit Amara Addition No. 1-23 Annexation](#)  
[Staff Report Amara Annexation \(A.MP.ZC\)](#)  
[Attachment 1 - Amara Annexation Vicinity](#)  
[Attachment 2 - Amara Project Statement](#)  
[Attachment 3 - City Annexations by Decade](#)  
[Attachment 4 - 3-Mile Buffer](#)  
[Attachment 5 - Amara Additions](#)  
[Attachment 6 - Amara Master Plan](#)  
[Attachment 7 - Amara Master Plan-Conceptual](#)  
[Attachment 8 - CSFD Amara Response](#)  
[Attachment 9 - CSPD Amara Response](#)  
[Attachment 10 - Amara Park and Trails](#)  
[Attachment 11 - Amara Roadway Exhibit](#)  
[Attachment 12 - School District Letters](#)  
[Attachment 13 - City of Fountain Coorespondence](#)  
[Attachment 14 - Public Notice Posters](#)  
[Attachment 15 - Public Comments](#)  
[Attachment 15B - Public Comments - 3](#)  
[Attachment 16 - Public Comment Response](#)  
[Attachment 17 - Annexation Agreement](#)  
[7.6.203-Annexation Conditions](#)  
[Amara Staff Presentation\\_CC 7.23.2024](#)  
[Amara Applicnat Presentation 1 - U.S.CO. and Colorado Springs Housing](#)  
[Amara Applicnat Presentation 2 - La Plata](#)  
[Presentation\\_EPS Amara Fiscal Impact Model Update\\_3-5-24](#)  
[Amara Annexation Utilities Info - 5-28-24](#)

President Helms introduced the Ordinances annexing to the City Amara Addition No. 1 through No. 24 Annexations.

Todd Evans, Deputy City Manager, City of Fountain, stated they have not been included in any of the conversations regarding the annexation agreement. Councilmember Risley requested the City to respond to Mr. Evans comments. Travis Easton, Deputy Chief of Staff, stated if this annexation is approved, the applicant and the City will be contacting the City of Fountain regarding the details of the annexation.



John Graham, Mayor of Manitou Springs, Nancy Fortune, Mayor Pro Tem Manitou Springs, spoke in opposition of the annexation.

Councilmember Avila asked what services Colorado Spring Utilities (CSU) provides to Manitou Springs. Mayor Graham stated CSU provides electric, natural gas, and bulk service for wastewater to Manitou Springs and the cumulative total is over \$300,000 over the span of eleven years. Tristan Gearhart, Chief Planning and Financial Officer, CSU, stated the impacts from a potential rider, based on the cost they have been presented throughout the annexation process, shows that for a typical residential customer, the impact would be \$8.52 a month for first year of the rider, it goes down in the subsequent years when there is less capital infrastructure being put in place, and it goes back up again if there is a year where there's more capital infrastructure being put into the development and the \$300,000 is what they calculated for Manitou Springs over an eleven year period.

Councilmember Avila asked if wastewater is included in that cost. Mr. Gearhart stated he will need to research that because it is bulk service through a tariff.

Citizens Tom Strand, Brett Smith, Tom Wilson, Drew Petrie, Susan Patee, Kevin Treble, Chris Bender, Tim Hatton, Dana Duggan, Hayley Gleason, and Bill Murray spoke in support of the Amara annexation.

Citizens Maggie Hanna, Jay Frost, Jack Goble, Michael Bartolo, Ryan Hemphill, Matt Heimrich, Mike Roe, Brett Smith, Mary Sprunger-Froese, Karen Simon, LeRad Niles, Jack Damoli, Dallas May, spoke in opposition of the Amara annexation.

Councilmember Leinweber asked if they do not vote for this, will Council have any say in the growth of the region. Mr. Strand stated approving this is a step in the right direction and doing right for the community by providing housing for them.

Councilmember Risley asked if CSU was in partnership with the community in the Arkansas Valley. Mr. Heinrich confirmed they are, but no one said they were going to annex 3,500 acres and build a city south of Colorado Springs.

Councilmember Talarico asked how LaPlata Communities will ensure developers will provide affordable and attainable housing. Mike Ruebenson, Chief Operating Officer, La Plata Communities, representing the applicant, stated it has been defined that eighty percent or less

Average Median Income(AMI) which allows someone to pay thirty percent of their income to housing and La Plata Communities has voluntarily committed to build a minimum of seven percent of homes which fit in that range.

Councilmember Leinweber asked what the differences are between City and El Paso County stormwater standards. Richard Mulledy, Director, Public Works Department, stated this development would be held to meet Colorado Springs drainage criteria which is very substantial and over the past ten years, the City has invested in improving water quality.

Councilmember Henjum asked how builders will be held accountable to build affordable housing to United States Department of Housing and Urban Development (HUD) standards. Mr. Ruebenson stated they will require builders to participate in the program they develop to manage that and even though it is not a part of the annexation agreement, they have publicly committed to provide that.

Councilmember Leinweber requested additional information regarding childcare as infrastructure. Mr. Ruebenson stated military personnel emphasized the need for childcare in the community. Doug Quimby, President and Chief Executive Officer, La Plata Communities, representing the applicant, stated he is a founder of the Early Childhood Business Council (ECBC), they care very much about this issue, and rather than building a large fitness center, they would provide childcare facilities as an amenity as part of the infrastructure which the residents of the community could take advantage of, and they would partner with operators to operate the childcare facilities.

Councilmember Avila asked if this annexation would cost School District 11 \$1 million. Mr. Gearhart stated they do not share customer information because it is customer protected information.

Councilmember Avila requested Lisa Bachman, Bachman PR, representing the applicant, to speak regarding community engagement. Ms. Bachman provided a summary of her role and what she did in terms of public outreach for the project.

President Helms requested additional information from La Plata Communities regarding the CSU rider. Mr. Ruebenson stated it is a proposed rider because it has not been approved by Utilities Board, the average is \$2.28 per month for residential, \$23.48 per month for commercial, the cost to serve Amara is no different than the cost to serve any other greenfield development in the City, La Plata is one hundred percent responsible for utility extensions which is not put on the rate payer

at all, and the cost of investment (\$95 million) that CSU makes to serve the area is typically paid through CSU base rates. He stated adding the cost of Amara (two percent of CSU's overall regulatory and reliability investment cost of \$3.7 billion) would cause issues with CSU's bonding situation which is why the rider was created.

Mr. Gearhart provided a brief overview of other annexations within the City and CSU's role in them have been. He stated the need for a System Extension Rider is exclusively driven by annexation.

Councilmember Avila asked if the rider would be eliminated once there were new paying customers in the annexed area. Mr. Gearhart stated the need for the rider is driven by CSU's debt ratio, which needs to be between fifty and fifty-four percent, and their strong credit ratings resulting in lower borrowing costs and CSU would evaluate the right time to remove the rider based on where they are with their debt ratio.

Councilmember Henjum stated she does not know if it is fair to expect ratepayers to be responsible for decisions made by developers. Mr. Gearhart stated because the cost needs to be recovered and with the regulatory pressure, reliability, and the growth that is all hitting at the same time, this is a bit different than what they have seen at the time of the other annexations. Mr. Ruebenson stated this occurs throughout the City when CSU brings on additional customers and when Amara is at full buildout, ratepayers would generate \$25 million which could go towards capital.

Councilmember Henjum stated the Utilities Policy Advisory Committee (UPAC) will be voting this fall on rate case and they have been reevaluating how development and growth pays for itself.

Councilmember Henjum requested additional information regarding CSU's acquisition of water and the residents of the Arkansas River Valley. Lisa Barbato, Chief System Planning and Projects Officer, CSU, stated they do an annual Integrated Resource Plan to determine water needs for the City, they still have approximately 34,000 acre-feet of water to meet the full buildout of the community, they work very closely with the farmers of the Arkansas River Valley, they are hoping to acquire 15,000 to 25,000 acre-feet of water from them but there is no guarantee that they will get it, and it is important to have a partnership with them to ensure they do not negatively impact their economy or community.

Councilmember Avila stated she believes this is a question of where the City puts their priorities which in the past has been to the north and because the Southeast does not have a master plan, it has been bypassed, and even though there is a cost for this annexation, there is a

well thought out master plan for the community. She stated the City needs more affordable housing and density, this area will be developed but it may be without the high standards of Amara, and if resources run out, the City will have to be the supplier anyway so she will be supporting this annexation.

Councilmember Leinweber outlined the number of jobs anticipated to be coming to the City and because of these commitments, the City needs to provide the product they require and therefore he will be supporting this item.

Councilmember Talarico stated she does not take anybody's cost increase lightly and the reasons she will be supporting this annexation is because there is a critical need for housing in the Southeast, they need to support the military, childcare will be a future benefit to the residents, Amara is paying one hundred percent of the cost to extend utilities, the City should control how this area grows, and economic vitality supports the needs of all citizens.

Councilmember Donelson stated there are reasonable arguments in favor of the Amara annexation, however, he does not believe the citizens of Colorado Springs support it and it is wrong to let the City become something that the majority of the citizens dislike, He stated they need to control the rate of growth so City services and infrastructure can keep up with it and he does not want citizens to lose faith that City Council truly represents them.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 0.644 acres as Amara Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.B.** [ANEX-23-00](#) Ordinance No. 24-63 Annexing To The City Of Colorado Springs That  
[31](#) Area Known As Amara Addition No. 2 Annexation Consisting Of 0.957 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 2](#)  
[Exhibit A - Amara Annexation Addition No. 2 - Legal](#)  
[Amara Annexation Addition No. 2 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 0.957 acres as Amara Addition No. 2 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.C.** [ANEX-23-00](#) Ordinance No. 24-64 Annexing To The City Of Colorado Springs That  
[32](#) Area Known As Amara Addition No. 3 Annexation Consisting Of 3.519 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 3](#)  
[Exhibit A - Amara Annexation Addition No. 3 - Legal](#)  
[Amara Annexation Addition No. 3 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 3.519 acres as Amara Addition No. 3 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.D.** [ANEX-23-00](#) Ordinance No. 24-65 Annexing To The City Of Colorado Springs That  
[33](#) Area Known As Amara Addition No. 4 Annexation Consisting Of 1.878 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 4](#)  
[Exhibit A - Amara Annexation Addition No. 4 - Legal](#)  
[Amara Annexation Addition No. 4 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 1.878 acres as Amara Addition No. 4 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.E. [ANEX-23-00](#) Ordinance No. 24-66 Annexing To The City Of Colorado Springs That  
[34](#) Area Known As Amara Addition No. 5 Annexation Consisting Of 7.381 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 5](#)  
[Exhibit A - Amara Annexation Addition No. 5 - Legal](#)  
[Amara Annexation Addition No. 5 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 7.381 acres as Amara Addition No. 5 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.F. [ANEX-23-00](#) Ordinance No. 24-67 Annexing To The City Of Colorado Springs That  
[35](#) Area Known As Amara Addition No. 6 Annexation Consisting Of 7.448 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 6](#)  
[Exhibit A - Amara Annexation Addition No. 6 - Legal](#)  
[Amara Annexation Addition No. 6 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 7.448 acres as Amara Addition No. 6 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.G.** [ANEX-23-00](#) Ordinance No. 24-68 Annexing To The City Of Colorado Springs That  
[36](#) Area Known As Amara Addition No. 7 Annexation Consisting Of 9.192 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 7](#)  
[Exhibit A - Amara Annexation Addition No. 7 - Legal](#)  
[Amara Annexation Addition No. 7 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 9.192 acres as Amara Addition No. 7 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.H.** [ANEX-23-00](#) Ordinance No. 24-69 Annexing To The City Of Colorado Springs That  
[37](#) Area Known As Amara Addition No. 8 Annexation Consisting Of 4.951

Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 8](#)  
[Exhibit A - Amara Annexation Addition No. 8 - Legal](#)  
[Amara Annexation Addition No. 8 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 4.951 acres as Amara Addition No. 8 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.I. [ANEX-23-00](#) Ordinance No. 24-70 Annexing To The City Of Colorado Springs That  
[38](#) Area Known As Amara Addition No. 9 Annexation Consisting Of 2.223 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 9](#)  
[Exhibit A - Amara Annexation Addition No. 9 - Legal](#)  
[Amara Annexation Addition No. 9 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 2.223 acres as Amara Addition No. 9 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley



- 11.J. [ANEX-23-00](#)  
[39](#) Ordinance No. 24-71 Annexing To The City Of Colorado Springs That Area Known As Amara Addition No. 10 Annexation Consisting Of 7.117 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 10](#)  
[Exhibit A - Amara Annexation Addition No. 10 - Legal](#)  
[Amara Annexation Addition No. 10 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 2.223 acres as Amara Addition No. 10 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.K. [ANEX-23-00](#)  
[40](#) Ordinance No. 24-72 Annexing To The City Of Colorado Springs That Area Known As Amara Addition No. 11 Annexation Consisting Of 145.176 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 11](#)  
[Exhibit A - Amara Annexation Addition No. 11 - Legal](#)  
[Amara Annexation Addition No. 11 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 145.176 acres as Amara Addition No. 11 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.L.** [ANEX-23-00](#)  
[41](#) Ordinance No. 24-73 Annexing To The City Of Colorado Springs That Area Known As Amara Addition No. 12 Annexation Consisting Of 105.274 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 12](#)  
[Exhibit A - Amara Annexation Addition No. 12 - Legal](#)  
[Amara Annexation Addition No. 12 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 105.274 acres as Amara Addition No. 12 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.M.** [ANEX-23-00](#)  
[42](#) Ordinance No. 24-74 Annexing To The City Of Colorado Springs That Area Known As Amara Addition No. 13 Annexation Consisting Of 85.462 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 13](#)  
[Exhibit A - Amara Annexation Addition No. 13 - Legal](#)  
[Amara Annexation Addition No. 13 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 85.462 acres as Amara Addition No. 13 Annexation based upon the findings that the annexation complies with the**

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**Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.N.** [ANEX-23-00](#) Ordinance No. 24-75 Annexing To The City Of Colorado Springs That  
[43](#) Area Known As Amara Addition No. 14 Annexation Consisting Of 2.633 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 14](#)  
[Exhibit A - Amara Annexation Addition No. 14 - Legal](#)  
[Amara Annexation Addition No. 14 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 2.633 acres as Amara Addition No. 14 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.O.** [ANEX-23-00](#) Ordinance No. 24-76 Annexing To The City Of Colorado Springs That  
[44](#) Area Known As Amara Addition No. 15 Annexation Consisting Of 188.445 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 15](#)  
[Exhibit A - Amara Annexation Addition No. 15 - Legal](#)  
[Amara Annexation Addition No. 15 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 188.445 acres as Amara Addition No. 15 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.P.** [ANEX-23-00](#) Ordinance No. 24-77 Annexing To The City Of Colorado Springs That  
[45](#) Area Known As Amara Addition No. 16 Annexation Consisting Of  
191.096 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 16](#)  
[Exhibit A - Amara Annexation Addition No. 16 - Legal](#)  
[Amara Annexation Addition No. 16 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 191.096 acres as Amara Addition No. 16 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.Q.** [ANEX-23-00](#) Ordinance No. 24-78 Annexing To The City Of Colorado Springs That  
[46](#) Area Known As Amara Addition No. 17 Annexation Consisting Of  
153.337 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 17](#)  
[Exhibit A - Amara Annexation Addition No. 17 - Legal](#)  
[Amara Annexation Addition No. 17 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 153.337 acres as Amara Addition No. 17 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.R.** [ANEX-23-00](#) Ordinance No. 24-79 Annexing To The City Of Colorado Springs That  
[47](#) Area Known As Amara Addition No. 18 Annexation Consisting Of  
372.380 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 18](#)

[Exhibit A - Amara Annexation Addition No. 18 - Legal](#)

[Amara Annexation Addition No. 18 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 372.380 acres as Amara Addition No. 18 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.S.** [ANEX-23-00](#) Ordinance No. 24-80 Annexing To The City Of Colorado Springs That  
[48](#) Area Known As Amara Addition No. 19 Annexation Consisting Of  
305.431 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

- Attachments:** [Annexation Ordinance - Amara Addition No. 19](#)  
[Exhibit A - Amara Annexation Addition No. 19 - Legal](#)  
[Amara Annexation Addition No. 19 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 305.431 acres as Amara Addition No. 19 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

- Aye:** 4 - Avila, Leinweber, Risley, and Talarico  
**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.T. [ANEX-23-00](#)** Ordinance No. 24-81 Annexing To The City Of Colorado Springs That  
[49](#) Area Known As Amara Addition No. 20 Annexation Consisting Of  
 86.744 Acres

Presenter:  
 Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services  
 Kevin Walker, Interim Director of Planning + Neighborhood Services

- Attachments:** [Annexation Ordinance - Amara Addition No. 20](#)  
[Exhibit A - Amara Annexation Addition No. 20 - Legal](#)  
[Amara Annexation Addition No. 20 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that that the Ordinance approving the annexation of 86.744 acres as Amara Addition No. 20 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

- Aye:** 4 - Avila, Leinweber, Risley, and Talarico  
**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.U. [ANEX-23-00](#)** Ordinance No. 24-82 Annexing To The City Of Colorado Springs That  
[50](#) Area Known As Amara Addition No. 21 Annexation Consisting Of  
 337.474 Acres

Presenter:  
 Katie Carleo, Acting Assistant Director of Planning + Neighborhood

Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 21](#)

[Exhibit A - Amara Annexation Addition No. 21 - Legal](#)

[Amara Annexation Addition No. 21 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 337.474 acres as Amara Addition No. 21 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.V.** [ANEX-23-00](#) Ordinance No. 24- 83 Annexing To The City Of Colorado Springs That  
[51](#) Area Known As Amara Addition No. 22 Annexation Consisting Of  
816.132 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 22](#)

[Exhibit A - Amara Annexation Addition No. 22 - Legal](#)

[Amara Annexation Addition No. 22 - Plat](#)

[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 816.132 acres as Amara Addition No. 22 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.W.** [ANEX-23-00](#) Ordinance No. 24-84 Annexing To The City Of Colorado Springs That  
[52](#) Area Known As Amara Addition No. 23 Annexation Consisting Of  
390.593 Acres

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Annexation Ordinance - Amara Addition No. 23](#)  
[Exhibit A - Amara Annexation Addition No. 23 - Legal](#)  
[Amara Annexation Addition No. 23 - Plat](#)  
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the annexation of 390.593 acres as Amara Addition No. 23 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203 be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

- 11.X.** [ZONE-24-00](#) Ordinance No. 24-85 Amending The Zoning Map Of The City Of  
[08](#) Colorado Springs Pertaining To 3172.796 Acres Located Near The  
Northeast Corner Of Squirrel Creek Road And Link Road, And South Of  
Bradley Road Establishing The A (Agricultural) Zone District

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services

Kevin Walker, Interim Director of Planning + Neighborhood Services

**Attachments:** [Amara Establishment Of Zone District - Ordinance](#)  
[Exhibit A - Amara Zone Establishment Legal Description](#)  
[Exhibit B - Amara Zone Establishment Depiction](#)  
[7.5.603.B Findings - ZC](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Talarico, seconded by Councilmember Leinweber, that the Ordinance approving the establishment of the A (Agriculture) zoning district for the Amara Annexation, based upon the findings that the request complies with the criteria set forth in City Code Chapter 7 Section 7.5.603.B be finally passed. The motion failed by a vote of 4-5-0-0**

**Aye:** 4 - Avila, Leinweber, Risley, and Talarico

**No:** 5 - Crow-Iverson, Donelson, Helms, Henjum, and O'Malley

## **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**

There being no further business to come before City Council, President Helms adjourned the meeting at 8:04 PM.

Sarah B. Johnson, City Clerk