

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
February 18, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, February 18, 2025, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor John Graham
Mayor Pro Tem Natalie Johnson
Councilor Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Nancy Fortuin
Councilor Michelle Whetherhult

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:00 p.m.

B. PLEDGE OF ALLEGIANCE

Mayor Graham made a statement regarding the pledge of allegiance and the current political climate.

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call.

D. APPROVAL OF AGENDA

Councilor Shada moved to approve the agenda as amended with item G1 removed. The motion was seconded by Councilor Fortuin. The motion carried unanimously (7-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Nicole Harden, 1340 Tonka Ave, Colorado Springs, Colorado, 80904 stated that she is a manager of a business in the city and that her daughter lives in Manitou Springs. She expressed concerns about parking and stated that she attempted to discuss her concerns with the parking department first. She shared that her daughter lives on the 700 block which there is not a Resident Parking Permit (RPP) program for and therefore

no reasonable place for her daughter to park. Regarding the business, she added that there is no employee parking, which has impacted employee retention negatively.

F. CONSENT CALENDAR

1. Presentation of Warrants
2. February 4, 2025 City Council Regular Meeting Minutes

Note for the Record – This item was pulled from the consent calendar as requested by Councilor Fortuin.

3. Status of the Manitou Springs Volunteer Fire Department Pension Fund Report
4. Consider Reappointing Judy Carnick to the Open Space Advisory Committee
5. Consider Reappointing Danu Fatt to the Parks and Recreation Advisory Board
6. Consider Reappointing Tim Bresnahan to the Parks and Recreation Advisory Board
7. Consideration of Resolution No. 0525, A Resolution of the City of Manitou Springs, Colorado, Supporting a Grant Application to the Colorado Department of Local Affairs for the City's Water Meters Project and Authorizing Execution of a Grant Agreement Upon Award of the Grant

Note for the Record – This item was pulled from the consent calendar as requested by Councilor Chandler.

8. Letter of Support for Silver Key Senior Services

Councilor Chandler moved to approve the consent calendar as amended. The motion was seconded by Councilor Shada. The motion carried unanimously (7-0).

F2. February 4, 2025 City Council Regular Meeting Minutes

Councilor Fortuin requested that paragraph six under item G2 in the minutes be changed to accurately reflect her comment regarding the Hiawatha Gardens Property.

Councilor Shada moved to approve the minutes with paragraph six under item G2 corrected to state "Councilor Fortuin recommended bulldozing the building on the Hiawatha Gardens Property and turning the property into a parking lot because she sees no value in building another pavilion across the street from the Mansions Park Pavillion." The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

F7. Consideration of Resolution No. 0525, A Resolution of the City of Manitou Springs, Colorado, Supporting a Grant Application to the Colorado Department of Local Affairs for the City's Water Meters Project and Authorizing Execution of a Grant Agreement Upon Award of the Grant

Councilor Chandler expressed concern about moving forward with the Department of Local Affairs (DOLA) grant application without knowing the grant criteria required and suggested discussing the grant at a work session. She added that she is concerned about committing to a \$1,300,000 loan for the water meter replacements and recommended considering spending the funds on other city matters that may be of higher priority, such as fire mitigation.

City Administrator Denise Howell explained that the performance contract for the water meters with Schneider Electric requires that the water meter program generates enough savings to pay for itself. She added that Schneider Electric will be back on March 18, 2025, to provide an update on the program. She clarified that the resolution would allow the city to apply for the grant, but it is unknown if the city will be awarded the grant, nor would the resolution confirm that the Council would move forward with the project.

There was a brief discussion regarding the DOLA grant timeline in which City Administrator Howell shared that the grant application is due by April 1, 2025, and that it is unknown what the DOLA budget would look like in the future. She added that the April application would not be presented until August.

There was a general discussion about the utilization and approval of DOLA grant funds, in which City Administrator Howell clarified that a DOLA grant application would have to be project ready to receive a higher readiness score for a higher chance of approval.

Councilor Fortuin expressed concern about the high percentage of water loss in the city currently unaccounted for. She stated that she is in favor of the water meter project and noted that water loss seems to be critical to fire mitigation and other matters as well.

There was a brief discussion about the city's obligation to pay back a loan for the water meter project in which City Administrator Howell explained that the contract with Schneider Electric includes a loan guarantee, and that if the program does not save enough funds to pay for itself, then Schneider Electric will have to pay.

Councilor Chandler moved to approve Resolution No. 0525, a Resolution of the City of Manitou Springs, Colorado, Supporting a Grant Application to the Colorado Department of Local Affairs for the City's Water Meters Project and Authorizing Execution of a Grant Agreement Upon Award of the Grant. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried unanimously (7-0).

G. BUSINESS

1. Formal Action on Parking for Soda Springs Park Events

Note for the record – this item was removed from the agenda.

H. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0125, An Ordinance Approving a Lease Purchase Agreement with Clayton Holdings, LLC

Finance Director Rebecca Davis presented the ordinance and noted that the lease purchase agreement for \$708,732 was previously approved on first reading at the February 4, 2025, City Council meeting.

Mayor Graham opened the public hearing at 6:29 p.m. Due to no public comment, Mayor Graham subsequently closed the public comment portion of the hearing.

Mayor Pro Tem Johnson moved to adopt on second reading, Ordinance No. 0125, An Ordinance Approving a Lease Purchase Agreement with Clayton Holdings, LLC. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (7-0).

2. Public Hearing to Consider Issuance of a New Tavern Liquor License at 702 Manitou Avenue, Bliss Enterprises LLC, dba Aurathentic

Mayor Graham reviewed the process for the liquor hearing, including the staff presentation, the applicant presentation, and a public hearing, followed by any applicant rebuttal and finally the Liquor Licensing Authority's decision.

Deputy City Clerk Kristen Dukoi stated that acting as the Local Licensing Authority, City Council will review certain criteria including the State application, diagram of premises, proof of possession, background information, and evidence of support and needs, which was provided by the applicant in the form of a petition. She added that the City Clerk's Office has not received any public comment on the matter and has no concerns regarding the application.

Barbara Horst, owner of Aurathentic shared that she would like to add a wine bar to the business to add to the experiences that they already provide. She explained that they intend to provide both alcohol and non-alcohol cocktails, along with some light food, with vegan, vegetarian and gluten free options. Ms. Horst stated that customers have been excited about the potential added service.

Mayor Graham opened the public hearing at 6:34 p.m. Due to no public comment, Mayor Graham subsequently closed the public comment portion of the hearing.

Councilor Fortuin moved to approve the issuance of a Tavern Liquor License at 702 Manitou Avenue, for Bliss Enterprises, LLC, dba Aurathentic. The motion was seconded by Councilor Chandler. The motion was carried unanimously (7-0).

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Mayor Graham announced that the City Council will be meeting on Saturday, February 22, 2025, at 8:30 a.m. in the SILC Building, 401 El Monte Place, Manitou Springs, CO 80829 for a day long retreat. He added that there will be no Meeting on February 25, 2025, and the next regular City Council meeting will be on March 4, 2025.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell shared that Saint Andrews Episcopal Church is closing and that she expects to meet with the food pantry.

K. EXECUTIVE SESSION

1. An Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to Section 5.1(d) of the Manitou Springs Municipal Charter, concerning recovery of unused MACH grant funds
2. An Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to Section 5.1(d) of the Manitou Springs Municipal Charter, concerning the COG Railway and the reimbursement payments set forth in the Tax Incentive Program Agreement dated November 20, 2018

Mayor Graham read the purpose of the Executive Session into the record at 6:38 p.m.

Mayor Pro Tem Johnson moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

The City Council moved back to Regular Session at 8:35 p.m. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

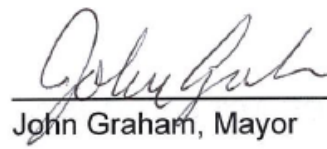
L. ADJORN

With no other items to discuss, Councilor Chandler moved to adjourn the meeting. The motion was seconded by Councilor Shada. The motion was carried unanimously (7-0). The meeting was adjourned at 8:35 p.m.

Attest:



Elena Krebs, City Clerk



John Graham, Mayor