



MANITOU SPRINGS CITY COUNCIL REGULAR MEETING AGENDA

City Council meetings are held in hybrid form by Zoom
(remote) or in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 6, 2026
At-Large	Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

April 1, 2025

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR
TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF AGENDA

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

F. CONSENT CALENDAR

1. March 18, 2025 City Council Regular Meeting Minutes
2. March 25, 2025 City Council Special Meeting Minutes
3. Request to Change Roy Rosenthal from an Alternate to Regular of the City Planning Commission
4. Resolution No. 0725, a Resolution of the City Council for the City of Manitou Springs, Colorado, Expressing the Intent of the City to Reimburse the Mobility & Parking Enterprise Fund for the Costs Related to the Dillon Mobility Hub Construction

G. PRESENTATION

1. Proclamation No. 0425, a Proclamation to Recognize April as Child Abuse Prevention Month
2. Proclamation No. 0325, a Proclamation to Recognize April 25, 2025 as National Arbor Day

H. BUSINESS

1. First Reading of Ordinance No. 0325, An Ordinance Amending The Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 5 Parcels Also Known By Assessor's Office As Schedule Numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, To Park Zone District
2. First Reading of Ordinance No. 0425, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 13 Parcels Also Known By Assessor's Office As Schedule Numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, To Public Facility Zone District
3. First Reading of Ordinance No. 0525, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 38 Parcels Also Known By Assessor's Office As Schedule Numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-14-005, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-025, 74054-24-003, 74054-24-035, 74054-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 740543-50-29, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 740630-20-03, 74064-03-013, 74064-23-019, 74082-16-004, 740920-20-39, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

I. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0225, an Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Rights of Way

J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

K. CITY ADMINISTRATOR REPORT

L. EXECUTIVE SESSION

1. An Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; developing strategy for negotiations; and instructing negotiators, concerning the management and operation of the Incline.

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: March 18, 2025 City Council Regular Meeting Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 1, 2025

Purpose:

To review and approve the meeting minutes from the March 18, 2025 City Council meeting.

Background:

The City Council met in regular session on March 18, 2025.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Approximately eight hours of staff time to attend the meeting and to prepare and review the minutes.

Recommended Action:

Approve the March 18, 2025, City Council regular meeting minutes through the approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
March 18, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, March 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

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 Chandler moved to approve the agenda as amended with item G2 moved after item G4. The motion was seconded by Councilor Shada. The motion carried unanimously (7-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Laurie Wood, 211 Manitou Ave, Chief of Grants and Compliance with Silver Key Senior Services thanked the Council for their support.

Jason DeaBueno, Silver Key Senior Services President shared that Silver Key Senior Services is committed to the community and expressed gratitude for Council's support as well.

F. CONSENT CALENDAR

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

Note for the Record – This item was pulled from the consent calendar as requested by Mayor Pro Tem Johnson.

3. March 11, 2025 City Council Special Meeting Minutes
4. Resolution No. 0625, A Resolution of the City of Manitou Springs, Colorado, Amending Section 4.5 of the Employee Handbook Concerning Military Leave
5. Requesting Approval of a General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub

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

6. Consider Reappointing Joy Porter to the Historic Preservation Commission

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

F2. March 4, 2025 City Council Regular Meeting Minutes

Mayor Pro Tem Johnson moved to approve the minutes as amended with the March 4, 2025 minutes corrected under item H4 to state “Mayor Pro Tem Johnson suggested that the city consider using the consultants to evaluate staff that the city is retaining and why they are staying too.” The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

F5. Requesting Approval of a General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub

Mayor Graham stated that he had hoped to have more information before the City Council had to make a decision on the agreement.

Councilor Shada moved to approve the General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub. The motion was seconded by Councilor Chandler. The motion was carried (6-1) with Mayor Graham as the dissenting vote.

G. BUSINESS

1. Request for Appointment of Paul Arlinghaus to the Open Space Advisory Committee

David Conley, Open Space Advisory Committee (OSAC) Vice Chair presented the applicant Paul Arlinghaus. Vice Chair Conley commended Mr. Arlinghaus for his interest in being actively involved in the community after only moving to the city a year ago. He acknowledged Mr. Arlinghaus for his experience with trail building and maintenance.

Mr. Arlinghaus shared that he has previously been involved in trail advocacy and trail building in Indiana and that he moved to the area in part for trail access. He explained that he has had a long-standing tradition of being involved with the trails that he uses and that he wishes to continue giving back.

Councilor Shada moved to approve the appointment of Paul Arlinghaus to the Open Space Advisory Committee as an Alternate Member. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried unanimously (7-0).

3. Schneider Electric Update: Water Meters and Facility Improvements

Program Manager Kate Sipla, Regional Vice President Jordan Lerner, and Project Development Manager Tyler DiLalla with Schneider Electric presented an update on the water meters and facilities improvements projects. Project Manager Sipla shared that they had entered an investment grade audit about a year and a half prior, to evaluate energy efficiency, as well as the water meters project. She reviewed the purpose and general framework for the Energy Performance Contracting Program. She noted that a contract with Ntiva for IT Services will save the city over \$75,000 annually. Project Manager Sipla shared that Congressional Directed Spending Requests are not expected to happen for 2025 and added that the city could apply for funding for 2026. She explained that the Department of Local Affairs (DOLA) Energy/Mineral Impact Assistance Fund does not allow for projects to be under contract prior to being awarded and that the funds are not expected to be dispersed until August or September if awarded. She stated that Schneider Electric has locked in pricing for the project until May 1, 2025 and that it is unknown what impact there could be on prices beyond this date.

Project Development Manager DiLalla noted that the meters that were tested were 85% accurate and that the water meters are already beyond their life expectancy. He shared features and services offered by the selected manufacturer and distributor. He reviewed the services provided by Schneider Electric, including project management, staff training and maintenance, and the warranty.

Project Manager Sipla emphasized that Schneider Electric is offering a long-term partnership. She shared that the city is currently spending \$12,000 annually and two weeks a month in staff time on water meter repairs. She reviewed the projected revenue and cashflow for the 20 year long program and confirmed that if there was a short fall

during any year, Schneider Electric would write a check to the city to make up the difference. She added that the measurement verification process is only for the first three years and that there is an additional cost for measurement verification for any additional years. Project Manager Sipla reviewed the proposed facilities improvements which included the HVAC system in Memorial Hall, LED lighting in multiple locations and replacing the windows on the north side of City Hall.

There was a brief discussion about staggering the water meter replacements compared to replacing all the meters at once to which Project Manager Sipla stated that staggering the replacements would mean maintaining multiple systems over a longer period of time. Distribution ORC Sean Dearborn added that it would be easier to track replacements if done all at the same time.

Project Development Manager DiLalla confirmed that the full warranty is for 10 years and that the warranty coverage decreases beyond the first 10 years.

There was a general discussion about rate changes relative to the Schneider Electric guarantee and water meter accuracy over the years relative to the warranty. Project Manager Sipla clarified that when Schneider Electric backs the program there are certain inputs that are expected of the city, such as a minimum annual five percent water rate increase, as shown in the projected cash flows.

Councilor Chandler expressed concerns about moving forward too soon with the program and acknowledged the financial uncertainty of the next several months. She noted that there are other sources outside of the residential and commercial water meters where the city is losing a greater amount of water. She stated that she is in favor of moving forward with the DOLA grant process before committing to the water meters project and that she did not consider the project to be a top priority compared with other needs of the city. She added that she would like more information about the details of the prorated portion of the warranty.

Distribution ORC Dearborn commented that the \$12,000 spent on repairs yearly will increase each year and that the financial loss in unmeasured water is not accounted for. He stated that there is greater potential for a mass water meter failure the longer the project is postponed. He added that the equipment required to repair the current system is outdated and eventually may not be sold anymore, forcing the city to move to a newer system.

Councilor Chandler stated that she understands the water meters do need to be replaced within the next two years and reiterated that she would like to take the next several months to attempt to get funding for the project through the DOLA grant.

Councilor Wolfe stated that it appears all the savings from the project would go towards paying off the project debt, other than the estimated \$348,299 projected for year 20 of the program.

Project Manager Sipla clarified that the projected positive cash flow is based on an annual rate increase of five percent, and should the city decide to increase the rates by a higher percentage any year, this could have a positive impact on the cash flow.

Regional Vice President Lerner explained that the purpose of the contract is to fund a project that pays for itself and provides new infrastructure.

There was a brief discussion about the likelihood of the city being awarded the DOLA grant in which City Administrator Howell stated that she is unsure if the city would be awarded a million dollars, but she is hopeful the city would receive some funds.

Councilor Wolfe expressed concern that the city could be in a bad position down the line if the meters are no longer manufactured.

Distribution ORC Dearborn confirmed that the water meters would need to be replaced within the next one to two years because the software is no longer being supported.

There was a brief discussion regarding window replacements in which Councilor Shada suggested considering finishing the rest of the building for uniformity and comfort. Project Manager Sipla confirmed that the proposed projects are what fit within the current project cashflow.

Councilor Wolfe stated that she anticipates increased interest rates and costs in the near future, and that she is in favor of moving forward with the water meters and facilities improvements projects. She added that if the city were to wait for the DOLA grant process, she does not think the funds would necessarily offset the increased costs of the project.

Councilor Whetherhult stated that she is in favor of moving forward with both projects.

Councilor Shada stated that he would be in favor of going forward with the facilities improvements project and that he would like to go through the grant process for the water meters project.

Mayor Pro Tem Johnson shared that she is in favor of moving forward with both projects.

Councilor Chandler stated that she is in favor of moving forward with the facilities improvement project and that she would like to go forward with the grant process for the water meters project.

Councilor Fortuin stated she is in favor of moving forward with both projects.

Mayor Graham expressed concerns about the future of the economy and stated he is in favor of going forward with both the facilities improvements and water meters projects.

Councilor Fortuin moved to approve going forward with a construction contract for the facilities improvements and water meters projects. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried (5-2) with Councilor Shada and Councilor Chandler as the dissenting votes.

There was a brief discussion regarding the DOLA grant in which City Administrator Howell confirmed that the city could not move forward with the grant if the city is under contract for the project. She added that she will be reviewing other water projects that the city could potentially utilize the DOLA grant funds for.

Note for the Record – The City Council took a break at 8:02 p.m. and reconvened at 8:19 p.m.

4. First Reading Ordinance No. 0225, An Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Rights of Way

City Attorney Jeff Parker explained that the current language in the city's code regarding permit applications for work in public rights of way includes a process for permitting that is not appropriate. The changes presented are to correct the verbiage in the code so that the process makes more sense.

Councilor Whetherhult moved to approved Ordinance No. 0225, an Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Right of Ways, with "A letter of credit is not acceptable in lieu thereof" added. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (7-0).

2. Consider Approving the MACH Board Recommendations for the 2025 Grant Awards

Note for the Record – Mayor Pro Tem Johnson recused herself due to her connection to the distribution of funding and exited the room for item G2.

Ralph Routon Manitou Arts, Culture, and Heritage (MACH) Board Chair made a statement regarding the Adolph Bandelier 2025 Exhibition. He clarified that the request comes from Dave Wolverton who is the Miramont Castle Exhibition Curator and that the grant would mean a tangible benefit for a tier one entity, although the request does not come directly from the tier one entity. He added that the Board has followed the Council's direction to consider tier two project applications that benefit tier one organizations after all other tier two applications have been considered.

Kathryn Orr, 621 Arnold Lane, representing the Manikrewe shared that their group volunteers to put on Carnivale during the off season for the benefit of the city. She explained that the Chamber of Commerce did take over the event for a couple of years before giving the responsibility back to the Manikrewe. She stated that she has spent 400 hours working on Carnivale in the past year and has been involved with the event for the past three years. Ms. Orr expressed gratitude for the MACH grants and thanks to the MACH Board for their efforts in the process.

Judy Teevan, 416 Crystal Hills Boulevard, representing the Manikrewe added that the Manikrewe is an established nonprofit organization.

Lyn Ettinger-Harwell, 515 Manitou Avenue, President and Publisher of the Pikes Peak Bulletin stated that he believes it would be advantageous for the city and the MACH Board to approve the board's recommendations. He added that the Pikes Peak Bulletin supports the MACH Board's mission to promote the identity of arts and culture, as well as increase the visibility of arts and culture activities in the community. He requested that the City Council reconsider some of the controversy over the Fourth Estate and the separation of media. He stated that the bulletin tells the stories of Manitou Springs, including the projects under all MACH grant tiers.

There was a brief discussion regarding the specificity of the Pikes Peak Bulletin MACH grant request, in which Mr. Ettinger-Harwell clarified that the funds are to cover weekly full page stories for each tier of the MACH grants. He stated that the stories would be about the artists, culture and heritage in the city.

Councilor Chandler moved to approve all MACH grant recommendations, excluding the requests concerning the Carnegie Library, the Carnivale, and the Pikes Peak Bulletin. The motion was seconded by Councilor Whetherhult. The motion was carried (6-0).

Councilor Whetherhult moved to split the \$10,000 recommended for the Carnegie Library and distribute the funds between Hiawatha Gardens, Miramont Castle, Manitou Arts Center and Manitou Springs Heritage Center. The motion was seconded by Councilor Wolfe. The motion failed (3-3), with Councilor Chandler, Councilor Fortuin and Mayor Graham voting against.

Mayor Graham moved to approve the MACH Board recommendation to distribute \$10,000 to the Carnegie Library. The motion was seconded by Councilor Fortuin. The motion was carried (4-2) with Councilor Wolfe and Councilor Whetherhult as the dissenting votes.

Councilor Wolfe suggested redirecting the funds recommended for Carnivale from the Chamber of Commerce to go directly to the nonprofit group handling the event.

MACH Chair Routon confirmed that both 2025 and 2026 are included in the grant recommendations for Carnivale each year due to extending the MACH grant process.

Councilor Shada suggested that the City Council discuss the Chamber of Commerce at a work session to get clarity about their role in community.

Councilor Wolfe moved to deny the MACH Board recommended grants for the 2025 Carnivale Parade and the 2026 Carnivale parade. The motion was seconded by Councilor Whetherhult. The motion failed (1-5) with Councilor Wolfe in favor.

Councilor Shada moved to approve funding the MACH Board recommended grants for the 2025 Carnivale Parade and the 2026 Carnivale parade. The motion was seconded by Councilor Chandler. The motion was carried (5-1), with Councilor Wolfe as the dissenting vote.

Councilor Wolfe stated that she supports the city paying for its use of the bulletin, but she does not feel comfortable having the local paper funded through a MACH grant.

She added that she believes it is crucial for the media to be separate from the government and for the media to be comfortable criticizing officials in government without concern of financial retribution in the future.

Councilor Wolfe moved to deny the MACH Board recommended grant for the Pikes Peak Bulletin. The motion was seconded by Councilor Whetherhult. The motion failed (2-4), with Councilor Wolfe and Councilor Whetherhult in favor.

Councilor Chandler noted that the City Council funded the bulletin the previous year. She added that she believes the matter is an important policy issue to discuss going forward and that it is important that the city support journalistic integrity and freedom. She stated that she is in favor of approving the MACH Board recommended grant for the Pikes Peak Bulletin.

Mayor Graham stated that he supports the grant request and added that he believes there must be a very clear divide between the government and the newspaper, particularly the editorial section. He shared that Councilor Fortuin suggested previously to provide the funds to the MACH Board to oversee the disbursement, potentially in the form of purchasing advertising from the bulletin and he added that he would be supportive of allowing the MACH Board to manage the funds in this way.

Councilor Fortuin moved to approve the MACH Board recommended grant for the Pikes Peak Bulletin and that the MACH Board come back to the Council in the next year with a policy that directs MACH dollars to remain in the operating funds and used to purchase ads in the Pikes Peak Bulletin. The motion was seconded by Councilor Chandler. The motion was carried (5-1) with Councilor Wolfe as the dissenting vote.

H. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Note for the record – Mayor Pro Tem Johnson returned to the City Council Meeting.

Councilor Wolfe requested information regarding shuttle transportation options and a report on the electric vehicle charging station rates.

There was a brief discussion regarding shuttles in which it was determined that the matter would be revisited in 2026.

Mayor Graham confirmed that the City Council would be meeting on March 25, 2025 for an executive session concerning the Incline.

I. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- Karen Rowe is the project manager for the Dillon Mobility Hub and the Creekwalk Phase Four projects.
- The city has received the DOLA grant for the water tank project.

- The community rating survey for the flood insurance is due May 1, 2025, led by consultant John Chavez.
- She is working on the Ruxton Project and has learned that the city can potentially get an extension for the funds coming from Colorado Department of Transportation (CDOT).
- Creekwalk Phase Three was not closed out with CDOT, so that is being completed within the next couple of months.
- Preliminary work is being done for the Soda Springs Park project and work is expected to start on June 1, 2025.

Councilor Shada requested that the contractor focus on completing the common area first for the Soda Springs Park Project.

J. EXECUTIVE SESSION

1. An Executive Session for the consideration of documents protected by the mandatory nondisclosure provisions of the Open Records Act, pursuant to Section 5.1(f) of the Manitou Springs Home Rule Charter, specifically C.R.S.24-72-204(1)(a), et seq., and by reference C.R.S.29-2-106(4)(c)(II), pertaining to the confidentiality of sales tax information relating to specific businesses in the city
2. An Executive Session to hold a conference with the City Attorney for legal advice pursuant to Section 5.1(c) of the Manitou Springs Municipal Charter concerning the dissolution of the Manitou Springs Metropolitan District
3. 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 the reimbursement agreement between the City and Cog Railway
4. An Executive Session pursuant to Section 5.1(a) of the Manitou Springs Home Rule Charter concerning the City Administrator

Mayor Graham read the purpose of the Executive Session into the record at 9:17 p.m.

Councilor Shada moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Chandler. The motion was carried (7-0).

The City Council moved back to Regular Session at 10:44 p.m. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

K. 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 10:45 p.m.

Attest:

John Graham, Mayor

Elena Krebs, City Clerk



Memorandum

Title: March 25, 2025 City Council Special Meeting Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 1, 2025

Purpose:

To review and approve the meeting minutes from the March 25, 2025, City Council meeting.

Background:

The City Council met in a special session on March 25, 2025.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Approximately one hour of staff time to attend the meeting and to prepare and review the minutes.

Recommended Action:

Approve the March 25, 2025, City Council special meeting minutes through the approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Special Meeting Minutes
606 Manitou Avenue
March 25, 2025

The City Council of Manitou Springs met in Special Session on Tuesday, March 25, 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

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

Mayor Pro Tem Johnson moved to approve the agenda as presented. The motion was seconded by Councilor Chandler. The motion carried unanimously (7-0).

E. BUSINESS

1. An Executive Session to determine positions relative to matters that may be subject to negotiators; developing strategy for negotiations; and instructing negotiators, concerning the management and operation of the Incline

Mayor Graham read the purpose of the Executive Session into the record at 6:01 p.m.

Councilor Chandler moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Wolfe. The motion was carried (7-0).

The City Council moved back to Special Session at 9:05 p.m. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

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 9:05 p.m.

Attest:

John Graham, Mayor

Elena Krebs, City Clerk



Memorandum

Title: Request to Change Roy Rosenthal from an Alternate to Regular of the City Planning Commission

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 1, 2025

Purpose:

To request City Council's approval for a change in the status of Roy Rosenthal, currently an alternate, to be promoted to a regular member of the City Planning Commission (CPC).

Background:

Roy Rosenthal has been serving as an alternate on CPC since April 2024. During this time, he continued to demonstrate his understanding of the commission's matters and his willingness to participate by engaging in the commission's discussions.

Pros and Cons:

Pros:

- Mr. Rosenthal is already familiar with the board's processes and ongoing initiatives, ensuring a smooth transition.
- This change recognizes his dedication and provides an opportunity for him to contribute more significantly.

Cons: None.

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Move to appoint Roy Rosenthal as a regular member of the City Planning Commission.



City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

Which Board are you Applying For?	Planning Commission
Membership Requested	Regular
Full Name	Roy Rosenthal
Street Address	
City	Manitou Springs
State	CO
Zip Code	80829
Phone	
Email	

Do you have any special interests? If so, please briefly provide details below:

I have been an alternate Manitou Springs Planning Commissioner since April 2024. I now am applying to be a regular member of the Manitou Springs Planning Commission.

My wife and I lived at for 47 years. We then had a more senior friendly house built at so that we could continue to live in the neighborhood and community that we love.

As we designed our new home and applied for approval through the planning department I became more aware of and interested in the planning process.

As an alternate commissioner I found it to be a learning experience while it has also been rewarding to take part in preserving and enhancing the unique character of our diverse neighborhoods. I would like to continue my involvement on a regular basis.

Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family

of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children.

(Amendment No. 8, adopted and approved January 14, 1975)

Do you have an immediate family member on City Council? No

Please attach a resume:



Date 03/02/2025

CURRICULUM VITA

HOME ADDRESS: [REDACTED], Manitou Springs, CO 80829

Phone: (H) [REDACTED] (C) [REDACTED]

BIRTHDATE: [REDACTED] Bronx, NY

COLLEGE EDUCATION:

Colby College, Waterville, Maine, 1963-1964
(Transferred at end of first year to Antioch College)

B.A. – Antioch College, Yellow Springs, Ohio, 1964-1968
Major – Psychology

Work-Study undergraduate employment:
Woods Hole Oceanographic Institution: Research Assistant
Day Care and after school drop in center worker, Harlem, New York, NY
University of Wisconsin: Psychology Research Assistant
Sonoma State Hospital, Sonoma, CA: Research Assistant

POST GRADUATE EDUCATION:

M.D. – School of Medicine, University of California, San Diego, 1968-1973

Off Campus Electives:

- (1) "Subresidency" in psychiatry, University Hospital, University of Washington, Seattle, Washington, September 1972 - October 1972
- (2) Clerkship in Neurology, Queenssquare Hospital, London, England, October 1972 - December 1972

Resident in Psychiatry: Upstate Medical Center, State University of New York, Syracuse, NY (July 1973 – June 1976)

Chief Resident in Psychiatry: Upstate Medical Center (July 1975-June 1976)

BOARD CERTIFICATION:

Psychiatry: American Board of Psychiatry and Neurology (1978 - Present)

LICENSE:

Colorado Medical License 20029 (April 1976 – Present)
Drug Enforcement Admin (authority to prescribe controlled medication) AR6954576
National Provider Identification 1487747986

PSYCHIATRIC PRACTICE:

Private practice: Colorado Springs, CO, 1976 to April 30, 2013. Adult and Adolescent Psychiatry, Individual Psychotherapy, Psychopharmacology. I provided inpatient psychiatric care for adult and adolescent patients at the Cedar Springs and Penrose-ST.Francis hospitals where I worked with multidisciplinary teams. Outpatient treatment was provided at my private office where I worked in conjunction with Psychologists, Social Workers and other mental health professionals.

Team Psychiatrist: Pikes Peak Mental Health Center 1976-1978 (provided outpatient psychiatric evaluation and medication treatment to indigent and low income individuals). Worked on a team basis with Social Workers and Mental Health Counselors.

Founding Psychiatrist of the Colorado College Counseling Center (1978 to 2005): Member of the team that organized and started the counseling center, then Provided Outpatient and Inpatient treatment of Colorado College Students. Students were age 17 to 23 and presented with anxiety, depression, substance abuse, relationship problems as well as more severe disorders such as emerging major mental illness and eating disorders. I also supervised the Colorado College Counselors.

Consultant Psychiatrist: Day Treatment Program, Pikes Peak Mental Health Center, (1979-1984), provided outpatient and inpatient psychiatric care of low income PPMHC patients.

Unit Director Adult Inpatient Services, Cedar Springs Psychiatric Hospital (April 1992 to 1999): Supervised Psychiatric Nurses and Mental Health workers.

Consultant Psychiatrist: Spring Creek and Zebulon Pike Adolescent Detention Centers (1978-82): Provided psychiatric evaluation and psychiatric medication management for juvenile criminal offenders. I worked in partnership with a psychiatric nurse there.

Consultant Psychiatrist: Canterbury District Health Board, Christchurch, New Zealand, (September 2013-August 2014): Provided inpatient and outpatient care to a wide variety of moderately to severely mentally ill patients as a member of an interdisciplinary team. Supervised Psychiatric residents, Interns and medical students, University of Otago School of Medicine. Lectured on substance abuse to those students. Worked with the Maori Mental Health Team to provide culturally sensitive care to Maori patients. Provided consultation to primary care physicians who requested assistance in treatment of their patients.

PROFESSIONAL SOCIETIES

Colorado Springs Psychiatric Society [President 06/83 – 06/85]
Colorado Psychiatric Society
American Psychiatric Association, Life Member
American Medical Association
Colorado Medical society
El Paso County Medical Society

HOSPITAL AFFILIATIONS:

All now in inactive status due to retirement from providing inpatient treatment, all in Colorado Springs, Colorado:

Cedar Springs Psychiatric Hospital

Memorial Hospital

Penrose-St Francis Hospitals

PERSONAL: Married: May 29, 1976, 2 children, 3 grandchildren

March 4, 2025

Mayor Graham and City Council,

I am writing to express my support for the appointment of Roy Rosenthal as a regular member of the Planning Commission. Over the past year, Roy has served as an alternate member, gaining valuable experience and demonstrating an understanding of the commission's roles and responsibilities, particularly in handling quasi-judicial matters.

As a long-time member of the Manitou community, Roy is familiar with local planning considerations and has shown a willingness to engage thoughtfully in commission discussions. His experience as an alternate has provided him with a solid foundation for taking on the responsibilities of a full commission member.

I believe Roy Rosenthal would be a capable and effective addition to the Planning Commission.

Sincerely,
Alan Delwiche
Chair, Planning Commission



Memorandum

Title: Resolution No. 0725, a Resolution of the City Council for the City of Manitou Springs, Colorado, Expressing the Intent of the City to Reimburse the Mobility & Parking Enterprise Fund for the Costs Related to the Dillon Mobility Hub Construction

From: Rebecca Davis CPFO, Finance Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 1, 2025

Purpose:

To have City Council approve paying the construction costs of the Dillon Mobility Hub before the project loan is in place and then reimbursing the Mobility & Parking Enterprise Fund from the loan.

Background:

The cost of the Dillon Mobility Hub is \$1,300,000. City staff is working through the loan process for this project with the bank Clayton Holdings, which the City has a Master Lease Purchase Agreement with.

While it is not a guarantee the City will receive the loan, the quote is estimated to be presented to staff in the first week of April, the credit application process is anticipated to take a week and the loan documentation process (including title searches) is estimated to take 30 days.

In order for the completion deadline of June to be reached, construction starts on Monday, March 31, 2025.

For the City to reimburse the Mobility & Parking Enterprise Fund for the amount of the construction costs that occur before the loan is in place, the City Council must approve a Resolution expressing the intent of the City to reimburse the fund with loan proceeds.

Pros and Cons:

Pro: Starting construction now makes the June deadline attainable.

Con: The Mobility & Parking Enterprise fund will need to provide funding up front and if the loan is not obtained, this would impact other capital projects for 2025.

Fiscal Impact:



An agreement was signed with Silverback Excavation LLC for \$299,089 on March 18th, 2025 with construction beginning March 31, 2025.

Workload Impact:

3 Hours

Recommended Action:

Move to Approve Resolution 0725, a Resolution of the City Council for the City of Manitou Springs, Colorado, expressing the intent of the City to reimburse the Mobility & Parking Enterprise Fund for the costs related to the Dillon Mobility Hub Construction.

RESOLUTION

A RESOLUTION OF CITY COUNCIL FOR THE CITY OF MANITOU SPRINGS, COLORADO, EXPRESSING THE INTENT OF THE CITY TO REIMBURSE THE MOBILITY & PARKING ENTERPRISE FUND FOR THE COSTS RELATED TO THE DILLON MOBILITY HUB CONSTRUCTION

WHEREAS, the City Council desires to improve City-owned property located at 132, 134 and 142 Manitou Ave by creating a Mobility Hub with a non-paved parking lot, restroom facilities and an office via a loan arrangement; and

WHEREAS, it is the intent of the City Council that the construction performed before the loan is in place to be paid for outright by the City from the Mobility and Parking Enterprise Fund and then the expense be reimbursed via funds paid to the City under a loan agreement the City anticipates entering into via ordinance; and

WHEREAS, for this expenditure to qualify for favorable tax treatment as a “reimbursement bond” under U.S. Treasury Regulation 1.150-2(e)(1), no later than sixty (60) days after the expenditure has been made the City Council must declare its official intent to reimburse the expenditure; and

WHEREAS, the City Council desires to make such a declaration via this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

SECTION 1: The payments for the construction are hereby authorized, and the City Administrator or her designee is hereby empowered to execute all documents necessary to effectuate the payment per the attached contract:

SECTION 2: It is the present intent of the City Council that the purchase qualify for favorable tax treatment as a “reimbursement bond” under U.S. Treasury Regulation 1.150-2(e)(1), and therefore, the City Council hereby declares its official intent to reimburse the expenditure from a loan agreement.

Adopted at the meeting of the City Council of the City of Manitou Springs, Colorado, on this 1st day of April 2025.

Mayor and Council:

By: _____
John Graham, Mayor

Attest:

Elena Krebs, City Clerk

AGREEMENT FOR GENERAL SERVICES

THIS AGREEMENT FOR GENERAL SERVICES is made and entered into this **18th day of March 2025**, by and between the City of Manitou Springs, 606 Manitou Avenue, Manitou Springs, Colorado 80829, a Colorado municipal corporation (the "City"), and **Silverback Excavation, LLC** an independent contractor with a principal place of business at 5660 Iris Pkwy, Longmont, CO 80504 and phone number of 720-358-6415 ("Contractor") (collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in the attached **Exhibit A**.

B. No change to the Scope of Services, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the City. If Contractor proceeds without such authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the City is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. COMMENCEMENT AND COMPLETION OF WORK

Contractor shall commence work as set forth in the Scope of Services. Except as may be changed in writing by the City, the Scope of Services shall be completed on schedule as identified in **Exhibit A**, and Contractor shall furnish the City the specified deliverables as provided in **Exhibit A**.

III. COMPENSATION

A. In consideration for the completion of the Scope of Services by Contractor, the City shall pay Contractor an amount not to exceed **_Two Hundred Ninety Nine Thousand Eight Nine Dollars (\$299,089.00) and as per Exhibit B**. This maximum amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the City for such fees, costs and expenses. Notwithstanding the maximum amount specified in Paragraph A hereof, Contractor shall be paid only for work performed. If Contractor completes the Scope of Services for a lesser amount than the maximum amount, Contractor shall be paid the lesser amount, not the maximum amount. The base bid is awarded as a lump sum per Addendum 2 (Page 2, Item #2). Allowances will be paid per work performed.

B. Unless specified otherwise in **Exhibit A**, Contractor shall submit monthly statements requesting payment for work satisfactorily completed. Such requests shall be based upon the amount and value of the work and services satisfactorily performed by

Contractor under this Agreement. Invoices for the lump sum portion of the contract will be billed by percentage of work completed and approved. Invoices for allowance items shall be itemized and include hourly breakdowns for all personnel and other charges. The City shall remit payment within thirty (30) days of receipt of an invoice meeting the requirements set forth herein.

C. Final payment will be made after all documentation is received by the City, including, but not limited to project closeout documents and all work is completed to the City's standards.

IV. CLEANUP

A. Contractor shall keep the work site and adjoining ways free of waste material and rubbish caused by its employees or subcontractors. Contractor shall remove all such waste material and rubbish daily during construction, together with all tools, equipment, machinery and surplus materials. Contractor shall, upon termination of its Work each day, conduct general cleanup operations on the work site, including the cleaning of all surfaces, paved streets and walks, and steps. Contractor shall also conduct such general cleanup operations on adjacent properties which were disturbed by the Work. Contractor shall remove and dispose of all waste materials at their expense unless specified otherwise in **Exhibit A**.

B. If Contractor fails to perform the cleanup required by this Section the City shall provide Contractor written notice which Contractor has 24 hours to correct the violation or Contractor shall be assessed a fine of One Hundred Dollars (\$100) per day for each day violation occurs. In addition, the City may cause the cleanup to be performed at Contractor's expense. Upon receipt of a statement for such cleanup and applicable fines, Contractor shall pay to the City the fines and costs incurred by the City for such cleanup, or the City shall have the right to withhold said amount from any final payment due to Contractor.

V. LIQUIDATED DAMAGES

A. Contractor acknowledges time is of the essence and delayed performance constitutes a compensable inconvenience to the City and its residents and liquidated damages shall be enforced. Such damages are not a penalty. For each day Substantial Completion is delayed beyond a fourteen (14) calendar day grace period of the schedule agreed upon by the City and Contractor, Contractor shall be assessed Five Hundred Dollars (\$500) per day. The only exception to this clause is for documented delays beyond Contractor's control, whereby the schedule will be extended by the number of days Contractor was delayed.

B. Contractor has provided a written schedule for the work to be completed and is included in **Exhibit A**. Any changes to the written schedule must be authorized by written amendment executed by the City.

C. Allowing Contractor to continue and finish the Work or any part thereof after the Final Completion date shall not operate as a waiver on the part of the City of any its rights. Any liquidated damages assessed shall not relieve Contractor from liability for any damages or costs of other contractors caused by a failure of Contractor to complete the work

by or on Final Completion date. Liquidated damages may be deducted from any payment due Contractor or the retainage. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the City.

VI. CONTRACTOR RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing.

B. The services performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by others in the same or similar type of work. The services to be performed by Contractor shall be done in compliance with applicable laws, ordinances, rules and regulations.

C. Contractor warrants that all materials and workmanship provided as a part of the Scope of Services shall be free from defects for 12 months from completion date of project.

VII. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a City employee for any purposes.

VIII. INSURANCE AND BONDS

A. Contractor shall procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor under this Agreement, including the following, at a minimum:

1. Worker's compensation insurance as required by law; and

2. Commercial general liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and one million dollars (\$1,000,000) general aggregate naming the City and the City's officers, employees, and consultants as additional insureds. The policy shall be with a carrier and in a form acceptable to the City at the City's sole discretion.

B. Any insurance carried by the City, its officers, or its employees or contractors is excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall procure and maintain, at its own cost the following Bonds:

1. Performance Bond in the amount of one hundred percent (100%) of the total project cost;

2. Payment Bond for fifty percent (50%) of project cost.

D. Contractor shall provide to the City a certificate of insurance and bond certificates as evidence that required policies and bonding are in full force and effect. The certificate of insurance shall identify the City as additionally insured; bond certificates shall include the City; and Contractor shall provide that the coverages and/or bonds afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy, bonds, and any endorsement thereto. The City must have all certificates and bonds on file prior to the start of any project.

E. Failure on the part of Consultant to procure or maintain the insurance and/or bonds required herein shall constitute a material breach of this Agreement upon which the City may immediately terminate this Agreement, or at its discretion, the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.

IX. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the City and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement or the Scope of Services if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of any worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

X. TERMINATION

- A. This Agreement shall terminate when all the work described in the Scope of Services is completed to the City's satisfaction or upon the City's providing Contractor with seven (7) days advance written notice, whichever occurs first. If the Agreement is terminated by the City's issuance of written notice, the City shall pay Contractor for all work authorized and completed prior to the date of termination.
- B. If Contractor defaults or fails or neglects to carry out the Agreement, or any part thereof, or fails to perform any provision of this Agreement, the City, after seven (7) days written notice to Contractor and without prejudice to any other remedy the City may have, may make good such deficiencies and may deduct the cost thereof,

including compensation for any additional services made necessary thereby, from the payment then or thereafter due Contractor. Or, at the City's option after said notice, the City may terminate this Agreement and may finish the project by whatever method the City deems expedient, and if the unpaid balance of the compensation owed to Contractor at the time of termination exceeds the expense of finishing the project, such excess shall be paid to Contractor, but if such expense exceeds such unpaid balance, Contractor shall upon demand pay the difference to the City.

XI. MISCELLANEOUS

A. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in El Paso County, Colorado.

B. **No Waiver.** Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the City shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. **Integration.** This Agreement and any attached exhibits constitute the entire Agreement between Contractor and the City, superseding all prior oral or written communications.

D. **Third Parties.** There are no intended third-party beneficiaries to this Agreement.

E. **Notice.** Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented, when sent pre-paid, first class United States Mail to the party at the address set forth on the first page of this Agreement, or when sent via electronic mail to the following addresses upon receipt by the recipient:

To the City at **rchaney@manitouspringsco.gov** (Roy Chaney, Public Services Director)

To Consultant at **nwilkinson@silverbackexcavation.com** (Nate Wilkinson, Estimator)

F. **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. **Modification.** This Agreement may only be modified upon written agreement of the Parties.

H. **Assignment.** Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either party without the written consent of the other.

I. **Governmental Immunity.** The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado

Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

J. **Rights and Remedies.** The rights and remedies of the City under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the City's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. **Subject to Annual Appropriations.** Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the City not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the City hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first set forth above.

CITY OF MANITOU SPRINGS, COLORADO

(Printed name and title of City Official)

ATTEST:

Office of the City Clerk

CONTRACTOR Silverback Excavation, LLC

David Karst

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Agreement for General Services was subscribed, sworn to and acknowledged before me this _____ day of _____, 20____ by _____, as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

SCOPE OF SERVICES

For details, see the attached Addendum 02 & 03, Schedule, Scope Clarifications and Grading & Erosion Control Plan_REV2, consisting of 34 pages in total.

EXHIBIT B
COST OF WORK – BID TAB

For details, see the attached Bid Tab dated March 14, 2025, consisting of 1 page in total.



CITY OF MANITOU SPRINGS

ADDENDUM FORM

RFB 2025-001

ADDENDUM NUMBER 2

DATE: February 14, 2025

1.01 GENERAL

The following changes, additions, and/or deletions are, by issuance of the Addendum for the RFB 2025-001 Dillon Mobility Hub Interim Lot, as if originally contained therein. Execution of the acknowledgement of receipt shall be the bidder's acceptance of the conditions herein set forth. This Addendum shall be submitted with and attached to the submitted Bid Form. Failure to do so may result in the rejection of the Bid.

1.02 The addendum includes the following documents: Revised RFB, Revised Grading & Erosion Control Plans, Clarifications Log (i.e. Answers to RFP Questions), and a Revised Bid Tabulation.

1.03 ACKNOWLEDGEMENT OF RECEIPT

Receipt is acknowledged this 21ST day of 2025.

SILVERBACK EXCAVATION

Name of Bidder

DAVID KARST

Authorized Officer

CFO

Title

END OF ADDENDUM



CITY OF MANITOU SPRINGS

Request for Bids

Dillon Mobility Hub Interim Lot

RFB NUMBER: 2025-001

Bid Submittal Deadline – Tuesday, February 20th, 2025, 1:00 PM
Contact Person – Vanessa Vedral at vvedral@manitouspringsco.gov

The City of Manitou Springs is accepting bids for construction of the Dillon Mobility Hub interim parking lot located at 132-142 Manitou Avenue. See General Scope of Services Section and attachments for further details.

- Publication date: **Thursday, January 9th, 2025**
- Pre-bid meeting to be held on **Tuesday, January 21st, 2025, at 3:00 PM at 134 Manitou Avenue, Manitou Springs, CO 80829**
- Deadline to present questions deadline is **Wednesday, January 29th, 2025, at 3:00 PM.**
 - Questions are to be addressed to the contact person
- Final Addendum (responses to questions) to be published on **Thursday, February 10th, 2025**
- Bid shall be submitted to the contact person electronically no later than the Submittal Deadline
 - There will not be a public bid opening
- Notice of Award will be **Tuesday, March 4th, 2025**
- The Selected Contractor will be required to obtain a performance bond to cover 100% of the project contract amount and 50% payment bond
- This project is **not** subject to Davis Bacon Wages
- The City of Manitou Springs requires the project to be completed by June 1st, 2025, failure to do so will trigger liquidated damages

The bid shall have an Anticipated Scope of Services that includes the following:

1. The Contractor will provide project costs for crews and equipment, anticipated mobilization time, and anticipated project completion time
2. Quantities are for informational use only – This contract is to be awarded as a lump sum contract
3. The Contractor shall follow all standard notes and details stated on the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans
4. The Contractor is responsible for providing all materials and equipment necessary for fabrication, construction, and/or installation of this project

5. All construction waste shall be disposed of by the Contractor
6. The Contractor is responsible for damages, inside or outside the project area
7. The Contractor is responsible for their own confined space, roadway, and trenching safety procedures
8. No work shall be done between the hours of 5:30 PM and 7:00 AM, nor at any time on Saturday, Sunday, or holidays, except with the written permission of the city or in case of an emergency
9. If the project requires street closure – partial or otherwise, the Contractor shall provide all necessary traffic control. All traffic control personnel must at a minimum carry the current CDOT Flagger Certification. A Traffic Control Plan must be submitted to and approved by City staff at the pre-construction meeting. The pre-construction is to be scheduled for accepting the contract.
10. It is anticipated that no existing utilities will need to be relocated and there are no proposed utilities
11. The Contractor shall stay within the limits of disturbance depicted in the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans
12. Below is the Anticipated General Scope of Services for this project:

GENERAL SCOPE OF SERVICES

Overview: The construction of the Dillon Mobility Hub Interim Lot will provide essential parking and accessibility improvements to serve the community's immediate needs. The project involves site preparation, grading, installation of infrastructure, and implementation of temporary and permanent features. The work of the Project is defined by the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans provided in Exhibit A and containing the following components:

1. Demolition & Excavation:

- a. Site Clearing & Grubbing
- b. Embankment - Material shall consist of approved material acquired from excavations and placed in embankments. Embankment material will be measured in its final compacted position.
- c. Unclassified Excavation – Shall consist of the excavation of all material of whatever character required for the work, obtained within the site including surface boulders and excavations for placement of improvements.
- d. Removal of Existing Asphalt & Disposal
- e. Demolition of 4' Brick Wall Along Manitou Ave – this includes disposal of demolished material and backfilling to match existing grade

2. Pavement & Sidewalk

- a. Millings Placement – Placement of 4" thickness milling material. Max size of millings to be no greater than 3" (Chunks) compacted to be used as a drivable surface. A compaction report is required
- b. 4" Concrete Sidewalk – Minimum compressive strength: 4000 PSI. See detail for reference
- c. 8" Concrete Parking – Minimum compressive strength: 4000 PSI, 4" subbase with a compacted subgrade. See detail for reference

3. Curb & Gutter:

- a. 6" Concrete Vertical Curb. See detail for reference
- b. Traversable Sloped Concrete Curb. See detail for reference

4. Signage & Striping:

- a. White Pavement Stripes – 4" wide white epoxy striping
- b. Embedded Detectable Warning Unit – 2'x5' surface mounted ADA warning pad with raised truncated domes (Must be ADA compliant)
- c. Pedestrian Crossing Area – 4" wide white epoxy striping
- d. ADA Parking Stall Sign – Per MUTCD R7-8 sign
- e. ADA Van Accessible Sign – Per MUTCD R7-8P sign
- f. ADA Handicap Parking Symbol – White epoxy striping
- g. Sign Post – U-Channel heavy duty galvanized steel (or equal) that meets MUTCD standards

5. Erosion & Sediment Control:

- a. Vehicle Tracking Control – See detail for reference
- b. Silt Fence – See detail for reference
- c. Concrete Washout - See detail for reference
- d. Sediment Control Logs - See detail for reference
- e. Check Dams - See detail for reference
- f. Seeding & Mulching – See detail for reference

6. Site Programs:

- a. Installation of wheel stops - See detail for reference
- b. Installation of split wood fencing - See detail for reference
- c. Bollards - See detail for reference
- d. Ornamental Light Standards and Luminaries - See electrical detail for reference
- e. Rigid 3" Conduit - See electrical detail for reference
- f. Lighting Control Allowance

7. General

- a. Mobilization
- b. Construction Surveying
- c. Traffic Control Measures – Includes implementing traffic controls, flagging, signage, inspections, setup/ tear down, MHT and any permits required

Additional scope components not included in the GEC plans:

8. Electrical components:

- a. Installation of adequate conduit for electrical components starting at the Restroom Building (located on lot 132 Manitou Avenue) to dirt portion of the lot 134 Manitou Avenue to allow for the installation of site electrical at a future date. This work will need to be done prior to the concrete and curb work for the ADA parking spaces.
- b. Installation of galvanized pipe pole(s) for security and/or lighting components (5 Each).

9. Compliance and Coordination: All work will adhere to the City of Manitou Springs' grading, erosion control, and stormwater quality control standards. The contractor will coordinate utility relocations and field adjustments as needed. Regular site inspections and quality control measures will ensure compliance with approved plans and specifications.

10. Construction Quality Control/Testing:

The City of Manitou Springs will provide and schedule QC for this project. It is on the contractor to decide if they want to have testing on their side as a side-by-side comparison. Tests to be performed but are not limited to:

- a. Compaction Testing
- b. Soil testing
- c. Concrete testing

11. Site Clean-up and Final Inspection

- a. Post-construction cleaning and removal of all excess materials, debris and equipment.

12. Project Schedule: The Contractor will provide a written schedule for the work to be included in bid package including a timeline that adheres to the completion before June 1st, 2025.

13. Project Bid: Provide estimated costs for the project using the itemized "Bid Tabulation Sheet" in Exhibit B.

INSTRUCTIONS TO BIDDERS

1. A "Bid" is a responsive, conforming, unconditional, complete, legible, and properly executed offer by a Bidder to provide the work specified in the Request for Bids for the compensation specified.
2. Bids shall be clearly marked with the work name, contact person, mailing address, and telephone number of the Bidder.

3. It shall be the responsibility of the Bidder to ensure that the Bid is in proper form and in the City of Manitou Springs possession by or before the time and date designated in the Request for Bids. Bids will not be accepted after the designated time and date.
4. If a mistake is made or discovered during or after the Bid review, the City of Manitou Springs reserves the right to determine which party made the mistake and whether the mistake is material and, after these determinations, the City of Manitou Springs, in its sole reasonable discretion, shall decide whether to accept or reject the Bid. No advantage shall be taken by any party of manifest clerical errors or omissions in any Bid, and the contract and attached documents (the "Contract Documents"). Bidders shall notify the City immediately of any errors or omissions that are encountered.
5. Any interlineation, alteration, or erasure shall be initialed by the Bidder. On the Bid, the price of each item shall be stated in numerals and words; in case of conflict, the words shall dictate. In the case of conflict between the indicated sum of any addition of figures and the correct sum, the correct sum shall dictate.
6. The City of Manitou Springs shall not reimburse any Bidder for any cost incurred in preparing a Bid or attending equipment demonstrations, inspections, pre-bid conferences, or interviews.
7. Any amplification, clarification, explanation, interpretation, or correction of a Bid shall be made only by written addendum, and a copy of the addendum shall be mailed or delivered to each person receiving a Request for Bids. The City of Manitou Springs is not responsible for any amplification, clarification, explanation, or interpretation or correction of a Bid not contained in written addenda.
8. Bids by corporations shall be executed in the corporate name by the president or a vice-president (or a corporate officer accompanied by evidence of authority to sign), and the corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown. Bids submitted by partnerships shall be executed in the partnership name and signed by a partner, and the legal address of the partnership shall be shown. Bids submitted by limited liability companies shall be executed in the company's name and signed by a member, and the legal address of the company shall be shown. Names and titles shall be typed or printed below each signature.
9. The following information shall be submitted with the Bid:
 - a. The names and resumes of staff personnel who will be assigned to the work.
 - b. A complete proposed scope of work, cost and schedule, including any alternatives that can be identified. The Bidder is expected to review the work site prior to submitting the Bid.
 - c. The names and addresses of any subcontractors who will be retained for

the work.

- d. A list of the Bidder's previous experience on similar projects.
10. The submission of a Bid shall be conclusive evidence and a legal admission that the Bidder: (1) has no questions, complaints, or objections in connection with the Contract Documents, subject to any requests made by the Bidder for amplification, clarification, explanation, interpretation, or correction; (2) has no questions, complaints, or objections as to the completeness, sufficiency, scope, or detail of the Bid; and (3) has full knowledge of the scope, nature, quality, and quantity of the equipment to be provided, the performance criteria, the requirements of the contract, the site and conditions of delivery, the Superior Municipal Code, and other applicable law.
 11. The contract will be awarded to the lowest responsible and responsive Bidder complying with the terms and conditions, guidelines, and specifications presented in the Bid Request and these Instructions to Bidders. The City of Manitou Springs reserves the right to determine, in its sole reasonable discretion, whether any Bid meets the needs or purposes intended and is within the approved budget. The City of Manitou Springs does not base its award on prices alone. Also to be considered are quality of product; previous experience with Bidder or any subcontractors, consultants, products or suppliers; qualifications of Bidder and/or subcontractors or suppliers; services offered; warranties; maintenance considerations; long-range costs; delivery; and similar conditions.
 12. The City of Manitou Springs reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any Bid to establish the experience, responsibility, reliability, references, reputation, qualifications, or financial ability of any Bidder, manufacturer or supplier. The purpose of such investigation is to satisfy the City of Manitou Springs that the Bidder has the experience, resources, and commercial reputation necessary to supply the specified equipment and to perform the necessary warranty and product support in accordance with the Contract Documents in the prescribed manner and time.
 13. The City of Manitou Springs reserves the right, if it deems such action to be in its best interests, to reject all Bids or to waive any irregularities or informalities therein. Any incomplete, false, or misleading information provided by any Bidder shall be grounds for rejection of the Bid. If Bids are rejected, the City of Manitou Springs further reserves the right to investigate and accept the next best Bid in order of ranking, or to reject all Bids and re-solicit for additional Bids.
 14. No Bid shall include federal excise taxes or state or local sales or use taxes.
 15. In the event of any claim, suit, or demand which may result from any Bid, or the award of any contract in result of submission of a Bid, Colorado State law shall govern any such claim, suit, or demand and the rights and duties of the parties.

16. All parts not specifically mentioned which are necessary to provide a complete unit shall be included in the Bid. Any item listed as "Standard" in the manufacturer's published specification, furnished by the Bidder, is assumed to be included in the Bid. Any variations shall be outlined in writing, noting cost factors where applicable.
17. Bids shall be in accordance with the specifications contained in the Contract Documents. Should any requirement in the specifications not be included in manufacturer's specification sheets, the Bidder shall include with its Bid a statement of compliance. Failure to do so shall be grounds for disqualification of the Bid.
18. Each Bid shall include a statement of standard warranty of the manufacturer.
19. Any Bid received as the result of this request is prepared at the Bidder's expense and becomes City property and is therefore a public record upon opening by the City. No Bid may be withdrawn for a period of sixty (60) days after the deadline for Bids.
20. Failure to complete work on time will result in a daily charge made against the Contractor for each calendar day, including free time, that any work remains uncompleted after the elapse of contract time. This daily charge will be deducted from any money due to the Contractor. This deduction will not be considered a penalty, but as liquidated damages.

As it will be extremely difficult to estimate the damages, including, but not limited to, indirect and consequential damages, the schedule of liquidated damages set forth below is an amount, agreed to by the Contractor and the City of Manitou Springs, as reasonable compensation to the City of Manitou Springs if the Contractor fails to complete performance within fourteen (14) calendar days of the contract time of the stated completion date of June 1, 2025.

Original Contract Amount	Liquidated Damages per Calendar Day (\$)
0 - \$1,000,000	\$500
\$1,000,000 – \$2,000,000	\$750
\$2,000,000 – \$4,000,000	\$1,000
\$4,000,000 – \$7,000,000	\$1,500
\$7,000,000 – \$10,000,000	\$2,000
Above \$10,000,000	\$2,500

Permitting the Contractor to continue and finish the work or any part thereof after elapse of contract time will not operate as a waiver on the part of the City of Manitou Springs rights under the Contract.

Deduction assessed as liquidated damages under this subsection shall not relieve the Contractor from Liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the work according to contract times.

The City of Manitou Springs is an Equal Opportunity Employer, and no otherwise qualified individual shall be subject to discrimination on the basis of race, color, religion or religious affiliation, sex, familial status, age, genetics, disability, or national origin in any phase of employment for this position.



GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CITY OF MANITOU SPRINGS SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- IT IS SUGGESTED THAT THE CONTRACTOR INITIATE A REQUEST TO THE COLORADO SPRINGS UTILITIES FOR ANY CONSTRUCTION RELATED TEMPORARY ELECTRICAL POWER SOURCES AS SOON AS POSSIBLE. IN SOME INSTANCES UP TO 30 DAYS MAY BE REQUIRED TO PROVIDE THE SOURCE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN ESTIMATE OF EARTHWORK QUANTITIES.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT, REPAIR, AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN THEM TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL ADJUST AND/OR REMOVE AND REPLACE EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. ANY DAMAGE TO THE EXISTING UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE.

GENERAL GRADING NOTES:

- THE SITE SHALL BE STRIPPED A MINIMUM OF 0.5' BELOW EXISTING GRADE. STRIPPED TOPSOIL SHALL REMAIN ONSITE IN THE DESIGNATED STOCKPILE LOCATIONS PER NPDES.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE PROTECTED FROM EROSION.
- IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.
- BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- SPOT ELEVATIONS REPRESENT FLOW LINE OR FINISH GRADE UNLESS OTHERWISE NOTED.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
AUGUST 2024 - JUNE 2025

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:
DECEMBER 2025

AREAS

- TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED FOR THE PRELIMINARY GRADING:
0.67 ACRES
- TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED FOR THE INTERIM GRADING:
0.99 ACRES

RECEIVING WATERS: FOUNTAIN CREEK

GENERAL NOTES:

- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS BASED ON THE CITY OF MANITOU SPRINGS STANDARDS AND CRITERIA.
- NO CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM ENGINEERING DEVELOPMENT REVIEW.
- SEDIMENT TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
- THE GRADING AND EROSION CONTROL PLANS WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY ENGINEER OF RECORD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO EXISTING UTILITY FACILITIES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT OF WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
- NON-STRUCTURAL EROSION CONTROL MEASURES THAT ARE NOT DESIGNATED WITHIN THE PLAN SET ARE STREET SWEEPING, LANDSCAPING AND VEGETATIVE BUFFER STRIPS.

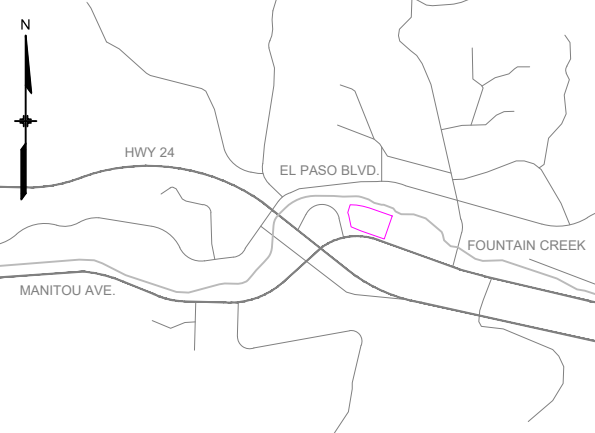
OPINION OF PROBABLE EROSION CONTROL COSTS

1.	SILT FENCE 1,190 L.F. AT \$3.00 =	\$	3,570.00
2.	SEDIMENT CONTROL LOG 78 L.F. AT \$8.00 =	\$	624.00
3.	VEHICLE TRACKING CONTROL (1) EACH AT \$3,085.00 =	\$	3,085.00
		\$	7,279.00
	MAINTENANCE CONTINGENCY (40%) =	\$	2,911.60
		TOTAL =	\$ 10,190.60

MATRIX DESIGN GROUP, INC. CANNOT AND DOES NOT GUARANTEE THAT THE CONSTRUCTION COSTS WILL NOT VARY FROM THESE OPINIONS OF PROBABLE COSTS. THESE OPINIONS REPRESENT OUR BEST JUDGEMENT AS A DESIGN PROFESSIONAL, FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND THIS DEVELOPMENT.

NRCS SOIL SURVEY FOR EL PASO COUNTY		
SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
20	CONNERTON-ROCK OUTCROP COMPLEX (8% TO 90% SLOPES)	D
101	USTIC TORRIFLUVENTS, LOAMY	B

SHEET KEY



BASIS OF BEARING

BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHWEST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 18B) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



SEAL

DILLON MOTEL - PARK-N-RIDE

MANITOU SPRINGS, COLORADO
GRADING AND EROSION CONTROL PLANS

EROSION CONTROL NOTES

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1289.003

DESIGNED BY:	KGI	SCALE	DATE ISSUED:	FEBRUARY 2025	DRAWING No.
DRAWN BY:	KGI	HORIZ	N/A		
CHECKED BY:	MDF	VERT.	N/A	SHEET	2 OF 7

GN01



1. NO CLEARING, GRADING, EXCAVATION, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE ALLOWED (PROHIBITED FOR WORK DIRECTLY RELATED TO THE INSTALLATION OF INITIAL CONTROL MEASURES) UNTIL A CITY GEC PERMIT HAS BEEN ISSUED.
2. ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH AND THE APPROVED GEC PLAN AND CSWMP.
3. INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TAKING PLACE. AN INITIAL SITE INSPECTION WILL NOT BE SCHEDULED UNTIL A CITY GEC PERMIT HAS BEEN "CONDITIONALLY APPROVED." CALL CITY STORMWATER INSPECTIONS, 385-5980, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE AN INITIAL INSPECTION AND OBTAIN FULL PERMIT APPROVAL.
4. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), INCLUDING REGULATIONS PROMULGATED AND CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE CITY'S MS4 PERMIT, STORMWATER CONSTRUCTION MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
5. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
6. ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSEOUT.
7. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS OR ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY THE GEC INSPECTOR IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
9. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
11. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE STORM SEWER SYSTEM AT ANY TIME.
12. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITY. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
13. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AS SOON AS POSSIBLE AFTER DISCOVERY.
14. NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
15. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL LAND DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKIFIED, OR STABILIZED WITH TARPS WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED, UNLESS AN ALTERNATIVE STABILIZATION MEASURE IS ACCEPTED AT THE INSPECTOR'S DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
16. THE GEC PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE STORMWATER ENTERPRISE SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY'S ACCEPTANCE OF THE PLAN, THE CONSTRUCTION SITE IS IDLE FOR TWELVE (12) CONSECUTIVE MONTHS, A CHANGE IN PROPERTY OWNERSHIP OCCURS, THE PLANNED DEVELOPMENT CHANGES, OR ANY OTHER MAJOR MODIFICATIONS ARE PROPOSED AS DEFINED IN THE STORMWATER CONSTRUCTION MANUAL.
17. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE UTILITY OWNER. CITY ACCEPTANCE OF THE GEC PLAN AND CSWMP DOES NOT SATISFY THIS REQUIREMENT. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS SHALL BE AT THE APPLICANT'S EXPENSE.
18. APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY. AN APPROVED GEC PERMIT DOES NOT PROVIDE APPROVAL FOR THE APPLICANT TO PERFORM WORK ON ADJACENT PROPERTY.
19. ALL UTILITY INSTALLATIONS WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE COVERED UNDER THIS PLAN. LOCATIONS OF UTILITIES WITHIN THE LIMITS OF DISTURBANCE MAY BE MODIFIED AFTER PLAN APPROVAL AS A FIELD CHANGE. UTILITY INSTALLATIONS RELATED TO THE PRIVATE DEVELOPMENT THAT EXTEND BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE CONSIDERED TO BE PART OF THE LARGER DEVELOPMENT, AND THEREFORE REQUIRE A PLAN MODIFICATION OR SEPARATE PLAN FOR THE ADDITIONAL DISTURBANCE AREA.

PROPOSED CENTERLINE
 EXISTING PAVED ROAD
 LIMITS OF DISTURBANCE/
 CONSTRUCTION SITE BOUNDARY
 PROJECT BOUNDARY LINE
 EXISTING CURB & GUTTER
 PROPOSED CURB & GUTTER
 PROPOSED CONTOURS
 EXISTING CONTOURS
 EX UNDERGROUND ELECTRIC
 EX UNDERGROUND CABLE TV
 EX UNDERGROUND GAS
 EX SANITARY SEWER
 EX UNDERGROUND TELECOM
 EX WATER
 EX WATER 8" CIP
 EX WATER 30" DIP

ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE or APPROXIMATELY
AVE	AVENUE
AVG	AVERAGE
BLVD	BOULEVARD
BTM	BOTTOM
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CEN	CENTER
CL or CL	CENTERLINE
CFS	CUBIC FEET PER SECOND
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DWG	DRAWING
EA	EACH
EGL	ENERGY GRADE LINE
ELEV or EL	ELEVATION
ESMT	EASEMENT
EX or EXIST	EXISTING
FES	FLARED END SECTION
F or FL	FLOWLINE
FLG	FLANGE
FT	FOOT/FEET
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
K	VERTICAL CURVE FACTOR
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LT	LEFT

	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING POWER POLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM INLET
	EXISTING SIGN

MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
O/S	OFFSET
PR	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
ℙ or P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R or RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REF	REFERENCE
REQ	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
SD	STORM SEWER
ST	STREET
STA	STATION
STD	STANDARD
SS	SANITARY SEWER
SAN-SEW	SANITARY SEWER
SW or S/W	SIDEWALK
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WIDTH
w/	WITH

[illegible]



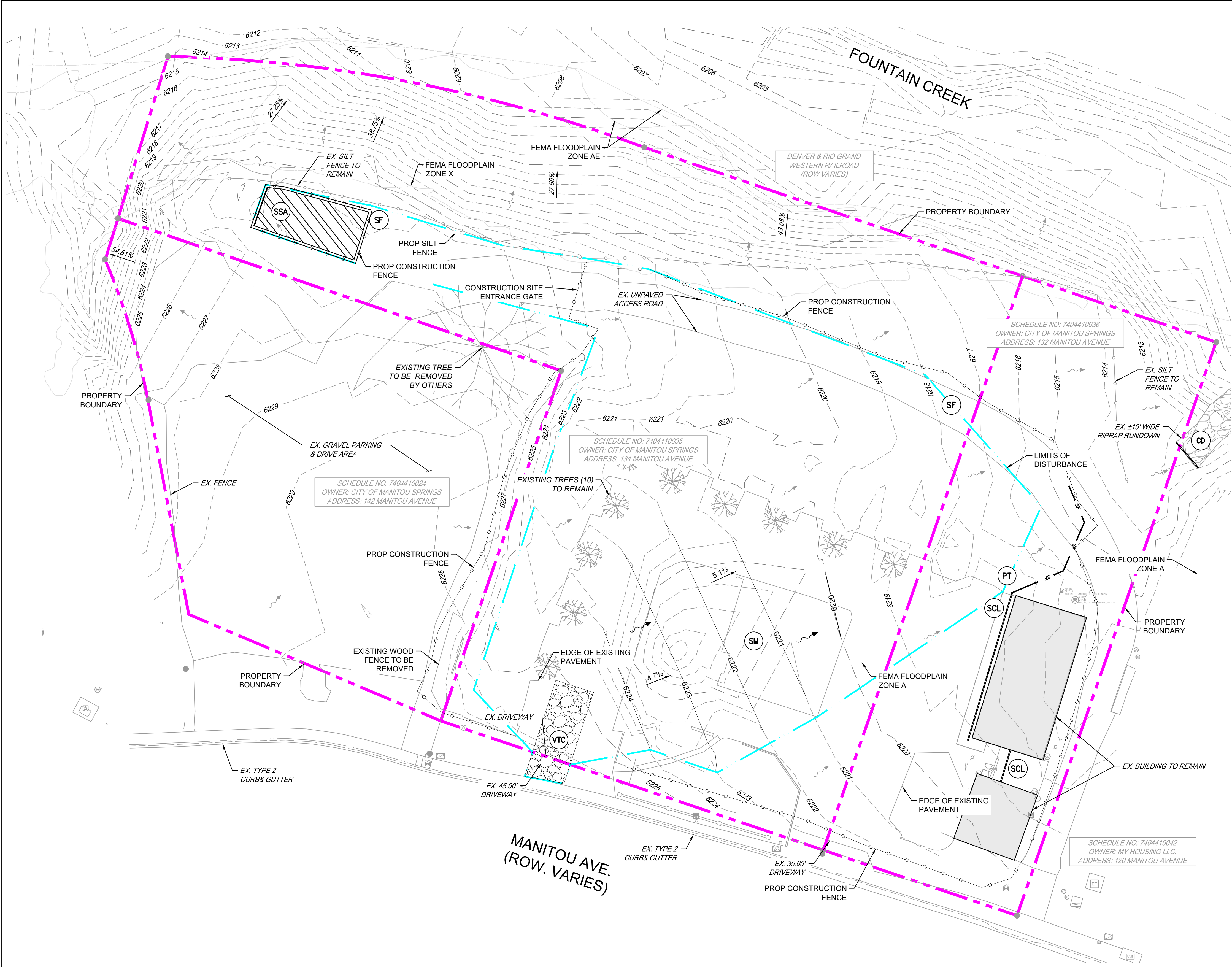
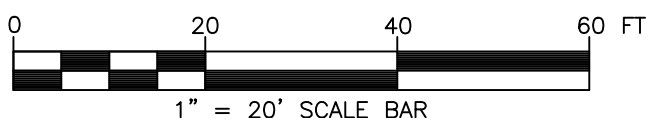
Know what's below.
Call before you dig.

EROSION CONTROL LEGEND

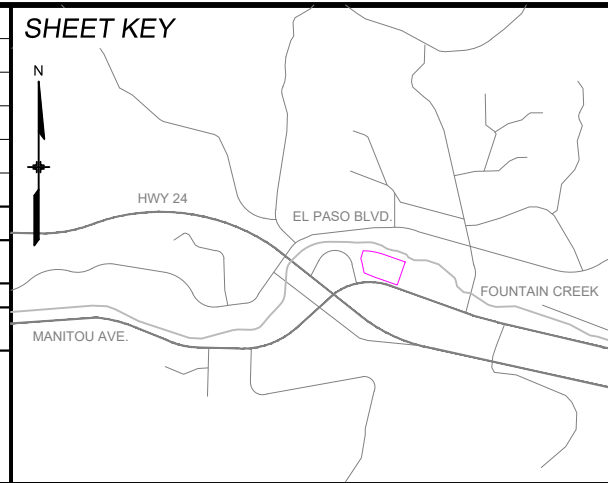
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- PT PORTABLE TOILET
- CD CHECK DAM
- SM STOCKPILE MANAGEMENT / STABILIZED STAGING AREA
- HP HP HIGH POINT / LOW POINT
- LP LP LOW POINT / HIGH POINT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE LABEL
- PROPOSED OVERLAND FLOW
- EXISTING OVERLAND FLOW
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
- PROJECT BOUNDARY LINE
- EX UNDERGROUND ELECTRIC
- EX UNDERGROUND CABLE TV
- EX UNDERGROUND GAS
- EX SANITARY SEWER
- EX UNDERGROUND TELECOM
- EX WATER
- EX WATER 8" CIP
- PROPOSED CONSTRUCTION FENCE (CHAIN LINK)
- FEMA FLOODPLAIN LIMITS

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- STOCKPILE LOCATION WILL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE COLORADO SPRINGS STORM WATER CRITERIA MANUAL. STOCKPILE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR MUST NOT RESULT IN ADDITIONAL LAND DISTURBANCE.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PROPERTIES.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING THE CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REGULATIONS.
- CONTOURS ARE AT A 1.0' MINOR 5.0' MAJOR INTERVAL.
- FREQUENT OBSERVATIONS AND MAINTENANCE OF NONSTRUCTURAL CONTROL MEASURES WILL BE PERFORMED TO ENSURE NO SEDIMENT LEAVES THE SITE. STREET SWEEPING WILL OCCUR AS REQUIRED TO KEEP SURROUNDING STREETS CLEAN.
- THERE ARE NO PRESERVATION EASEMENTS ON THIS SITE.
- THERE IS NO ASPHALT, CONCRETE ASPHALT PLANTS, OR MASONRY MIX STATIONS NEEDED FOR THE PROJECT.
- THIS SITE IS A TRIBUTARY AREA TO FOUNTAIN CREEK.
- THERE ARE NO GEO HAZARDS FOR THIS PROJECT PER GEOTECHNICAL INVESTIGATION FOR ATLAS MIDDLE SCHOOL ADDITION PREPARED BY CTL THOMPSON, DATED OCTOBER 13, 2023.
- THE SITE IS NOT LOCATED WITHIN A STREAM SIDE ZONE NOR IS IT LOCATED WITHIN ANY REGULATORY FLOODWAY OR FLOODPLAIN. SEE FIRM PANEL #08041C0707G EFFECTIVE DECEMBER 7, 2018.
- TOTAL AREA OF THE SITE WHERE ANY CONSTRUCTIVE ACTIVITY IS EXPECTED TO RESULT IN LAND DISTURBANCE OF THE GROUND SURFACE: 0.67 ACRES.



REFERENCE DRAWINGS			
X-1289-EX-BASE X-1289-EX-MAP X-1106-GEC X-1289-EX-UTLS X-FEMA			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1289.003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg			
CTB FILE: ----			
PLOT DATE: 2/11/2025 12:36 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BASIS OF BEARING
BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK
FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEIOD 188) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



SEAL			
DILLON MOTEL - PARK-N-RIDE			
MANITOU SPRINGS, COLORADO GRADING AND EROSION CONTROL PLANS			
PRELIMINARY GRADING & EROSION CONTROL PLAN			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.1289.001		DESIGNED BY: WAN DRAWN BY: WAN CHECKED BY: MDF SCALE: HORIZ. 1"=20' VERT. N/A DATE ISSUED: FEBRUARY 2025 SHEET 4 OF 7	DRAWING No. GEC01

Know what's below.
Call before you dig.

EROSION CONTROL LEGEND

	SF	SILT FENCE
	SCL	SEDIMENT CONTROL LOG
	VTC	VEHICLE TRACKING CONTROL
	PT	PORTABLE TOILET
	CD	CHECK DAM
	SM	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA
	HP	HIGH POINT / LOW POINT
	CWA	CONCRETE WASHOUT
		PROPOSED CONTOURS
		EXISTING CONTOURS
		SLOPE LABEL
		PROPOSED OVERLAND FLOW
		EXISTING OVERLAND FLOW
		LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
		PROJECT BOUNDARY LINE
		EX UNDERGROUND ELECTRIC
		EX UNDERGROUND CABLE TV
		EX UNDERGROUND GAS
		EX SANITARY SEWER
		EX UNDERGROUND TELECOM
		EX WATER
		EX WATER 8" CIP
		PROPOSED WOOD SPLIT RAIL FENCE

GENERAL NOTES:

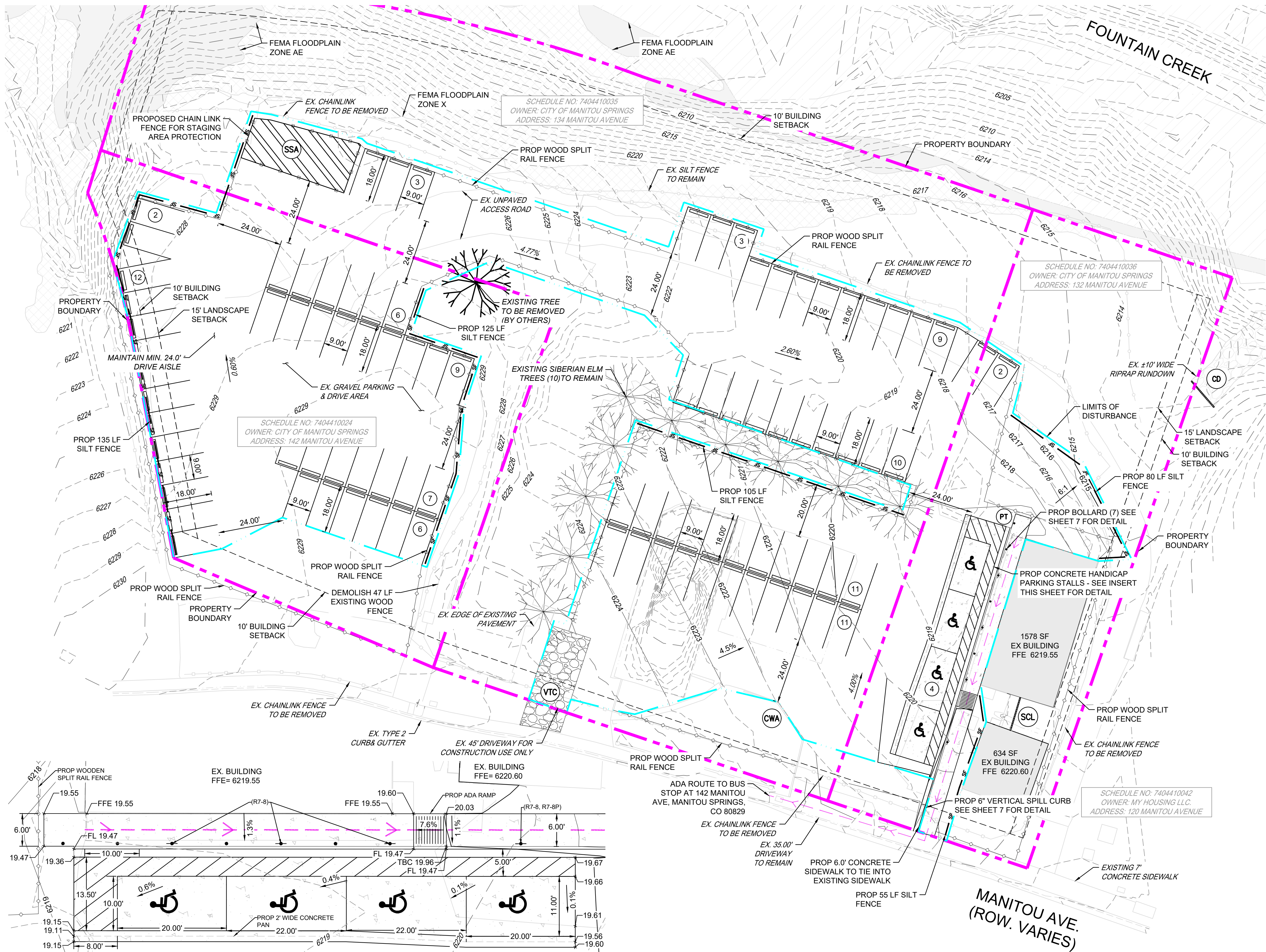
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- STOCKPILE LOCATION WILL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE COLORADO SPRINGS STORM WATER CRITERIA MANUAL. STOCKPILE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR MUST NOT RESULT IN ADDITIONAL LAND DISTURBANCE.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PROPERTIES.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING THE CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REGULATIONS.
- CONTOURS ARE AT A 1.0' MINOR 5.0' MAJOR INTERVAL.
- FREQUENT OBSERVATIONS AND MAINTENANCE OF NONSTRUCTURAL CONTROL MEASURES WILL BE PERFORMED TO ENSURE NO SEDIMENT LEAVES THE SITE. STREET SWEEPING WILL OCCUR AS REQUIRED TO KEEP SURROUNDING STREETS CLEAN.
- THERE ARE NO PRESERVATION EASEMENTS ON THIS SITE.
- THERE IS NO ASPHALT, CONCRETE ASPHALT PLANTS, OR MASONRY MIX STATIONS NEEDED FOR THE PROJECT.
- THIS SITE IS A TRIBUTARY AREA TO FOUNTAIN CREEK.
- THERE ARE GEO HAZARDS FOR THIS PROJECT THAT CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING PER GEOTECHNICAL INVESTIGATION FOR DILLON PARKING LOT PREPARED BY ROCKY MOUNTAIN GROUP, DATED NOVEMBER 13, 2024.
- THE SITE IS NOT LOCATED WITHIN A STREAM SIDE ZONE NOR IS IT LOCATED WITHIN ANY REGULATORY FLOODWAY OR FLOODPLAIN. SEE FIRM PANEL #08041C0707G EFFECTIVE DECEMBER 7, 2018.
- TOTAL AREA OF THE SITE WHERE ANY CONSTRUCTIVE ACTIVITY IS EXPECTED TO RESULT IN LAND DISTURBANCE OF THE GROUND SURFACE: 0.99 ACRES.

TEMPORARY USE PARKING TABLE

# STANDARD PARKING STALLS	92
# OF HANDICAP PARKING STALLS	4

0 20 40 60 FT

1" = 20' SCALE BAR



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-Title-GEC X-1289-EX-BASE X-1289-EX-MAP X-1289-PR-TEMP_SITE X-FEMA				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\24.1289.003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC02.dwg				
CTB FILE: ---				
PLOT DATE: 2/11/2025 12:36 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY

BASIS OF BEARING

BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 188) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



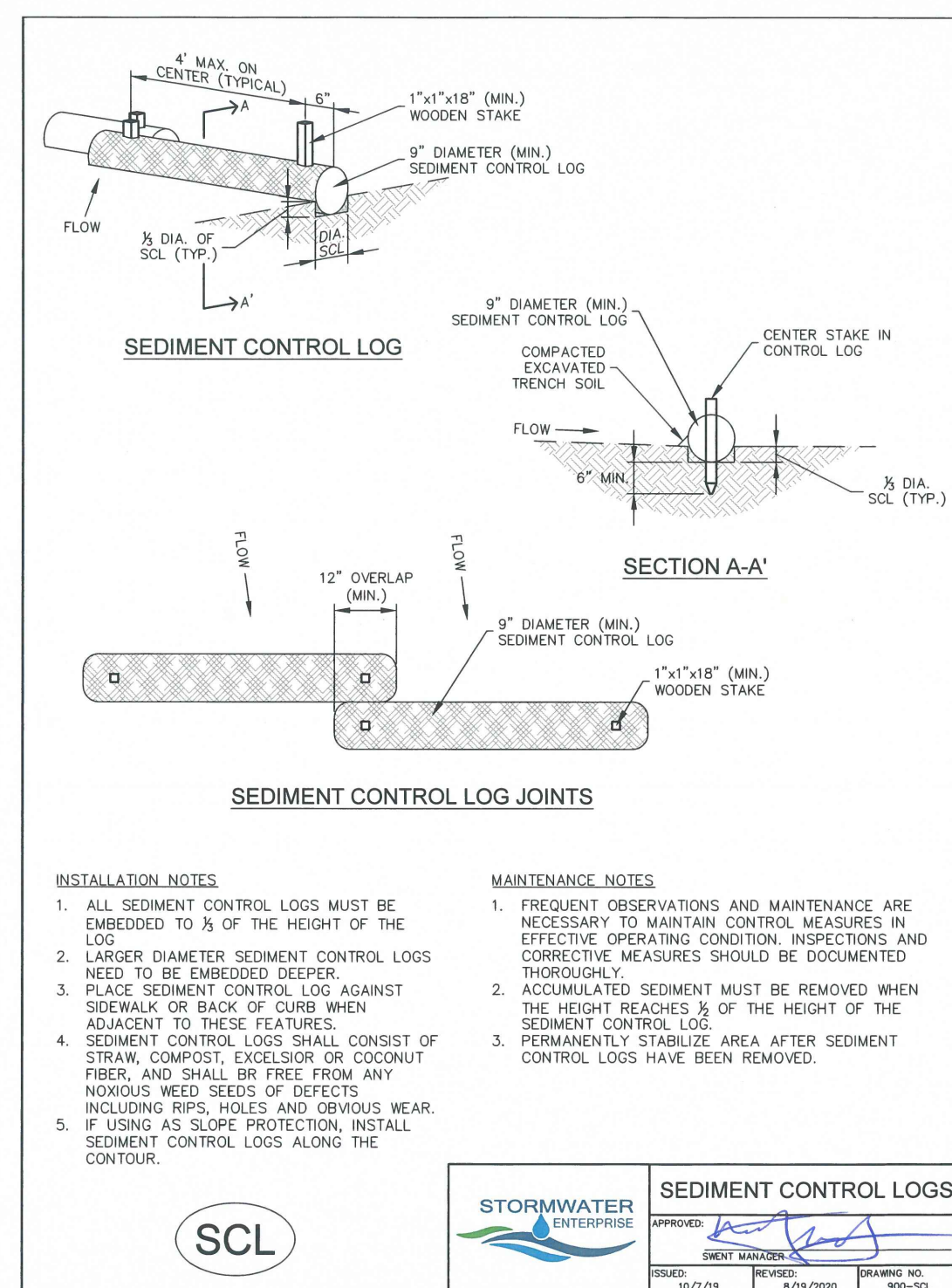
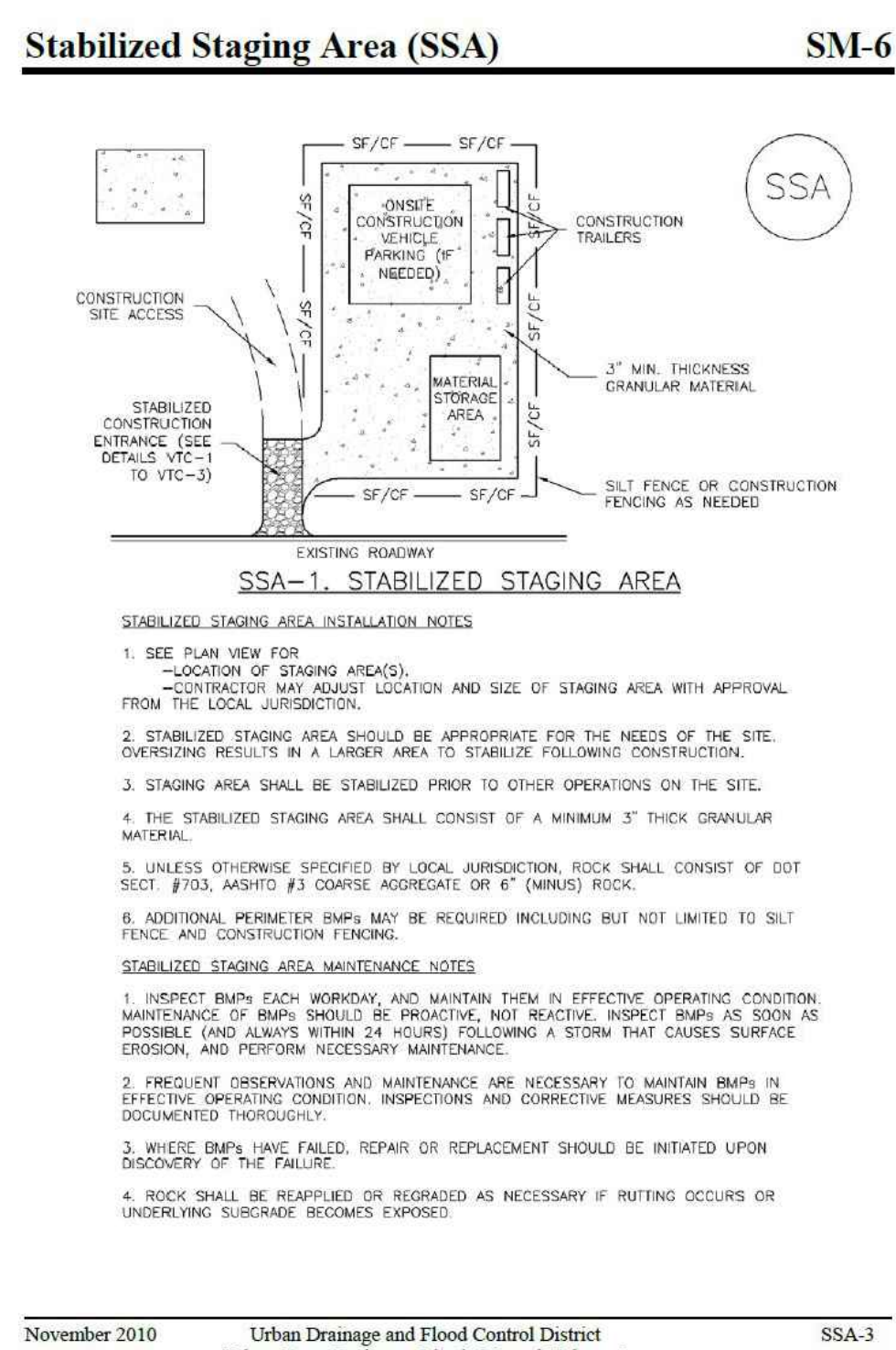
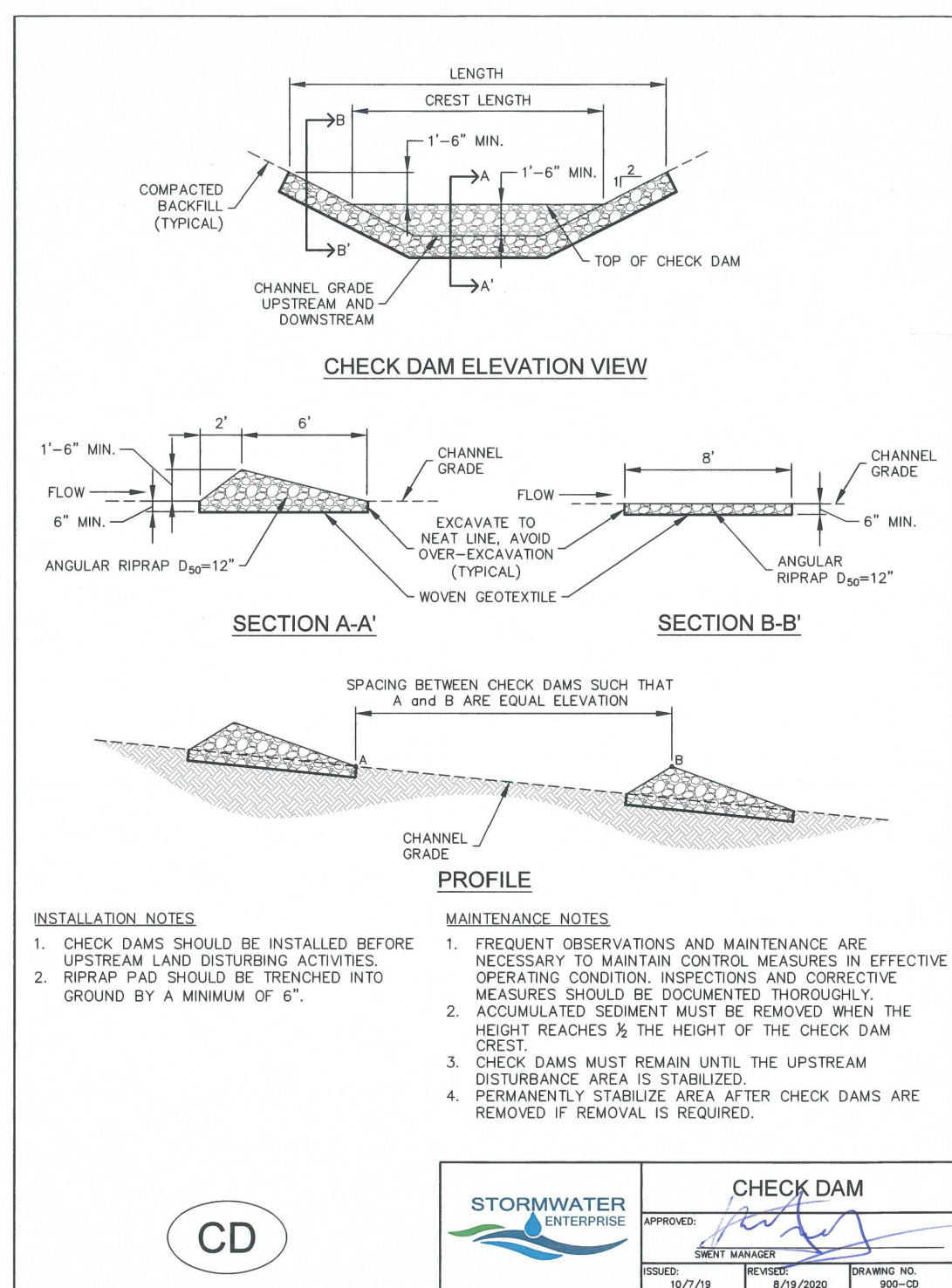
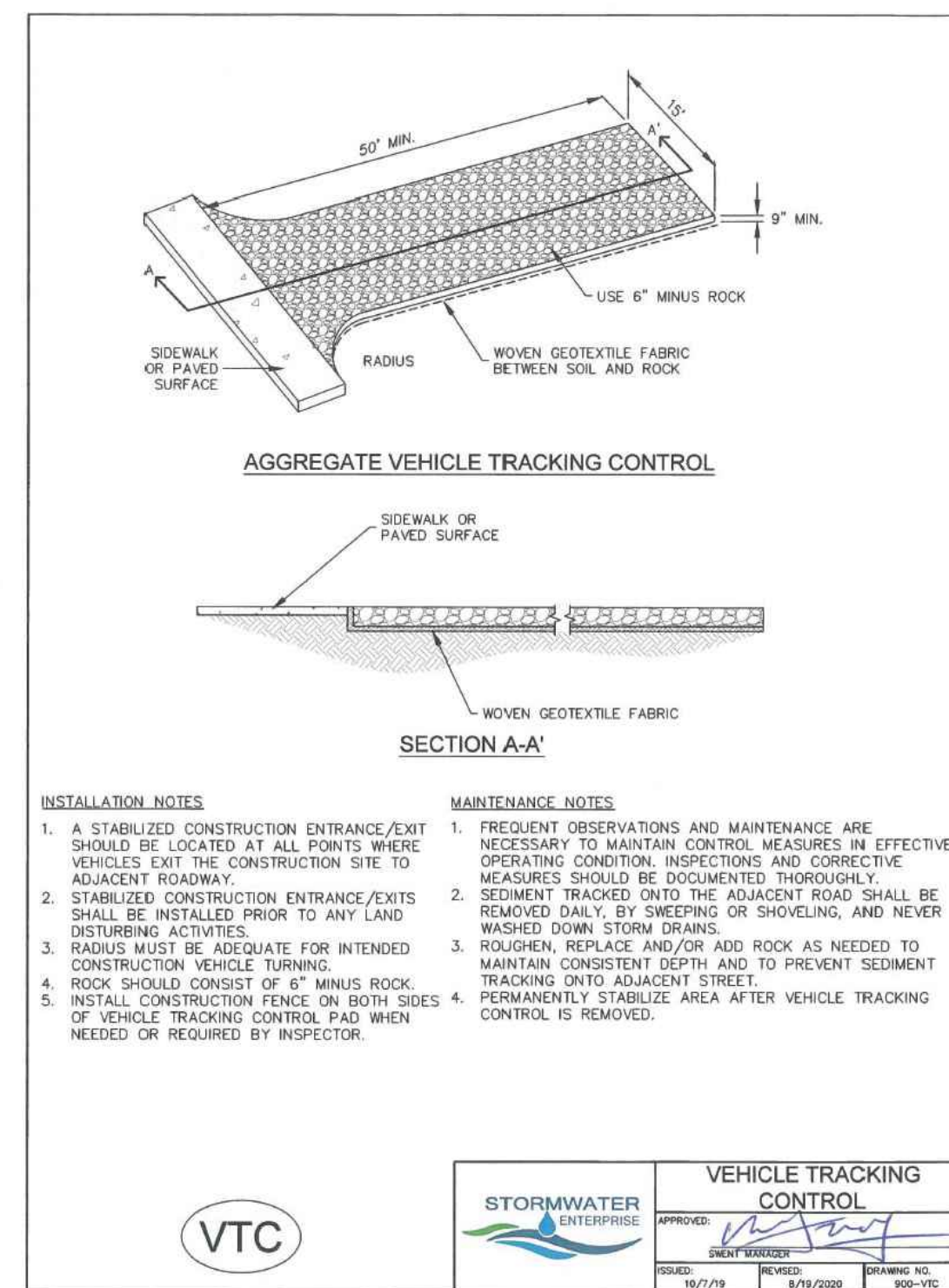
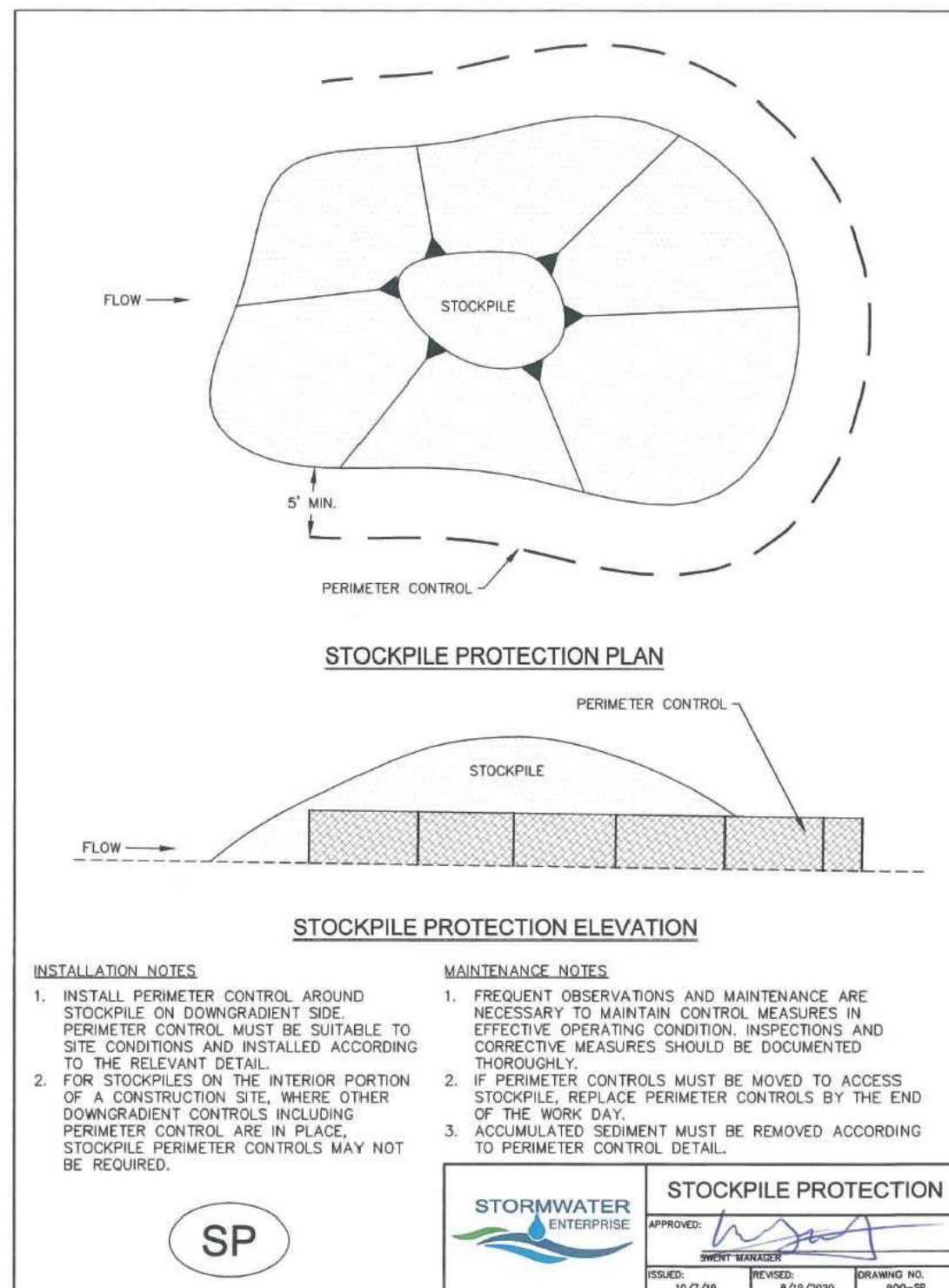
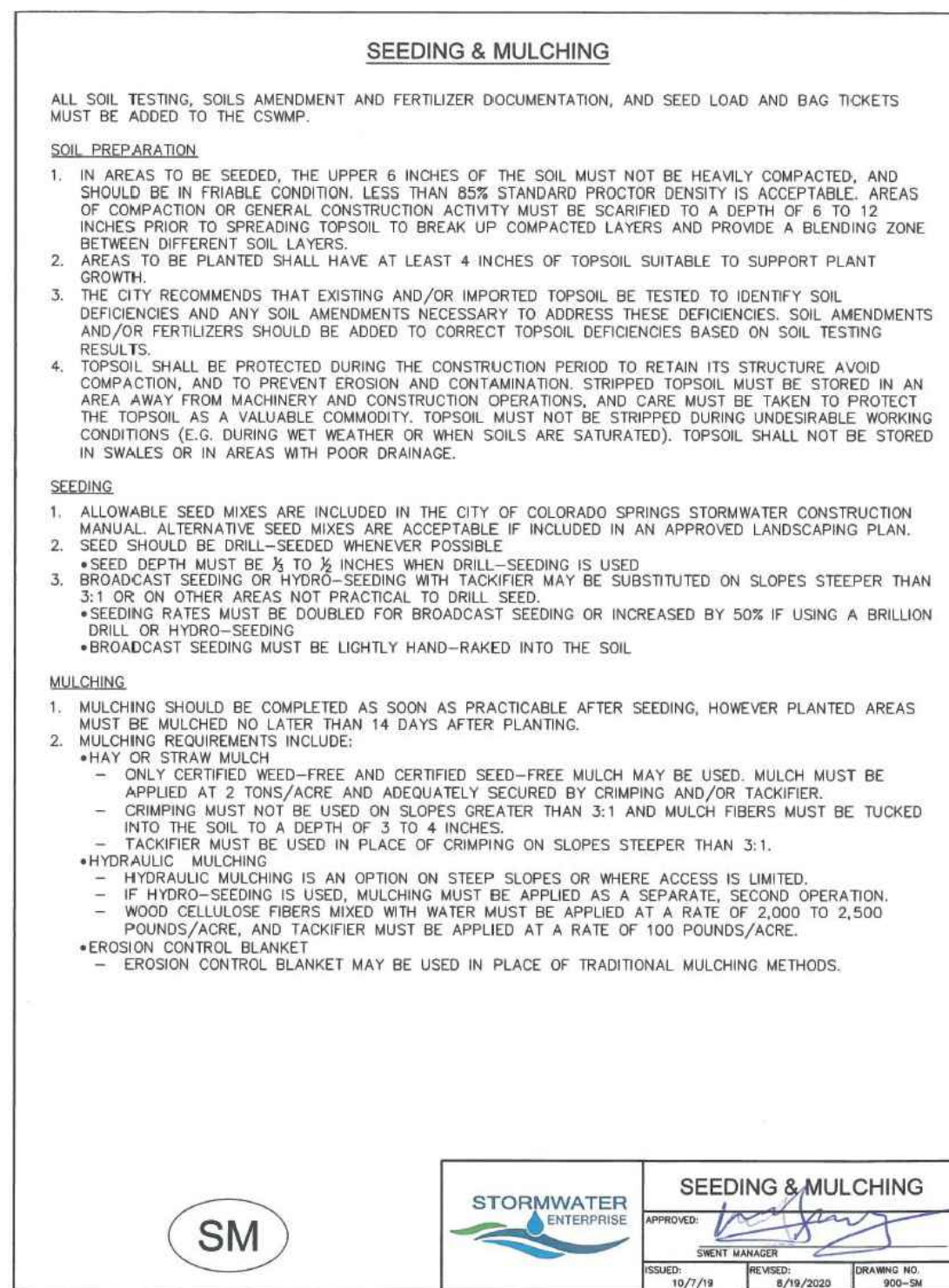
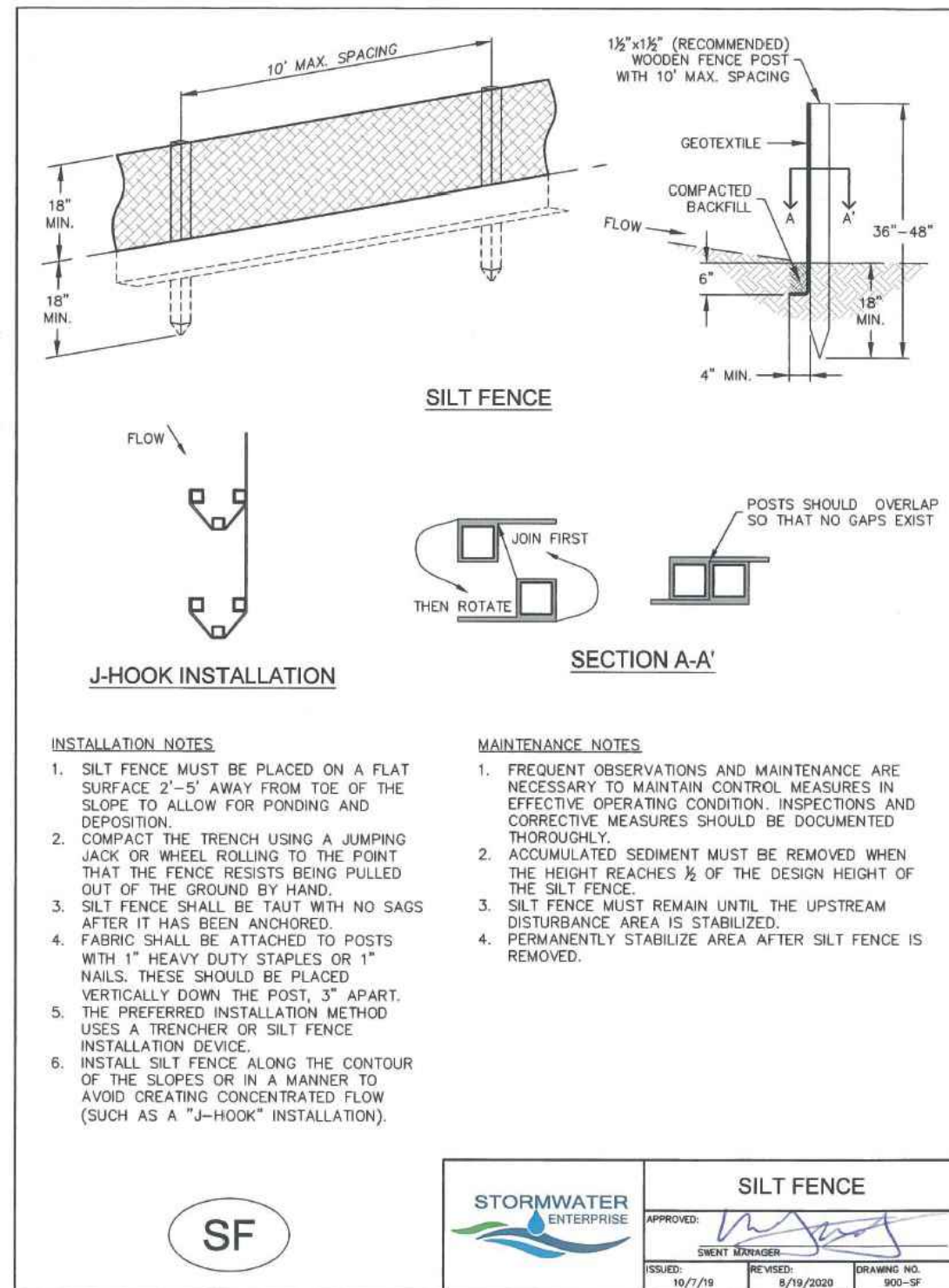
SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1289.003

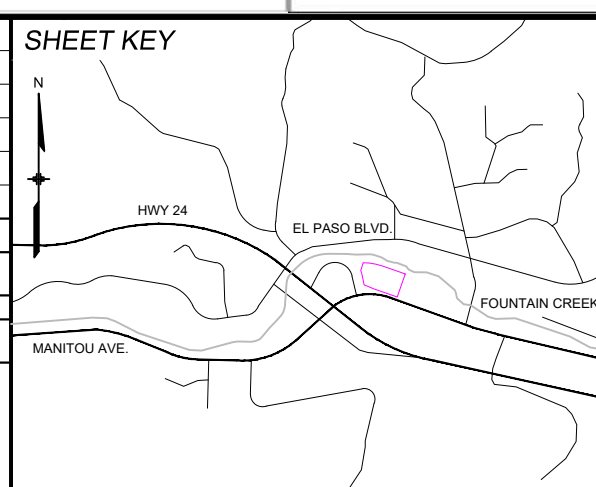
DILLON MOTEL - PARK-N-RIDE			
MANITOU SPRINGS, COLORADO			
GRADING AND EROSION CONTROL PLANS			
INTERIM GRADING & EROSIONS CONTROL PLAN			
DESIGNED BY:	KGI	SCALE:	DATE ISSUED: FEBRUARY 2025
DRAWN BY:	KGI	HORIZ:	N/A
CHECKED BY:	MDP	VERT:	N/A
SHEET		5 OF 7	
DRAWING No.		GEC02	



Know what's below.
Call before you dig.



REFERENCE DRAWINGS					
X-Title-GEC					
No.	DATE	DESCRIPTION	BY	REVISIONS	
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\24.1289.003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\ECN01.dwg					
CTB FILE: ---					
PLOT DATE: 2/11/2025 12:36 PM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



BASIS OF BEARING

BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "D&B&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 188) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



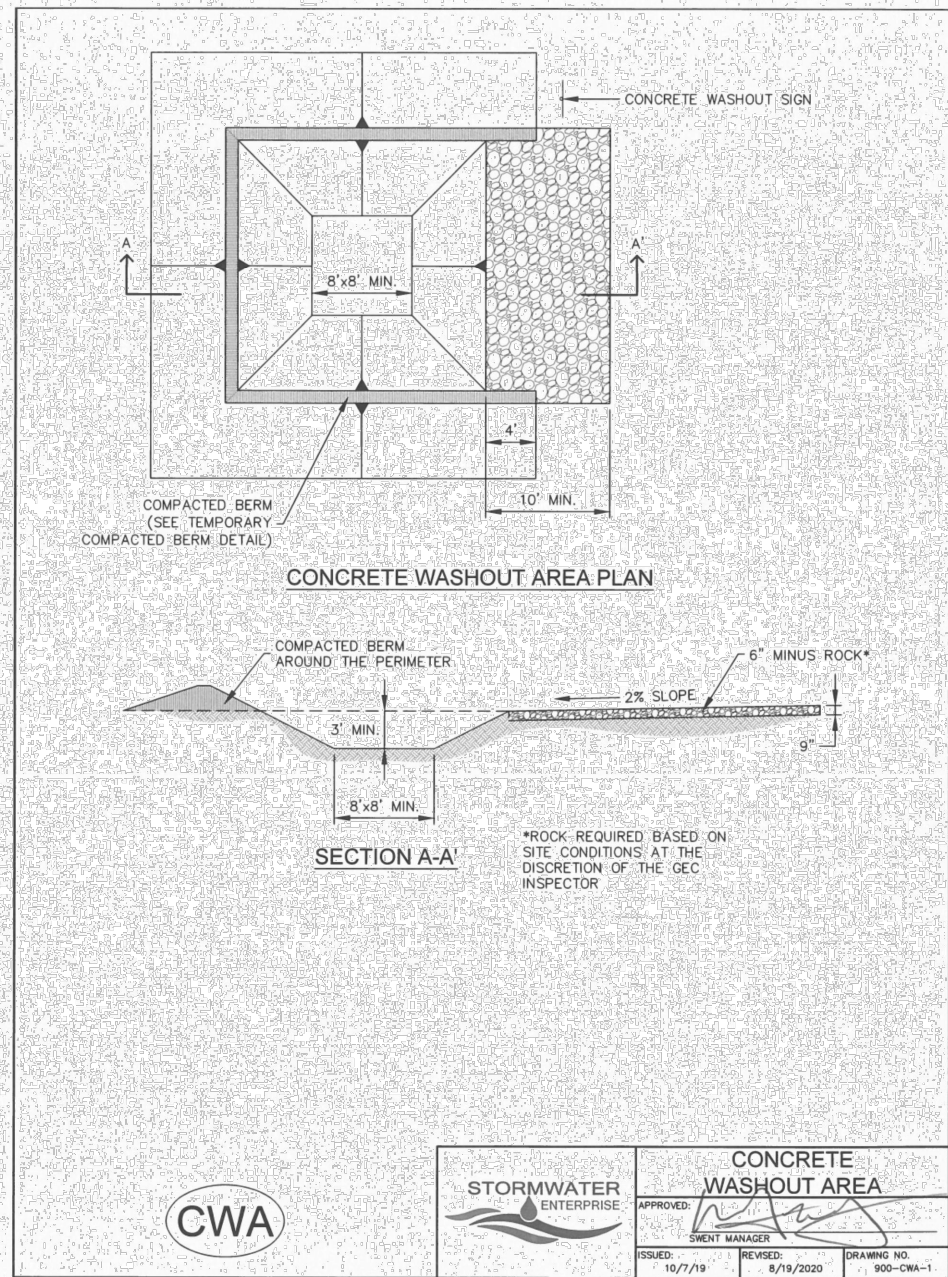
SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1289.003

DILLON MOTEL - PARK-N-RIDE					
MANITOU SPRINGS, COLORADO					
GRADING AND EROSION CONTROL PLANS					
EROSION CONTROL DETAILS					
DESIGNED BY:	KGI	SCALE:		DATE ISSUED:	FEBRUARY 2025
DRAWN BY:	KGI	HORIZ:	N/A	DRAWING No.	ECN01
CHECKED BY:	MDJ	VERT:	N/A	SHEET	6 OF 7

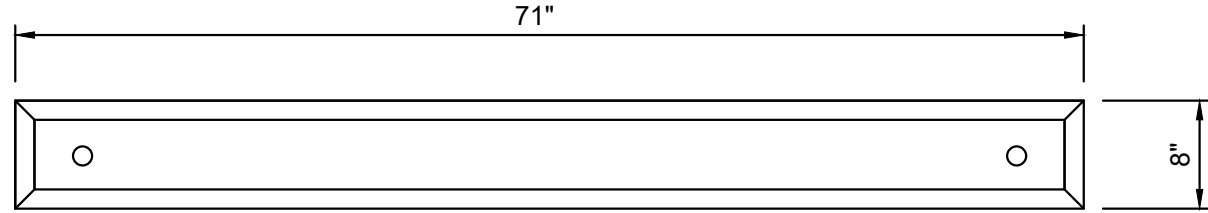


Know what's below.
Call before you dig.



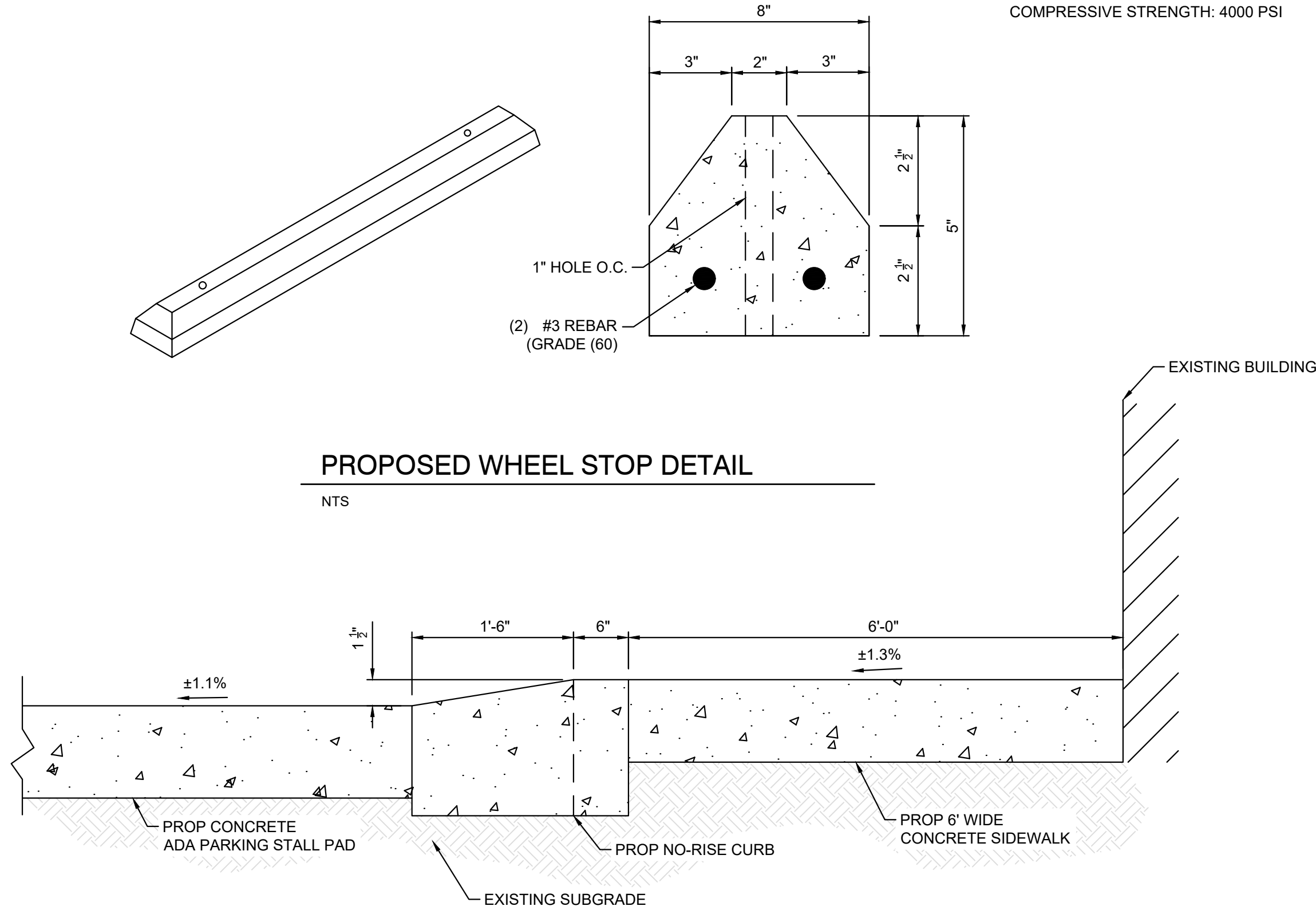
- INSTALLATION NOTES:
1. SEE PLAN VIEW FOR LOCATION OF CONCRETE WASHOUT AREA.
 2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
 3. AN IMPERMEABLE LINER (16 MIL MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
 4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
 5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE (PIT) THAT IS AT LEAST 8" BY 8".
 7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
 8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
 9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
 10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- MAINTENANCE NOTES:
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
 3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE CONTAINED AND DISPOSED OF PROPERLY.
 4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.



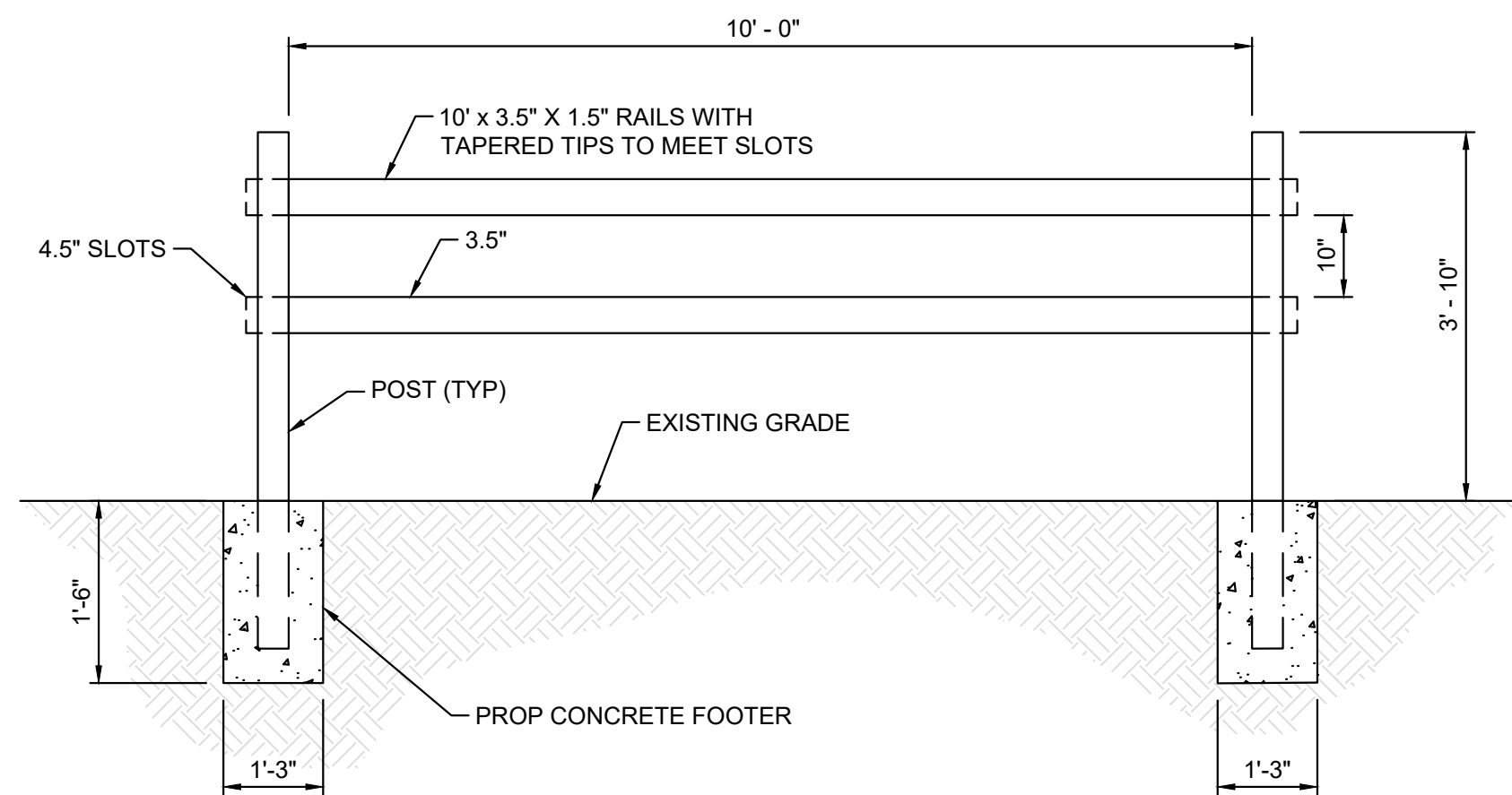
PROPOSED WHEEL STOP DETAIL

NTS



PROPOSED NO-RISE CURB DETAIL

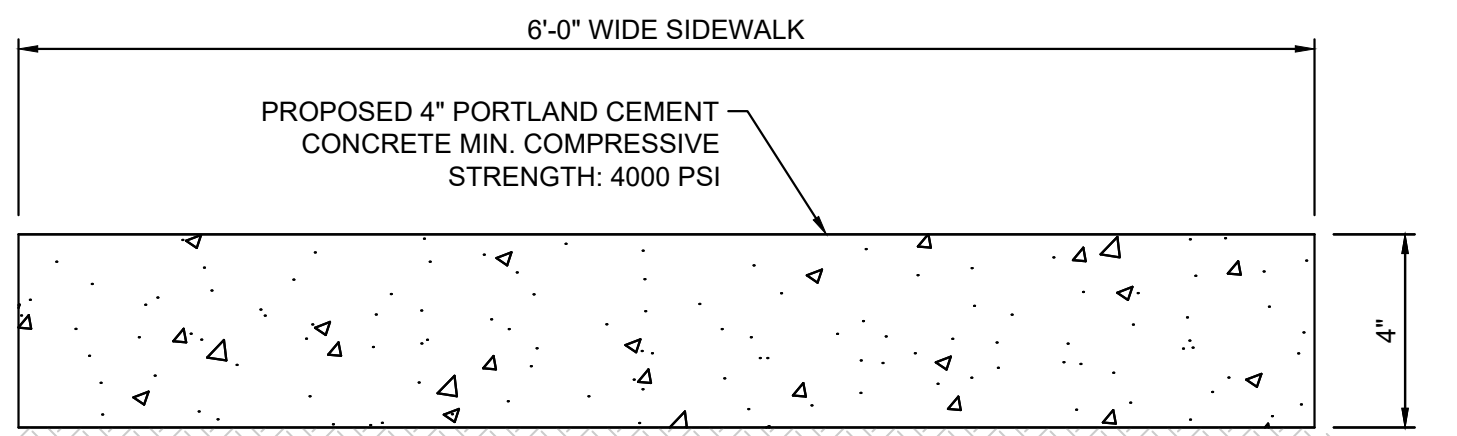
NTS



- NOTES:
1. ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED
 2. END POST SHALL BE TERMINAL POST

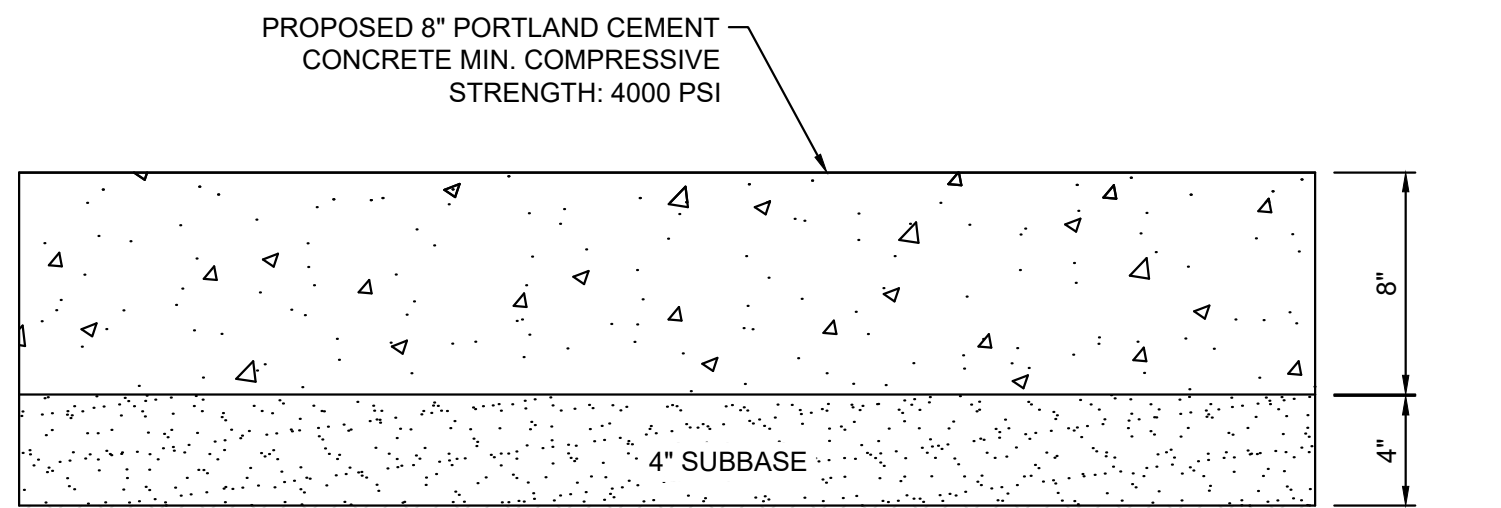
PROPOSED SPLIT WOOD FENCE DETAIL

NTS



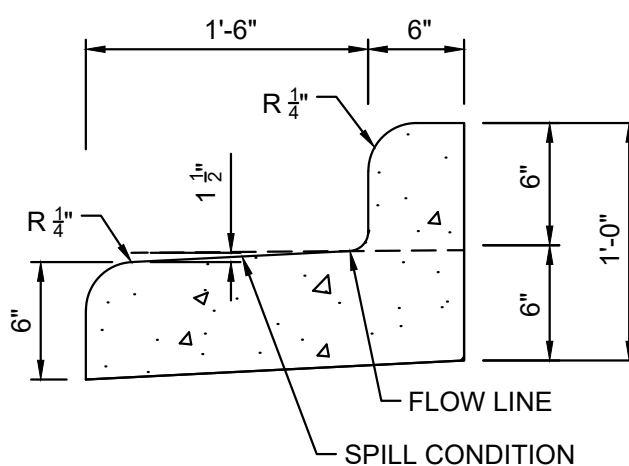
PROPOSED CONCRETE SIDEWALK SECTION

NTS



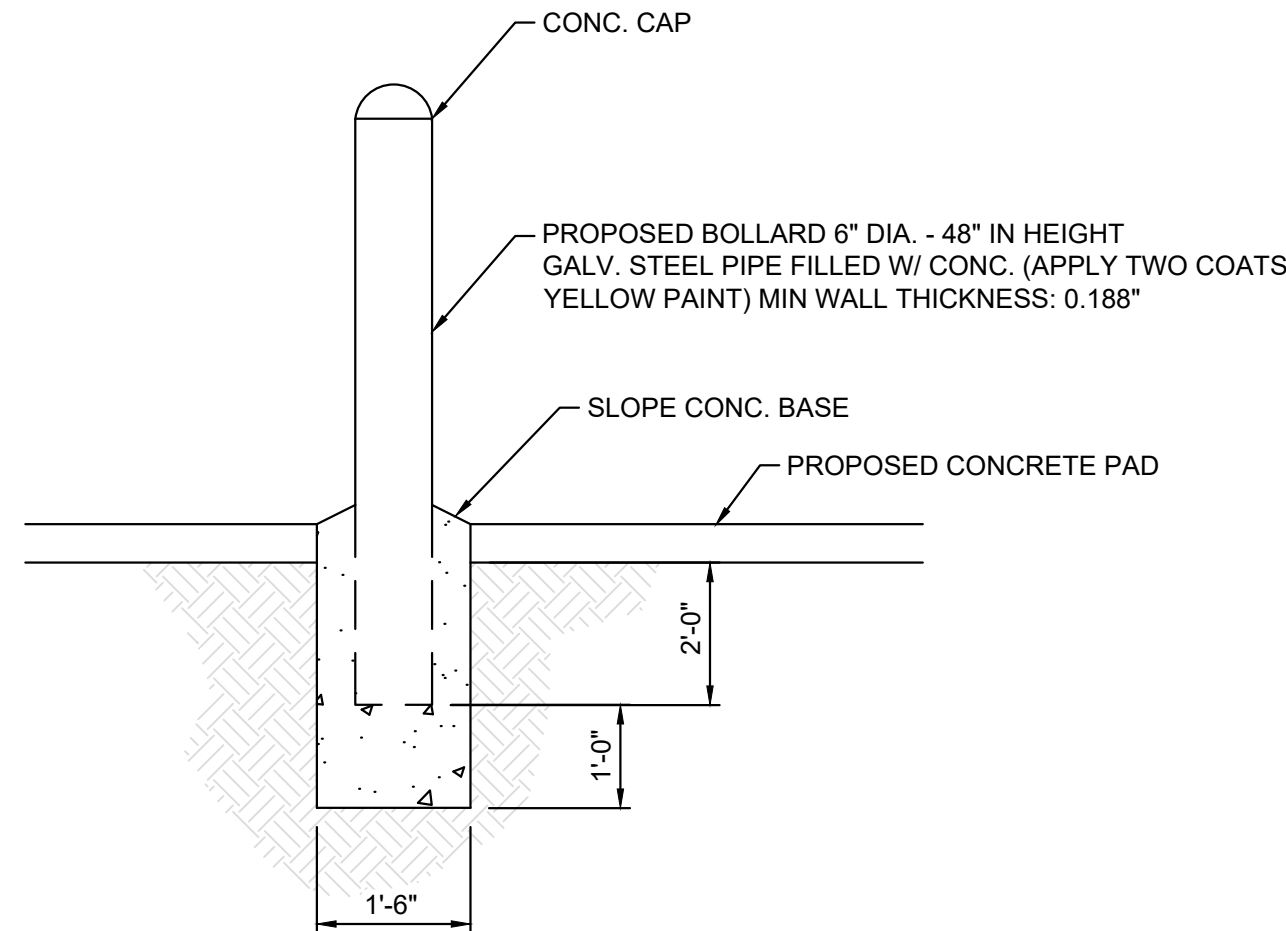
PROPOSED CONCRETE ADA PARKING STALL SECTION

NTS



PROPOSED 6" CONCRETE VERTICAL CURB

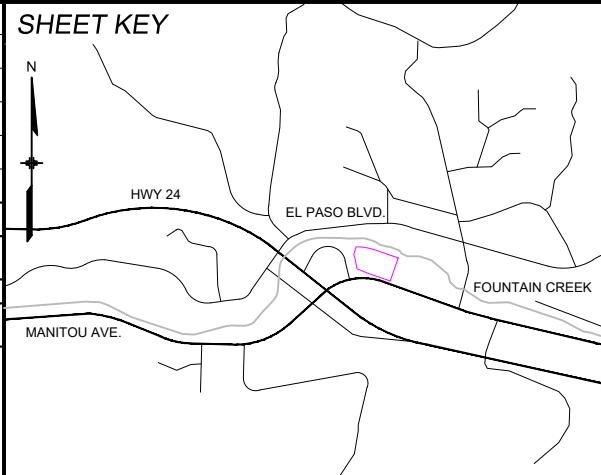
NTS



PROPOSED BOLLARD DETAIL

NTS

REFERENCE DRAWINGS			
X-Title-GEC			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1289.003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\ECN01.dwg			
CTB FILE: ----			
PLOT DATE: 2/11/2025 12:36 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BASIS OF BEARING

BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 188) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



DILLON MOTEL - PARK-N-RIDE			
MANITOU SPRINGS, COLORADO GRADING AND EROSION CONTROL PLANS			
EROSION CONTROL DETAILS			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1289.003		DESIGNED BY: KGI DRAWN BY: KGI CHECKED BY: MDF	SCALE: N/A DATE ISSUED: FEBRUARY 2025 SHEET 7 OF 7
		DRAWING No. ECN02	

Tree Protection Zone

DEFINITIONS AND REFERENCE STANDARDS

Tree Protection Zone: The Tree Protection Zone (TPZ) is the area above and below grade around each tree where construction activities are limited or restricted to prevent injury to preserved trees. 1. The Tree Protection Zone shall extend one and one-half foot (1.5') from the base of the trunk for every inch (1") of tree diameter. The diameter of the tree shall be measured at four and one-half feet (4.5') above grade (referred to as diameter breast height). 2. For areas with groups or groupings of trees, if the distance between trees is less than thirty feet (30'), the Tree Protection Zone may be combined and treated as one contiguous Tree Planting Zone to create a more clearly defined and manageable Tree Protection Zone.

The Contractor shall comply with applicable requirements and recommendations of the most current versions of the following standards and guidelines. Where these conflict with other specified requirements, the more restrictive requirements shall govern. 1. ANSI Z133.1: American National Standard for Tree Care Operations. 2. ANSI A300: Tree, Shrub, and Other Woody Plant Management – Standard Practices. 3. Guide for Plant Appraisal – Current Edition: Authored by the Council of Tree and Landscape Appraisers; published by the International Society of Arboriculture.

QUALITY CONTROL

- A. The City Arborist or an approved designee from the City of Manitou Springs Parks and Recreation Department, shall be responsible for ensuring that all construction activities are in compliance with upholding the tree protection zone established onsite for the duration of construction activities.
- B. At its discretions, the City may conduct daily observation of the Contractor's field crews during the critical phases of the project, such as: demolition of existing concrete, root pruning, construction of retaining walls, and construction of new curb or sidewalk in Tree Protection Zones.
- C. Motorized equipment and trailers, including tractors, bobcats, bulldozers, rubber-tired excavators, tracked excavators, trucks, cars, and carts shall not be allowed access within the Tree Protection Zones. Should access be necessary within designated Tree Protection Zones the City Arborist or approved designee shall be notified and shall approve of the access and driving surface prior to its use.
- D. Materials and supplies shall not be stockpiled or stored within the Tree Protection Zone unless otherwise approved by the City Arborist.

EXAMINATION

- A. If it appears any work may cause damage to the branches of a tree, the Contractor shall contact the City Project Manager and the City Arborist. The City Arborist will make the determination as to whether such damage is likely and pruning is necessary.

- B. To prevent or minimize soil compaction, designated routes for equipment and foot traffic by work crews shall be determined prior to commencing construction activities and shall be indicated in the tree protection plan created by the City Arborist.

DEMOLITION

Caution should be used during removal of existing street, curb, gutter, sidewalk, drain inlets, and other concrete and asphalt demolition, to minimize injury to tree root systems. The following procedures should be used when removing existing concrete.

1. Breaking of the existing concrete and asphalt for removal shall be done in a manner that will minimize ground disturbance and vibration.
2. Curbs and sidewalks within designated Tree Protection Zones shall be removed in a manner approved by the City Arborist. When removing existing sidewalks and curbs, care shall be taken to avoid injury to roots located under, over, or adjacent to paved surfaces.
3. Roots and root-trunk flares growing over curbs shall not be injured during breaking of curbs and removal of debris. Wood and bark tissues shall not be injured by equipment.
4. During the removal of concrete, all exposed root systems and soil areas shall not be disturbed.
5. Motorized equipment and trailers, including but not limited to tractors, skid steers, bulldozers, rubber-tired excavators, tracked excavators, trucks, cars, and carts are to be limited to access on the existing paved areas only. Access is not allowed behind the curb within Tree Protection Zones.

CONSTRUCTION

The following procedures shall be used when constructing sidewalks, curbs, concrete, asphalt paving, and drainage inlets.

1. Keep all materials and equipment within the street bounded by existing curbs.
2. Construct new sidewalks on, or above, the existing grade instead of excavating into root zones. The new grade shall not interfere with sheet-flow drainage.
3. Protect exposed roots from contamination by stabilization materials and concrete.
4. Locate concrete washouts away from Tree Protection Zones. Washout runoff shall be strictly contained within the washout area and shall not flow into Tree Protection Zones or proposed new planting areas.
5. When excavating for the construction of inlets, excavated soil shall be deposited in trucks and hauled off or deposited temporarily on three quarter inch (3/4") thick plywood outside the Tree Protection Zones. Excavated and fill soil shall not be deposited, even temporarily, on unprotected natural grade.
6. After proper root-pruning, as needed, cover exposed roots within thirty (30) minutes to minimize desiccation. Roots may be covered with soil, mulch, or moistened burlap (7 ounce or equivalent), and shall be kept moist until the final grade is established.

INJURIES TO EXISTING TREES - DAMAGE PENALTIES

- A. Any trees designated as requiring retention or protection that are partially injured or lost due to Contractor neglect or improper construction activities will result in a penalty as determined by the City Arborist, up to 25% of tree value for minor damage, up to 50% of tree value for major damage, and 100% of tree value for damage resulting in loss of tree.
 - A. Minor damage consists of but is not limited to, loss of tree limbs, damage to trunk of tree to the extent of minor scratches or bark damage, or wounds that are less than one square foot in size etc.
 - B. Major damage consists of but is not limited to, wounds that are more than one square foot in size, damage to 20% or more of the root system, soil compaction around critical root zone or a combined damage that could lead to a likelihood of failure.
- B. Tree Appraisal: All trees that are damaged during construction will be evaluated and appraised by the City Arborist.
 - A. Documentation for appraisals will consist of:
 - 1. Measurement of plant size.
 - 2. Identification by common and botanical names.
 - 3. Current condition (overall health, injuries, overt hazard status, etc.).
 - 4. Location factors as described in the most current addition of "Guide for Plant Appraisal".
 - 5. Photographs may be taken of certain trees and shrubs to document debilitating condition factors.
- C. Fines: A fine of five-hundred dollars (\$500.00) will be levied against the Contractor for each incident of construction damage, including construction traffic within designated Tree Protection Zones. This fine shall be independent of any applicable damage penalty for the appraised value of the tree.



City of Manitou Springs - Dillon Mobility Hub Phase 1 Lot Construction - Clarifications Log

Item No.	Drawing/ Spec Reference	Contractor Questions
1		Will you be requiring a bid bond for this project?
	Response:	Yes; the selected/awarded Contractor will be required to obtain a performance bond to cover 100% of the project contract amount and 50% payment bond.
2		By what date will the notice to proceed be issued? If there are delays in issuing the contract which are out of the control of the contractor, will there be an extension to the final date of completion?
	Response:	The City requires the contract to be finalized by Wednesday, March 12, 2025, which will serve as the Notice to Proceed. The contracts to be used will be the AIA A101 Agreement and AIA A201 General Conditions to the Agreement. The A201 has a provision for Delays and Extensions of time (paragraph 8.3.1) which does state that time can be extended if no fault of the Contractor.
3		I was unable to locate liquidated damages in the bid documents. Are there any for this project?
	Response:	Located in 'Instructions to Bidder' #20. Liquidated damages clause will also be included in the AIA A101 Agreement; as noted in the RFB document, there will be a 14 day grace period after Substantial Completion before those are applied.
4		Is there water available on site?
	Response:	The existing buildings have water service that is currently shut off but can be turned on by the City.
5		Is there maintenance for any part of this project?
	Response:	No - The City will be maintaining the site once open
6		Do you have a budget for this project? If so, how much is it?
	Response:	N/A
7	Instructions to Bidders - Note 14	This item states "No Bid shall include federal excise taxes or state or local sales or use taxes." Please confirm this is only applicable to Building Materials to become a permanent part of construction and the Contractor will still have tax obligations on consumables, rental equipment etc.
	Response:	Confirmed, tax exemption only applies to materials becoming permanent part of construction. All other taxes will be required.
8		Is it the City's intent to award separate Contracts for the Temporary Parking Lot construction and the Building Renovations construction released earlier in the week?
	Response:	The City is open to hiring separate contractors but will require cooperation from both contractors to outline a coordination plan to avoid conflicts during concurrent construction.
9		Can you please call out the areas that will require clearing and grubbing?
	Response:	Generally, the limits of disturbance will be the area specified for clearing and grubbing
10		Would you like an alternative for any arborist services on the existing trees?
	Response:	No, thank you
11		Do you have a required material for the wheel stops? I.E. concrete, rubber, or plastic?



City of Manitou Springs - Dillon Mobility Hub Phase 1 Lot Construction - Clarifications Log

Item No.	Drawing/ Spec Reference	Contractor Questions
	Response:	Concrete would be ideal, please see detail in revised plans
12		Will the existing wood fence between the two lots remain in place or need to be demolished? If demolished, where would you like that to go on the bid tabs?
	Response:	It is proposed to be demoed. We revised the bid tab and plans to reflect this
13	General Scope of Services - 1c	Can you clarify what the "Unclassified Excavation" item on the bid tabs is?
	Response:	Unclassified excavation is any disposal/ cut
14		Can you please confirm the required bollard height?
	Response:	yes, 48". See detail that has been provided on the plans
15		Can you please describe what material is the "4" Subbase Course?"
	Response:	Class 6 aggregate
16		The bid documents call for both irrigation sleeving and electrical sleeving. Can you please confirm the diameter and LF of each? Where would you like these to be listed on the bid tabs?
	Response:	Please see question #30 for electrical sleeving. For irrigation, please assume 1" line is needed for existing trees.
17		Will the existing silt fence need to be demolished or remain in place? If it is to remain, will the contractor be responsible for maintaining it? If it is to remain, will it replace the one on the plans?
	Response:	Plans have been revised to show silt fence that is to remain and where new silt fence is needed
18		For the blocks in the wall, we can price saving them or disposing them. Can you please confirm that you would like to save the blocks if possible?
	Response:	Please save the blocks and store on site for future use
19		Will the curb around the block wall remain or need to be demolished? Same for the aggregate around the block wall?
	Response:	For now, it can remain. It is not a concern if it is removed though
20		Can you please confirm that the railroad ties will remain.
	Response:	They will not
21		Per the 01/21/25 Pre-Bid Meeting please confirm the existing chain-link fencing currently installed at the site will remain and can be utilized throughout the construction of the temporary parking lot. Can we assume this existing chain-link fence will be removed by the city? Or will the contractor need to transport or dispose of it at the end of the project?
	Response:	The chain link fence will be removed by the City
22		Is there existing "temporary" electricity on site already or will the Contractor need to provide this if needed?
	Response:	There is electricity in the existing buildings but no temp. Please provide a separate allowance for this to be contractor provided.



City of Manitou Springs - Dillon Mobility Hub Phase 1 Lot Construction - Clarifications Log

Item No.	Drawing/ Spec Reference	Contractor Questions
23		Per the 01/21/25 Pre-Bid Meeting please confirm tree protection will be required for ten (10) existing trees located in Lot 134. Additionally, please provide the necessary Tree Protection Details and Requirements.
	Response:	The proposed split rail fence is to protect the trees - Contractor is to not damage these trees in any way during construction. Please see Exhibit 1 for further clarification on Tree Protection Requirements. Exhibit 1 will be part of the contract agreement.
24		Per the 01/21/25 Pre-Bid Meeting please confirm the existing tree (tree #11) located in Lot 142 will be removed by the City prior to construction starting. Please clarify the extents of this removal; will the stump and root system remain for the contractor to deal with during clear & grub and grading of the lot?
	Response:	Confirmed, the City will remove the tree
25	General Scope of Services - 1b	This item references Embankments - there doesn't appear to be any embankments within the Limits of Disturbance/Construction Site Boundary shown on the drawings. Are embankments to be included in this Scope? If so, please provide the necessary information to complete this work.
	Response:	Embankment includes any fills where the grades come up
26	General Scope of Services - 1e	This item references the demolition of the 4' Brick Wall along Manitou Ave. Per the 01/21/25 Pre-Bid Meeting on site, please confirm the City wants to salvage as much of the CMU as possible so it can be used to fill in the openings on the existing buildings in the future. Can we assume the salvaged material can be stored on site or will it need to be transported to another location?
	Response:	Confirmed, please anticipate it being stored on site
27	General Scope of Services - 2c	This item indicates 8" thick concrete at the ADA parking with a 4" subbase on compacted subgrade, however, the Proposed Concrete ADA Parking Stall Section detail on ECN02 indicates a 6" thick concrete over existing subbase. Please clarify what thickness is desired and if a 4" subbase is required.
	Response:	Refer to revised plans, ADA stalls will be 8" concrete with a 4" subbase; and proposed sidewalk will be 4" concrete over existing subgrade.
28	General Scope of Services - 5	This references multiple Erosion & Sediment Control Items to be included, however, many of these measures are already in place (i.e. silt fence, VCT, check dams, sediment control logs etc.). Will these existing erosion & sediment controls remain during the construction of the parking lot? If so, who will be responsible for the maintenance of these erosion & sediment controls? Additionally, who will be responsible for removing all of the erosion & sediment controls?
	Response:	Silt Fence to stay has been specified on the plans and where new silt fence will need to go. The VTC on site is from the previous contractor and will be removed prior to construction. The contractor is responsible for all maintenance of erosion & sediment control measures during construction and the removal once construction is complete
29	General Scope of Services - 6d	This item indicates Ornamental Light Standards and Luminaries and references electrical details. There are not any Electrical Drawings or Details included. Please provide the Electrical Drawings & Details or provide sufficient information to complete this scope of work.
	Response:	The City will include an allowance for this work until further details can be worked out. Please note this as "by Owner" at this time.
30	General Scope of Services - 6e	This item indicates Rigid 3" Conduit and references electrical details. There are not any Electrical Drawings or Details included. Please provide the Electrical Drawings & Details or provide sufficient information to complete this scope of work (i.e. location, quantity etc.)



City of Manitou Springs - Dillon Mobility Hub Phase 1 Lot Construction - Clarifications Log

Item No.	Drawing/ Spec Reference	Contractor Questions
	Response:	Please provide an estimate to account for 500' linear feet.
31	General Scope of Services - 6f	This item indicates a Lighting Controls Allowance. Is there any additional information on the lighting required or parameters on how the Lighting Controls should function? If not, is there an Allowance value all bidders should carry?
	Response:	Please include an allowance that would control 8-12 outdoor light poles/fixtures. Controls would need to provide daylight sensors and timers.
32	General Scope of Services - 8a	This item indicates adequate conduit sleeves for electrical components shall be run from the Restroom Building to the dirt lot. In the 01/21/25 Pre-Bid Meeting it was suggested that these conduits run into the Storage Room on the South side of the Restroom Building. Please confirm this is the location where the electrical conduit sleeves will run. How far into the Storage Room should the sleeves extend? How far into the dirt lot should the sleeves extend? How many and what size sleeves are required, as no Electrical Drawings, Details or information has been provided? What type of foundations does the Restroom Building have(this is needed to understand the amount of excavation require to install the sleeves)? Are there any other electrical/communication sleeves required to be installed prior to the concrete curb and sidewalk scopes being completed(i.e. for the other existing building or the site)?
	Response:	See question 30 for site conduit. Re: Restroom Building, please assume conduit will be pulled from mechanical room into storage room on south side of building. Conduit run will be approximately 20'; assume 2" sleeves for storage room conduit. Please provide this as a separate line item in the bid as this may ultimately be handled under the Phase 2 Bathroom project.
33	General Scope of Services - 8b	Item #8b. of the General Scope of Services indicates the installation of five (5) 14'-21' galvanized pipe poles for security and/or lighting components. Are these pipe poles being furnished by the City and installed by the Contractor? If not, more information is needed to fabricate these pipe poles. What diameter do they need to be? What length is needed for each location? Additionally, is a foundation required for these pipe poles(please provide the details)? How are the pipe poles to be attached?
	Response:	Please assume the light fixtures will be provided by the City or Colorado Springs Utility. The foundation for the poles will be by Contractor and should be assumed to be 2'x2' with 3' depth.
34	General Scope of Services - 9a	This item indicates adequate conduit sleeves for water lines for irrigation shall be run from the Restroom Building to the middle of Lot 134 Manitou Ave. In the 01/21/25 Pre-Bid Meeting it was suggested that these conduits run into the Storage Room on the South side of the Restroom Building. Please confirm this is the location where the irrigation conduit sleeves will run. How far into the Storage Room should the sleeves extend? Can we assume 100' from the Restroom Building into Lot 134 is a sufficient length? How many and what size sleeves are required, as no Irrigation Drawings, Details or information has been provided? What type of foundations does the Restroom Building have(this is needed to understand the amount of excavation require to install the sleeves)? Are there any other irrigation sleeves required to be installed prior to the concrete curb and sidewalk scopes being completed?
	Response:	Reference question 16
35	General Scope of Services - 10a	This item indicates the demolition and removal of the existing 3' high brick wall adjacent to Manitou Avenue between the two existing ingress/egress points in from of 134 Manitou Avenue. Is this different from the 4' brick wall addressed in Item #1e.?
	Response:	This callout is specifying the same. It should be 4'



City of Manitou Springs - Dillon Mobility Hub Phase 1 Lot Construction - Clarifications Log

Item No.	Drawing/ Spec Reference	Contractor Questions
36	General Scope of Services - 12	This item indicates Construction Quality Control & Testing is by the Contractor. Please provide the Geotechnical/Soils report for the site so compaction and soils testing requirements can be priced. If a Geotechnical/Soils report is not available, sufficient information regarding acceptable soils for infill and subgrade, lift requirements, compaction requirements, etc. will be required to price this testing.
	Response:	The City of Manitou Springs will provide QC for testing on this project. This has been taken out of the RFB to bid on
37	Sheet GEC02 - General Note 7	General Note #7 on GEC02 references a Landscape Plan. Please provide the referenced Landscape Plan or provide more specifics on the re-seeding/landscaping requirements.
	Response:	Re-seeding will be where there is minor grading around the site
38	General Scope of Services - 2c	This item indicates 8" thick concrete at the ADA parking with a 4" this subbase on compacted subgrade, however, the Proposed Concrete ADA Parking Stall Section detail on ECN02 indicates a 6" thick concrete over existing subbase. Please clarify what thickness is desired and if a 4" subbase is required.
	Response:	Same answer as #27 response
39	Sheet ECN02	The drawings indicate a wood split rail fence be installed throughout the site, however, the Proposed Split Wood Fence detail on ECN02 states all wood for split rail fence to be pressure treated. The wood on a split rail fence cannot be pressure treated. Is the desire to have a post and dowel type fence which can be pressure treated? Or should this be a true split rail fence?
	Response:	Please use pressure treated wood. A post and dowel type fence, or similar, is acceptable.
40		Is the existing 6" wood fence between Lots 134 and 142 to be demolished and removed?
	Response:	Same answer as #12 response
41		Please confirm the existing "Dillon Motel" Sign is to remain and will not require any electricity.
	Response:	Confirmed



CITY OF MANITOU SPRINGS

ADDENDUM FORM

RFB 2025-001

ADDENDUM NUMBER: 3 DATE: February 18th, 2025

1.01 GENERAL

The following changes, additions, and/or deletions are, by issuance of the Addendum for the RFB 2025-001 Dillon Mobility Hub Interim Lot, as if originally contained therein. Execution of the acknowledgement of receipt shall be the bidder's acceptance of the conditions herein set forth. This Addendum shall be submitted with and attached to the submitted Bid Form. Failure to do so may result in the rejection of the Bid.

1.02 The addendum includes the following revisions:

1. RFB Submittal Deadline is Friday, February 21st, 2025, at 5:00 PM
2. Clarifications Log (responses to questions) has 41 Questions/Answers, 5 pages total

1.03 ACKNOWLEDGEMENT OF RECEIPT

Receipt is acknowledged this 21ST day of 2025.

SILVERBACK EXCAVATION

Name of Bidder

DAVID KARST

Authorized Officer

CFO

Title

END OF ADDENDUM



CITY OF MANITOU SPRINGS

Request for Bids

Dillon Mobility Hub Interim Lot

RFB NUMBER: 2025-001

Bid Submittal Deadline – Friday, February 21st, 2025, 5:00 PM
Contact Person – Sarah Lara at Sarah.Lara@ArtaicGroup.com

The City of Manitou Springs is accepting bids for construction of the Dillon Mobility Hub interim parking lot located at 132-142 Manitou Avenue. See General Scope of Services Section and attachments for further details.

- Publication date: **Thursday, January 9th, 2025**
- Pre-bid meeting to be held on **Tuesday, January 21st, 2025, at 3:00 PM at 134 Manitou Avenue, Manitou Springs, CO 80829**
- Deadline to present questions deadline is **Wednesday, January 29th, 2025, at 3:00 PM.**
 - Questions are to be addressed to the contact person
- Final Addendum (responses to questions) to be published on **Friday, February 14th, 2025**
- Bid shall be submitted to the contact person electronically no later than the Submittal Deadline
 - There will not be a public bid opening
- Notice of Award will be **Tuesday, March 4th, 2025**
- The Selected Contractor will be required to obtain a performance bond to cover 100% of the project contract amount and 50% payment bond
- This project is **not** subject to Davis Bacon Wages
- The City of Manitou Springs requires the project to be completed by June 1st, 2025, failure to do so will trigger liquidated damages

The bid shall have an Anticipated Scope of Services that includes the following:

1. The Contractor will provide project costs for crews and equipment, anticipated mobilization time, and anticipated project completion time
2. Quantities are for informational use only – This contract is to be awarded as a lump sum contract
3. The Contractor shall follow all standard notes and details stated on the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans
4. The Contractor is responsible for providing all materials and equipment necessary for fabrication, construction, and/or installation of this project

5. All construction waste shall be disposed of by the Contractor
6. The Contractor is responsible for damages, inside or outside the project area
7. The Contractor is responsible for their own confined space, roadway, and trenching safety procedures
8. No work shall be done between the hours of 5:30 PM and 7:00 AM, nor at any time on Saturday, Sunday, or holidays, except with the written permission of the city or in case of an emergency
9. If the project requires street closure – partial or otherwise, the Contractor shall provide all necessary traffic control. All traffic control personnel must at a minimum carry the current CDOT Flagger Certification. A Traffic Control Plan must be submitted to and approved by City staff at the pre-construction meeting. The pre-construction is to be scheduled for accepting the contract.
10. It is anticipated that no existing utilities will need to be relocated and there are no proposed utilities
11. The Contractor shall stay within the limits of disturbance depicted in the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans
12. Below is the Anticipated General Scope of Services for this project:

GENERAL SCOPE OF SERVICES

Overview: The construction of the Dillon Mobility Hub Interim Lot will provide essential parking and accessibility improvements to serve the community's immediate needs. The project involves site preparation, grading, installation of infrastructure, and implementation of temporary and permanent features. The work of the Project is defined by the Dillon Motel – Park N Ride Preliminary & Interim Grading & Erosion Control Plans provided in Exhibit A and containing the following components:

1. Demolition & Excavation:

- a. Site Clearing & Grubbing
- b. Embankment - Material shall consist of approved material acquired from excavations and placed in embankments. Embankment material will be measured in its final compacted position.
- c. Unclassified Excavation – Shall consist of the excavation of all material of whatever character required for the work, obtained within the site including surface boulders and excavations for placement of improvements.
- d. Removal of Existing Asphalt & Disposal
- e. Demolition of 4' Brick Wall Along Manitou Ave – this includes disposal of demolished material and backfilling to match existing grade

2. Pavement & Sidewalk

- a. Millings Placement – Placement of 4" thickness milling material. Max size of millings to be no greater than 3" (Chunks) compacted to be used as a drivable surface. A compaction report is required
- b. 4" Concrete Sidewalk – Minimum compressive strength: 4000 PSI. See detail for reference
- c. 8" Concrete Parking – Minimum compressive strength: 4000 PSI, 4" subbase with a compacted subgrade. See detail for reference

3. Curb & Gutter:

- a. 6" Concrete Vertical Curb. See detail for reference
- b. Traversable Sloped Concrete Curb. See detail for reference

4. Signage & Striping:

- a. White Pavement Stripes – 4" wide white epoxy striping
- b. Embedded Detectable Warning Unit – 2'x5' surface mounted ADA warning pad with raised truncated domes (Must be ADA compliant)
- c. Pedestrian Crossing Area – 4" wide white epoxy striping
- d. ADA Parking Stall Sign – Per MUTCD R7-8 sign
- e. ADA Van Accessible Sign – Per MUTCD R7-8P sign
- f. ADA Handicap Parking Symbol – White epoxy striping
- g. Sign Post – U-Channel heavy duty galvanized steel (or equal) that meets MUTCD standards

5. Erosion & Sediment Control:

- a. Vehicle Tracking Control – See detail for reference
- b. Silt Fence – See detail for reference
- c. Concrete Washout - See detail for reference
- d. Sediment Control Logs - See detail for reference
- e. Check Dams - See detail for reference
- f. Seeding & Mulching – See detail for reference

6. Site Programs:

- a. Installation of wheel stops - See detail for reference
- b. Installation of split wood fencing - See detail for reference
- c. Bollards - See detail for reference
- d. Ornamental Light Standards and Luminaries - See electrical detail for reference
- e. Rigid 3" Conduit - See electrical detail for reference
- f. Lighting Control Allowance

7. General

- a. Mobilization
- b. Construction Surveying
- c. Traffic Control Measures – Includes implementing traffic controls, flagging, signage, inspections, setup/ tear down, MHT and any permits required

Additional scope components not included in the GEC plans:

8. Electrical components:

- a. Installation of adequate conduit for electrical components starting at the Restroom Building (located on lot 132 Manitou Avenue) to dirt portion of the lot 134 Manitou Avenue to allow for the installation of site electrical at a future date. This work will need to be done prior to the concrete and curb work for the ADA parking spaces.
- b. Installation of galvanized pipe pole(s) for security and/or lighting components (5 Each).

9. Compliance and Coordination: All work will adhere to the City of Manitou Springs' grading, erosion control, and stormwater quality control standards. The contractor will coordinate utility relocations and field adjustments as needed. Regular site inspections and quality control measures will ensure compliance with approved plans and specifications.

10. Construction Quality Control/Testing:

The City of Manitou Springs will provide and schedule QC for this project. It is on the contractor to decide if they want to have testing on their side as a side-by-side comparison. Tests to be performed but are not limited to:

- a. Compaction Testing
- b. Soil testing
- c. Concrete testing

11. Site Clean-up and Final Inspection

- a. Post-construction cleaning and removal of all excess materials, debris and equipment.

12. Project Schedule: The Contractor will provide a written schedule for the work to be included in bid package including a timeline that adheres to the completion before June 1st, 2025.

13. Project Bid: Provide estimated costs for the project using the itemized "Bid Tabulation Sheet" in Exhibit B.

INSTRUCTIONS TO BIDDERS

1. A "Bid" is a responsive, conforming, unconditional, complete, legible, and properly executed offer by a Bidder to provide the work specified in the Request for Bids for the compensation specified.
2. Bids shall be clearly marked with the work name, contact person, mailing address, and telephone number of the Bidder.

3. It shall be the responsibility of the Bidder to ensure that the Bid is in proper form and in the City of Manitou Springs possession by or before the time and date designated in the Request for Bids. Bids will not be accepted after the designated time and date.
4. If a mistake is made or discovered during or after the Bid review, the City of Manitou Springs reserves the right to determine which party made the mistake and whether the mistake is material and, after these determinations, the City of Manitou Springs, in its sole reasonable discretion, shall decide whether to accept or reject the Bid. No advantage shall be taken by any party of manifest clerical errors or omissions in any Bid, and the contract and attached documents (the "Contract Documents"). Bidders shall notify the City immediately of any errors or omissions that are encountered.
5. Any interlineation, alteration, or erasure shall be initialed by the Bidder. On the Bid, the price of each item shall be stated in numerals and words; in case of conflict, the words shall dictate. In the case of conflict between the indicated sum of any addition of figures and the correct sum, the correct sum shall dictate.
6. The City of Manitou Springs shall not reimburse any Bidder for any cost incurred in preparing a Bid or attending equipment demonstrations, inspections, pre-bid conferences, or interviews.
7. Any amplification, clarification, explanation, interpretation, or correction of a Bid shall be made only by written addendum, and a copy of the addendum shall be mailed or delivered to each person receiving a Request for Bids. The City of Manitou Springs is not responsible for any amplification, clarification, explanation, or interpretation or correction of a Bid not contained in written addenda.
8. Bids by corporations shall be executed in the corporate name by the president or a vice-president (or a corporate officer accompanied by evidence of authority to sign), and the corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown. Bids submitted by partnerships shall be executed in the partnership name and signed by a partner, and the legal address of the partnership shall be shown. Bids submitted by limited liability companies shall be executed in the company's name and signed by a member, and the legal address of the company shall be shown. Names and titles shall be typed or printed below each signature.
9. The following information shall be submitted with the Bid:
 - a. The names and resumes of staff personnel who will be assigned to the work.
 - b. A complete proposed scope of work, cost and schedule, including any alternatives that can be identified. The Bidder is expected to review the work site prior to submitting the Bid.
 - c. The names and addresses of any subcontractors who will be retained for

the work.

- d. A list of the Bidder's previous experience on similar projects.
10. The submission of a Bid shall be conclusive evidence and a legal admission that the Bidder: (1) has no questions, complaints, or objections in connection with the Contract Documents, subject to any requests made by the Bidder for amplification, clarification, explanation, interpretation, or correction; (2) has no questions, complaints, or objections as to the completeness, sufficiency, scope, or detail of the Bid; and (3) has full knowledge of the scope, nature, quality, and quantity of the equipment to be provided, the performance criteria, the requirements of the contract, the site and conditions of delivery, the Superior Municipal Code, and other applicable law.
 11. The contract will be awarded to the lowest responsible and responsive Bidder complying with the terms and conditions, guidelines, and specifications presented in the Bid Request and these Instructions to Bidders. The City of Manitou Springs reserves the right to determine, in its sole reasonable discretion, whether any Bid meets the needs or purposes intended and is within the approved budget. The City of Manitou Springs does not base its award on prices alone. Also to be considered are quality of product; previous experience with Bidder or any subcontractors, consultants, products or suppliers; qualifications of Bidder and/or subcontractors or suppliers; services offered; warranties; maintenance considerations; long-range costs; delivery; and similar conditions.
 12. The City of Manitou Springs reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any Bid to establish the experience, responsibility, reliability, references, reputation, qualifications, or financial ability of any Bidder, manufacturer or supplier. The purpose of such investigation is to satisfy the City of Manitou Springs that the Bidder has the experience, resources, and commercial reputation necessary to supply the specified equipment and to perform the necessary warranty and product support in accordance with the Contract Documents in the prescribed manner and time.
 13. The City of Manitou Springs reserves the right, if it deems such action to be in its best interests, to reject all Bids or to waive any irregularities or informalities therein. Any incomplete, false, or misleading information provided by any Bidder shall be grounds for rejection of the Bid. If Bids are rejected, the City of Manitou Springs further reserves the right to investigate and accept the next best Bid in order of ranking, or to reject all Bids and re-solicit for additional Bids.
 14. No Bid shall include federal excise taxes or state or local sales or use taxes.
 15. In the event of any claim, suit, or demand which may result from any Bid, or the award of any contract in result of submission of a Bid, Colorado State law shall govern any such claim, suit, or demand and the rights and duties of the parties.

16. All parts not specifically mentioned which are necessary to provide a complete unit shall be included in the Bid. Any item listed as "Standard" in the manufacturer's published specification, furnished by the Bidder, is assumed to be included in the Bid. Any variations shall be outlined in writing, noting cost factors where applicable.
17. Bids shall be in accordance with the specifications contained in the Contract Documents. Should any requirement in the specifications not be included in manufacturer's specification sheets, the Bidder shall include with its Bid a statement of compliance. Failure to do so shall be grounds for disqualification of the Bid.
18. Each Bid shall include a statement of standard warranty of the manufacturer.
19. Any Bid received as the result of this request is prepared at the Bidder's expense and becomes City property and is therefore a public record upon opening by the City. No Bid may be withdrawn for a period of sixty (60) days after the deadline for Bids.
20. Failure to complete work on time will result in a daily charge made against the Contractor for each calendar day, including free time, that any work remains uncompleted after the elapse of contract time. This daily charge will be deducted from any money due to the Contractor. This deduction will not be considered a penalty, but as liquidated damages.

As it will be extremely difficult to estimate the damages, including, but not limited to, indirect and consequential damages, the schedule of liquidated damages set forth below is an amount, agreed to by the Contractor and the City of Manitou Springs, as reasonable compensation to the City of Manitou Springs if the Contractor fails to complete performance within fourteen (14) calendar days of the contract time of the stated completion date of June 1, 2025.

Original Contract Amount	Liquidated Damages per Calendar Day (\$)
0 - \$1,000,000	\$500
\$1,000,000 – \$2,000,000	\$750
\$2,000,000 – \$4,000,000	\$1,000
\$4,000,000 – \$7,000,000	\$1,500
\$7,000,000 – \$10,000,000	\$2,000
Above \$10,000,000	\$2,500

Permitting the Contractor to continue and finish the work or any part thereof after elapse of contract time will not operate as a waiver on the part of the City of Manitou Springs rights under the Contract.

Deduction assessed as liquidated damages under this subsection shall not relieve the Contractor from Liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the work according to contract times.

The City of Manitou Springs is an Equal Opportunity Employer, and no otherwise qualified individual shall be subject to discrimination on the basis of race, color, religion or religious affiliation, sex, familial status, age, genetics, disability, or national origin in any phase of employment for this position.



SILVERBACK EXCAVATION

Scope of Work & Clarifications UPDATED 3.14.25

Dillon Mobility Hub Interim Lot – City of Manitou Springs, CO

General Scope of Services

Silverback Excavation will provide comprehensive site preparation, demolition, grading, and installation services to support the development of the Dillon Mobility Hub Interim Lot. Our scope of work is aligned with the project requirements outlined by the City of Manitou Springs and includes the following key activities:

1. Site Clearing & Demolition

- Clear and grub the site, including vegetation and debris removal.
- Remove and dispose of **1,722 square yards** of existing asphalt.
- Demolish and remove a **4-foot-tall brick wall (60 linear feet)**, ensuring that salvageable bricks are staged on-site for future use by the ownership.
- Demolish and dispose of an **existing 47-linear-foot wooden fence**.

2. Earthwork & Grading

- Perform **700 cubic yards of excavation and site soil reworking** for proper site balance.
- Remove and dispose of up to **96 cubic yards** of unusable spoils.
- Import and place **530 cubic yards of recycled asphalt millings** for drivable surface.
- Install and compact **29 cubic yards of Class 6 road base (4-inch thick)**.
- Grade subgrade and prepare for curb and sidewalk installation.

3. Concrete & Hardscape Installation

- Install **10 cubic yards of 4-inch-thick concrete sidewalk**.
- Construct **39 cubic yards of 8-inch-thick ADA-compliant parking areas**, including appropriate subgrade preparation.
- Pour and shape **70 linear feet of traversable sloped curbs** and **50 linear feet of vertical concrete curbs**.

4. Pavement Striping & ADA Compliance

- Apply **124 linear feet of 4-inch-wide white pavement striping**.
- Install **12 square yards of embedded detectable warning units**.
- Stripe **530 square yards** of pedestrian crossing markings.

- Designate and mark **four (4) ADA-compliant parking stalls**, complete with van-accessible signage and pavement symbols.

5. Erosion & Sediment Control

- Establish a **vehicle tracking pad** at the project entrance.
- Install up to **500 linear feet of silt fencing** for sediment containment.
- Provide and maintain a **designated concrete washout area**.
- Install **up to 45 linear feet of sediment control logs**.
- Conduct **final seeding and mulching over 450 square yards** to stabilize the site.
- The City currently has a Colorado Discharge Permit for Stormwater Discharges Associated with Construction Activity (Permit #COR423932) and a Stormwater Management Plan for the project. The City will transfer the Stormwater Management Plan over to the selected contractor prior to construction. The contractor will assume responsibility for the Stormwater Management Plan; self-inspections; and installation, corrective action and maintenance of control measures, required by the permit, upon the Notice to Proceed from the City and throughout the substantial completion of Contractor's scope of work. Installation of final stabilization and all associated temporary control measures identified in the approved Grading and Erosion Control Plan for the project will be the responsibility of the contractor. Upon substantial completion of Contractor's work the Permit will be transferred back to the City. The city will assume maintenance, corrective action, and removal of temporary control measure during the time after construction is complete and the site is achieving final stabilization up to permit termination.

6. Fence & Barrier Installation

- Install **1,595 linear feet of two-railed split wood fence** using **pressure-treated round dowels**.
- Place and secure **115 concrete wheel stops** at designated parking locations.
- Install **seven (7) bollards** for site protection.
- ALLOWANCE FOR Setting up **12 parking lot light bollards** and install **500 linear feet of 3-inch conduit** for future electrical connections.

7. Additional Project Considerations

- Perform **surveying & geotechnical testing** as required for construction verification.
- Implement **traffic control measures**, including flagging, signage, and necessary coordination with city staff.
- Tree Protection on (10) Existing, Mature Trees

This scope of work reflects our detailed understanding of the project requirements and our commitment to quality, efficiency, and compliance with the City of Manitou Springs' construction standards.

An allowance has been included for a P&P bond, and for under-ground work related to electrical or utility needs. Should the cost be higher than the allowance included for those scopes, a change order will be issued.



ID	Task Name	Duration	Start	Finish	Mar 30, '25	Apr 6, '25	Apr 13, '25	Apr 20, '25	Apr 27, '25	May 4, '25	May 11, '25	May 18, '25	May 25, '25
1	Dillon Mobility Hub	34 days	Tue 4/1/25	Fri 5/16/25									
2	Mobilize	2 days	Tue 4/1/25	Wed 4/2/25									
3	Erosion Control	2 days	Tue 4/1/25	Wed 4/2/25									
4	Demo	1 day	Thu 4/3/25	Thu 4/3/25									
5	Clear and Grub	2 days	Fri 4/4/25	Mon 4/7/25									
6	AC removal	2 days	Fri 4/4/25	Mon 4/7/25									
7	Demo of brick wall	2 days	Fri 4/4/25	Mon 4/7/25									
8	Unclassified Excavation	2 days	Tue 4/8/25	Wed 4/9/25									
9	Embankment	2 days	Thu 4/10/25	Fri 4/11/25									
10	Site conduit	2 days	Mon 4/14/25	Tue 4/15/25									
11	Split rail fence	16 days	Wed 4/16/25	Wed 5/7/25									
12	Site Concrete	16 days	Wed 4/16/25	Wed 5/7/25									
13	Import parking Lot Base	4 days	Fri 5/2/25	Wed 5/7/25									
14	Punch List	5 days	Thu 5/8/25	Wed 5/14/25									
15	Demobilize	2 days	Thu 5/15/25	Fri 5/16/25									

Dillon Mobility Hub Interim Lot Construction			SILVERBACK EXCAVATION			
City of Manitou Springs, CO			3.14.2025			
ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT COST	COST	SUBTOTAL
BASE BID						
Demolition & Excavation						
2025001-01	Site Clearing & Grubbing	LS	1	\$5,400.00	\$5,400.00	
2025001-02	Emankment	CY	700	\$67.00	\$46,900.00	
2025001-03	Unclassified Excavation	CY	96	\$50.00	\$4,800.00	
2025001-04	Removal of Existing Asphalt & Disposal	SY	1,722	\$3.70	\$6,371.40	
2025001-05	Demolition of 4' Brick Wall Along Manitou Ave	LF	60	\$138.00	\$8,280.00	
2025001-06	Demolition of Existing Wood Fence	LF	47	\$30.00	\$1,410.00	
						\$73,161.40
Pavements & Sidewalk						
2025001-07	Millings Placement	CY	530	\$62.00	\$32,860.00	
2025001-08	4" Concrete Sidewalk	CY	10	\$405.10	\$4,051.00	
2025001-09	8" Concrete ADA Parking	CY	39	\$350.00	\$13,650.00	
2025001-10	4" Subbase Course	CY	29	\$82.95	\$2,405.55	
						\$52,966.55
Curb & Gutter						
2025001-11	6" Concrete Vertical Curb	LF	50	\$58.00	\$2,900.00	
2025001-12	Traversable Sloped Concrete Curb	LF	70	\$44.00	\$3,080.00	
						\$5,980.00
Signage & Striping						
2025001-13	White Pavement Stripes	LF	124	\$6.00	\$744.00	
2025001-14	Embedded Detectable Warning Units	SY	12	\$80.00	\$960.00	
2025001-15	Pedestrian Crossing Area White Striping	SY	530	\$3.00	\$1,590.00	
2025001-16	ADA Parking Stall Sign (MUTCD R7-8)	EA	4	\$155.00	\$620.00	
2025001-17	ADA Van Accessible Sign (MUTCD R7-8P)	EA	1	\$75.00	\$75.00	
2025001-18	ADA Handicap Parking Symbol	EA	4	\$225.00	\$900.00	
2025001-19	Sign Post	EA	1	\$475.00	\$475.00	
						\$5,364.00
Erosion & Sediment Control						
2025001-20	Vehicle Tracking Control	LS	1	\$2,200.00	\$2,200.00	
2025001-21	Silt Fence	LF	500	\$2.00	\$1,000.00	
2025001-22	Concrete Washout	EA	1	\$2,280.00	\$2,280.00	
2025001-23	Sediment Control Logs	LF	45	\$8.00	\$360.00	
2025001-24	Check Dams	EA	1	\$1,100.00	\$1,100.00	
2025001-25	Seeding & Mulching	SY	450	\$3.25	\$1,462.50	
						\$8,402.50
Site Programs						
2025001-26	Split Wood Rail Fence	LF	1,595	\$24.00	\$38,280.00	
2025001-27	Concrete Wheel Stops	EA	115	\$105.00	\$12,075.00	
2025001-28	Bollards	EA	7	\$857.00	\$5,999.00	
2025001-29	Ornamental Light Standards and Luminaries	EA		BY OWNER		
						\$56,354.00
General						
2025001-32	Mobilization	LS	1	\$44,500.00	\$44,500.00	
2025001-33	Construction Surveying	LS	1	\$8,000.00	\$8,000.00	
2025001-34	Traffic Control Measures	LS	1	\$3,500.00	\$3,500.00	
	Tree Ptroection (x10 Mature Trees) Included					
						\$56,000.00
	TOTAL BASE BID COST					\$ 258,228.45

	ADDITIONAL COSTS (Provided by the City of Manitou Springs)				
2025001-30	ALLOWANCE - Electrical Utility In Ground Pathway	LS	1	\$21,150.00	\$21,150.00
2025001-31					
	P&P bond Allowance				\$6,800.00
	Construction Contingency (5%) - Assumed				\$12,911.42
	Construction Contingency (10%) - (recommended, but excluded from total)			\$25,822.85	carried by owner
	Construction Materials Testing				by owner
	Quality Control and Testing				as needed
	Project Management				included
TOTAL BASE BID + Additional Cost					\$299,089.87



Memorandum

Title: Proclamation No. 0425, a Proclamation to Recognize April as Child Abuse Prevention Month

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

April 1, 2025

Purpose:

To recognize April as child abuse prevention month through a proclamation.

Background:

The El Paso County Department of Human Services has requested this proclamation and five minutes to speak on this issue. Department of Human Services Executive Director Stacie Kwitek-Russel and Youth and Family Services Director Catania Jones will attend the proclamation's reading. Additionally, County Commissioner Bill Wysong will be in attendance.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

None.

Recommended Action:

Read Proclamation No. 0425 to recognize April as Child Abuse Prevention Month and proclaim it so.



City of Manitou Springs
Proclamation No. 0425

Proclamation

Child Abuse Prevention Month April 2025

WHEREAS, every child in our community deserves to be valued, nurtured, and protected so they can grow into healthy, thriving individuals, and every child is entitled to feel safe, secure, and loved; and

WHEREAS, child abuse and neglect are serious issues affecting every segment of our community, with long-term psychological, emotional, and physical effects that can shape a child's future and, in turn, the future of our county and state; and

WHEREAS, strong families are the foundation of a strong community, and all parents and caregivers need support at times, as providing early help to families is far less costly, both financially and emotionally, than healing from trauma after it occurs; and

WHEREAS, we can prevent child abuse and neglect by working together to strengthen the five protective factors in families' lives; parental resilience, social connections, concrete support in times of need, knowledge of parenting and child development, and social and emotional competence in children; and

WHEREAS, child abuse prevention is not the responsibility of a single agency but of an entire community, including human service agencies, public health organizations, schools, faith groups, law enforcement, the medical community, businesses, nonprofits, and, most importantly, caring individuals who take the time to support children and families; and

WHEREAS, community leaders, policymakers, and elected officials play a unique role in building a safe community for children by understanding the programs and policies that support child maltreatment prevention, listening to parents' needs, and shaping community planning through this lens to build healthier communities; and

WHEREAS, by fostering a culture where every child is cherished, every family is supported, and every adult recognizes their role in preventing child abuse, we can create a safer, stronger, and more compassionate community; and

WHEREAS, everyone has the power to contribute to a brighter future for children, whether by lending a helping hand to a parent, advocating for strong family policies, or simply being a trusted adult in a child's life;

NOW, THEREFORE, BE IT RESOLVED, that the City of Manitou Springs City Council, does hereby proclaim April as Child Abuse Prevention Month in the City of Manitou Springs. No matter where we live, we each have a role to play in protecting children, strengthening families, and ensuring our community is a place where all children can thrive.

Adopted this 1st day of April 2025 in the City of Manitou Springs, El Paso County, Colorado.

Mayor John G. Graham

City Clerk Elena Krebs



Memorandum

Title: Proclamation No. 0325, a Proclamation to Recognize April 25, 2025 as National Arbor Day

From: Gillian Rossi, Parks & Recreation Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 1, 2025

Purpose:

To formally recognize Arbor Day and encourage residents to celebrate the City's trees and take part in planting opportunities.

Background:

The City of Manitou Springs has formally recognized Arbor Day since at least 2020.

Pros and Cons:

Pros: Continue the City's tradition of recognizing Arbor Day and celebrating trees in our community.

Cons: None.

Fiscal Impact:

None

Workload Impact:

N/A

Recommended Action:

Read Proclamation No. 0325, a proclamation to recognize April 25, 2025, as National Arbor Day and proclaim it so.



City of Manitou Springs
Proclamation No. 0325

Proclamation

**National Arbor Day
April 25th, 2025**

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees - wherever they are planted - are a source of joy and spiritual renewal.

NOW, THEREFORE, BE IT RESOLVED, that the City of Manitou Springs City Council, does hereby proclaim April 25, 2025, as ARBOR DAY In the City of Manitou Springs, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and FURTHER, urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Adopted this 1st day of April 2025 in the City of Manitou Springs, El Paso County, Colorado.

Mayor John G. Graham

City Clerk Elena Krebs



Memorandum

Title: First Reading of Ordinance No. 0325, An Ordinance Amending The Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 5 Parcels Also Known By Assessor's Office As Schedule Numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, To Park Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 25 Minutes

April 1, 2025

Purpose:

The City of Manitou Springs is proposing the rezoning of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions, and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space—one currently has a split-zone, likely due to a past mapping error.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's



Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place additional demands on the City's budget and resources.
- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations for alternative development.
- While the rezoning clarifies land use, some parcels with challenging topography or access limitations may still require further planning and management.

Fiscal Impact:

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the



property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):

- Approve Ordinance No. 0325, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 5 parcels from various zone districts to Park (P); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3., on first reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.
- Approve Ordinance No. 0325, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 5 parcels from various zone districts to Park (P); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as



follows _____, on first reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

- Deny the rezoning of the five parcels, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.
- Postpone the rezoning of the five parcels to April 15, 2025 for further consideration

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 5 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7405203097, 7405202016, 7405203120, 7405435025, and 7404410050, MANITOU SPRINGS, COLORADO, TO Park ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Park zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Park zone district.

Assessor's Parcel Number	Legal Description
7405203097	TRACTS A & C MANITOU BUSINESS PARK
7405202016	TRACT D MANITOU BUSINESS PARK
7405203120	TR A TREWEEKE SUB FIL NO 1
7405435025	LOTS 1 TO 4, PARCELS 1 TO 5 SEVEN MINUTE SPRING MANITOU SPRINGS
7404410050	TRACT IN SE4 OF SEC 4-14-67 AS FOLS, FROM A PT ON N LN OF MANITOU AVE THAT IS 863.3 FT NW FROM ITS POI OF SD N LN WITH E LN OF SEC 4, RUN NLY AT R/A TO MANITOU AVE 75 FT FOR POB, TH CONT NELY ON LAST MENT COURSE 110.3 FT M/L TO PT ON SLY R/W LN OF D + R G RR, NWLY ON SD R/W LN TO PT ON E LN OF BECKERS LANE THAT IS 227.28 FT NELY FROM N LN OF MANITOU AVE, SWLY ON SD E LN 90.28 FT, TH ANG L 86<59' + RUN SELY 517.1 FT M/L TO POB, EX PT CONV TO CITY FOR R/W BY REC# 220214660

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April, 2025.

A Public Hearing on Ordinance No. 0325 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 2, 2025.
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall



Title: City-Owned Parcel Rezoning
From: Fred Rollenhagen
To: City Planning Commission
Address of Proposal: Various Locations
Applicant: City of Manitou Springs

March 12, 2025

Proposal:

The City of Manitou Springs is proposing the rezoning of 56 city-owned parcels to align with their current and intended use. These parcels are proposed to be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its current function and future purpose.

Zone District:

Various

Background & Existing Conditions:

The City of Manitou Springs has acquired the parcels listed below to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions, and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

The following section of this report lists each parcel's current zoning designation, proposed rezoning classification, and present use. These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space-one currently has a split-zone, likely due to a past mapping error.

Application Detail:

The following table outlines the parcels proposed for rezoning. To facilitate clarity and organization within this report, each parcel has been assigned an identification number. These ID numbers correspond to an attached exhibit that visually depicts the location of each parcel within the City. Additionally, an overview exhibit is included to illustrate the City's jurisdictional boundary along with the general distribution of the parcels across Manitou Springs. This overview provides context for how these parcels are situated relative to one another and to the broader city landscape.

Zone District

Abbreviation



Hillside Low Density Residential HLDR
Low Density Residential LDR
General Residential GR
Commercial C
Open Space OS
Public Facility PF
Park P

ID	Assessor's Parcel Number	Current Zone District	Proposed Zone District	Current Use
1	7404413029	LDR	OS	Vacant
2	7409100003	LDR	OS	Vacant
3	7406100015	HLDR	OS	Serpentine Dr, Vacant
4	7405314005	HLDR	OS	Vacant
5	7405314019	HLDR	OS	Vacant
6	7405413026	GR	OS	Vacant
7	7405421001	HLDR	OS	Vacant
8	7405210003	HLDR	OS	Vacant
9	7405211006	HLDR	OS	Vacant
10	7405218001	HLDR	OS	Vacant
11	7405404022	GR	OS	Vacant
12	7405410010	GR	OS	Vacant
13	7405411025	GR	OS	Vacant
14	7405424003	HLDR	OS	Vacant
15	7405424035	HLDR	OS	Vacant
16	7405424036	HLDR	OS	Vacant
17	7405424010	GR	OS	Vacant
18	7405428008	C	OS	Fountain Creek, Vacant
19	7405428009	C	OS	Vacant
20	7405428026	C	OS	Vacant
21	7405435029	GR	OS	Vacant
22	7405435030	GR	OS	Vacant
23	7405435031	GR	OS	Vacant
24	7405435035	GR	OS	Vacant
25	7406101025	GR	OS	Vacant
26	7406105038	GR	OS	Vacant
27	7406108009	GR	OS	Vacant
28	7406200005	HLDR	OS	Vacant
29	7406200008	HLDR	OS	Vacant
30	7406302003	HLDR	OS	Barr Trail Restroom



ID	Assessor's Parcel Number	Current Zone District	Proposed Zone District	Current Use
31	7406403013	GR	OS	Vacant
32	7406423019	GR	OS	Vacant
33	7408216004	LDR	OS	Vacant
34	7409202039	HLDR	OS	Vacant
35	7405432011	GR	OS	Vacant
36	7405432019	GR	OS	Vacant
37	7405431003	GR	OS	Vacant
38	7405432010	GR	OS	Vacant
39	7404306075	C	PF	Chamber of Commerce
40	7404318008	GR	PF	Public Works Facility
41	7404321004	GR	PF	Public Works Facility
42	7404410024	C	PF	Vacant (Dillon Mobility Hub)
43	7404410035	C	PF	Vacant (Dillon Mobility Hub)
44	7404410036	C	PF	Vacant (Dillon Mobility Hub)
45	7404410048	C	PF	Fountain Creek, Drainage infrastructure
46	7405212010	GR	PF	Drainage infrastructure
47	7405212029	GR	PF	Drainage infrastructure
48	7405212032	GR	PF	Drainage infrastructure
49	7405213005	GR	PF	Drainage infrastructure
50	7405212040	GR	PF	Drainage infrastructure
51	7405325007	GR	PF	Prospect Parking Lot
52	7405203097	HLDR	P	Vacant
53	7405202016	HLDR	P	Vacant
54	7405203120	GR	P	Vacant
55	7405435025	GR / P	P	Seven Minute Spring Park
56	7404410050	C	P	Vacant

Public Involvement:

This city-initiated rezoning was publicly noticed through multiple channels. An official notice was published in the local newspaper, ensuring broad community awareness. Additionally, a notice was physically posted on each parcel to provide on-site visibility of the proposed changes. To directly inform nearby residents and stakeholders, property owners within a 300-foot radius of each parcel's boundaries received notification postcards detailing the proposed rezoning. As of the preparation of this report, staff has responded to approximately 20 inquiries about this



proposal. An update of the number of inquiries will be provided to the Planning Commission during the hearing.

Findings & Review Criteria:

According to Section 18.06.4.3 of the Land Use and Development Code, the Planning Commission and City Council must evaluate all rezoning applications based on the following criteria. Below, each criterion is listed along with staff's findings and analysis.

1. **General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council.** Plan Manitou provides overarching guidance that informs the City's decision to acquire each of these parcels. The proposed rezoning aligns with and supports multiple goals and policies outlined in Plan Manitou by ensuring that each parcel's zoning designation reflects its intended and/or actual use. Properly classifying these parcels reinforces the City's long-term vision for land use, environmental stewardship, and public infrastructure. By rezoning these properties in accordance with their current and future functions—whether as open space, public facilities, or parkland—the City is actively implementing the strategic objectives of Plan Manitou, promoting responsible land management, and enhancing community resources. For example:
 - Goal IP-2: Support continued investment in and ongoing maintenance of the City's infrastructure to ensure efficient and equitable provision of effective services.
 - Goal NE-1: Preserve, protect, connect, and manage natural habitats and ecosystems.
 - Policy NE 1.2 Open Space Acquisition: Continue to acquire open space

Additionally, rezoning 38 parcels to Open Space (OS) and five parcels to Park (P) aligns with the goals and recommendations outlined in the Manitou Springs Parks, Open Space, and Trails (POST) Master Plan. Many of these parcels are located within areas identified as potential open space in the plan, specifically referenced on pages 100–101. This rezoning effort directly supports the City's commitment to preserving natural landscapes, expanding recreational opportunities, and maintaining ecological resilience. Notable areas identified in the POST plan that overlap with these parcels include:

- Midland
- Incline North
- Serpentine Drive
- Higginbotham South
- Williams Canyon
- Highway North
- Crystal Hills



2. Compliance with applicable statutory provisions. The proposed rezoning complies with all relevant statutory provisions outlined in the City's Land Use and Development Code, as well as other applicable state and local regulations. The City's authority to rezone municipally owned parcels is well established, and this action is in accordance with adopted plans, including Plan Manitou and the Manitou Springs Parks, Open Space, and Trails (POST) Master Plan. These plans emphasize the importance of proper land classification to ensure effective resource management and strategic urban planning. Additionally, rezoning city-owned land to Open Space (OS), Public Facility (PF), or Park (P) ensures that public assets are correctly designated, reducing the risk of inconsistencies in land use policies.

3. Whether the rezoning will adversely impact or overburden public facilities and services. Rezoning these parcels will not adversely impact or overburden public facilities and services. Instead, it will provide greater clarity in land management, ensuring that existing infrastructure and services are planned and allocated efficiently.

- Parcels designated as Open Space (OS) will be preserved for conservation, recreation, and environmental protection, reducing the need for additional infrastructure.
- Parcels designated as Public Facility (PF) will support necessary city services, such as drainage infrastructure or parking areas, ensuring that these essential functions are properly integrated into the City's zoning framework.
- Parcels rezoned to Park (P) will enhance recreational opportunities and formalize public access, ensuring that city parks are accurately designated for maintenance and future improvements.

By properly classifying these parcels, the City can plan for future infrastructure needs and avoid potential conflicts between zoning designations and actual land use.

4. Whether the rezoning will result in a higher risk to natural hazards and geologic hazards. The proposed rezoning does not increase exposure to natural or geologic hazards. Many of the parcels in question are already undeveloped or intended for public use, meaning that the rezoning action will not introduce new risks.

- Parcels designated as Open Space (OS) often serve as natural buffers, reducing the impact of flooding, erosion, and landslides by maintaining vegetation and preventing development in sensitive areas.
- Public Facility (PF) parcels identified for infrastructure use, such as drainage systems, help mitigate risks by improving stormwater management and stabilizing land conditions.



- Rezoning a split-zoned parcel to Park (P) corrects inconsistencies and ensures appropriate land management practices.

By maintaining these areas for conservation, public facilities, and recreation, the City is proactively managing potential hazards and ensuring responsible land use.

5. Whether the proposed rezoning is compatible with the surrounding land uses. The proposed rezoning is compatible with surrounding land uses and supports existing zoning patterns throughout Manitou Springs.

- Open Space (OS) designations align with adjacent natural areas, parks, and residential neighborhoods that benefit from protected landscapes and recreational access.
- Public Facility (PF) designations reflect the current and intended use of infrastructure-related parcels, ensuring their zoning is consistent with nearby municipal and service-related properties.
- Park (P) rezoning ensures that public parkland is correctly identified and managed in harmony with nearby community spaces.

By aligning zoning with actual land use, this rezoning effort prevents potential conflicts and supports the City's long-term vision for sustainable land management and community development.

Staff Recommendation:

Staff recommends approval of the proposed rezoning of 56 city-owned parcels, as detailed in this report. Based on staff's analysis, this rezoning aligns with the goals and policies of Plan Manitou, complies with the Land Use and Development Code, and meets the established review criteria for rezoning. No conditions are proposed as part of this recommendation.

Motion Language Options:

Staff recommends approval of the proposed rezoning of 56 city-owned parcels, as detailed in this report. Based on staff's analysis, this rezoning aligns with the goals and policies of Plan Manitou, complies with the Land Use and Development Code, and meets the established review criteria for rezoning. No conditions are proposed as part of this recommendation.

City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 1

General Location:

South of the Crystal
Hill Road & Highway
24 underpass

Tax Schedule Number(s):

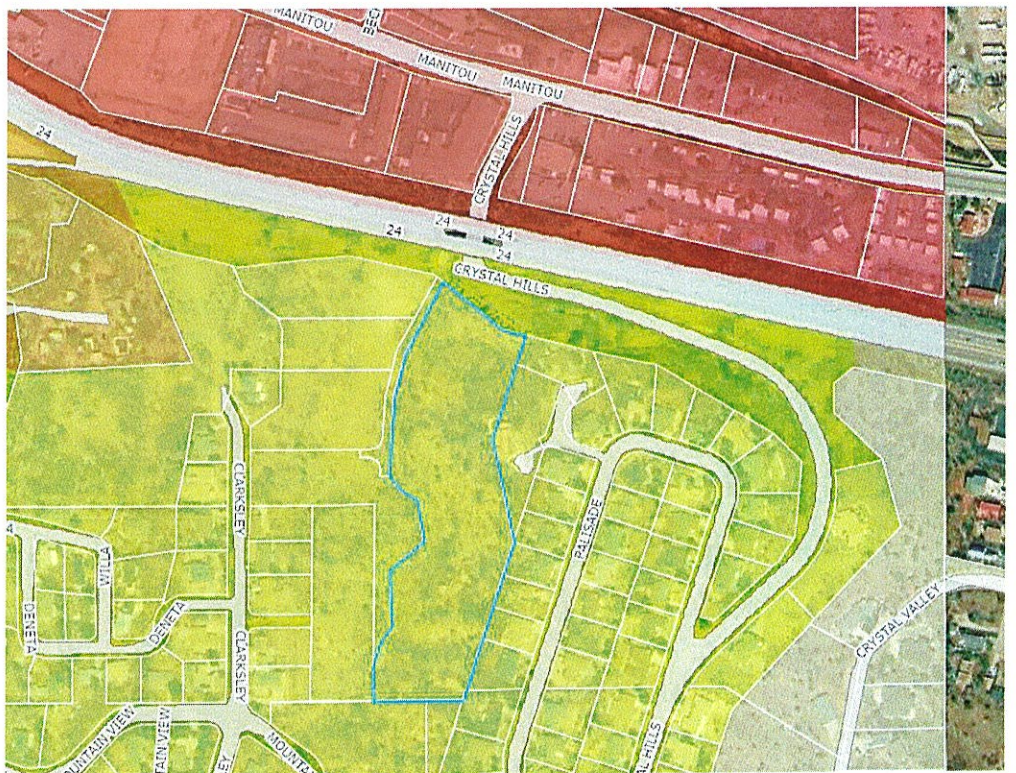
74044-13-029

Current Zone District:

Low Density
Residential
(LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 2

General Location:

North of Sutherland
Road & West of
Crystal Hills
Boulevard

Tax Schedule Number(s):

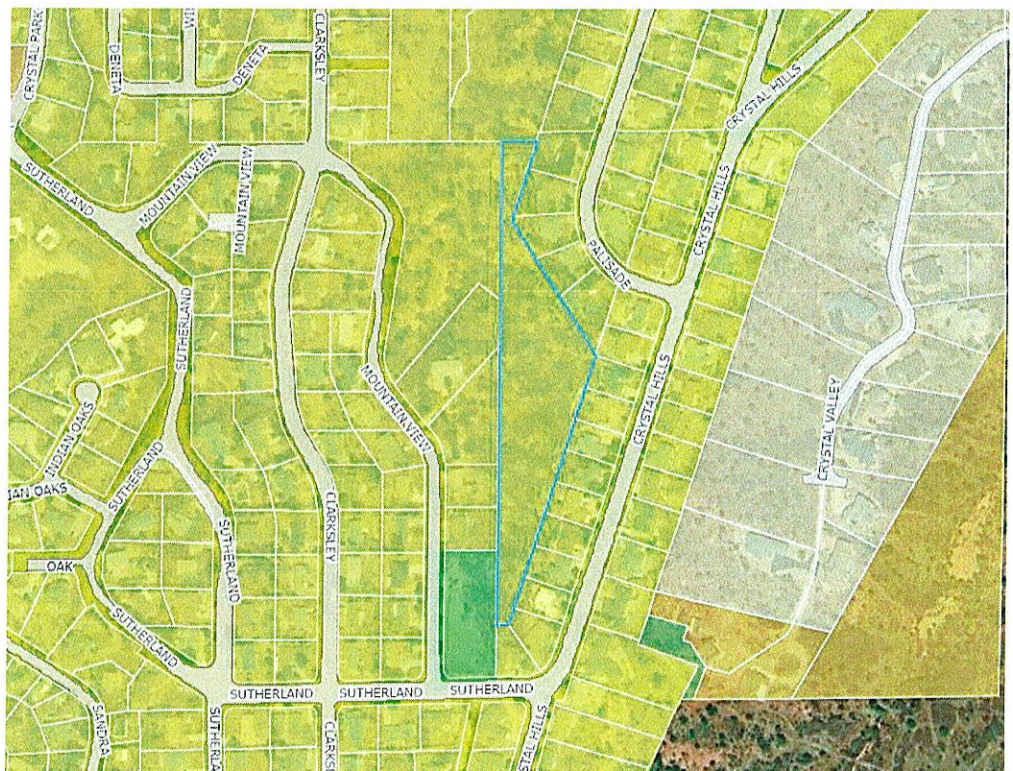
74091-00-003

Current Zone District:

Low Density
Residential
(LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 3

General Location:

Through Serpentine Drive, West of Highway 24

Tax Schedule Number(s):

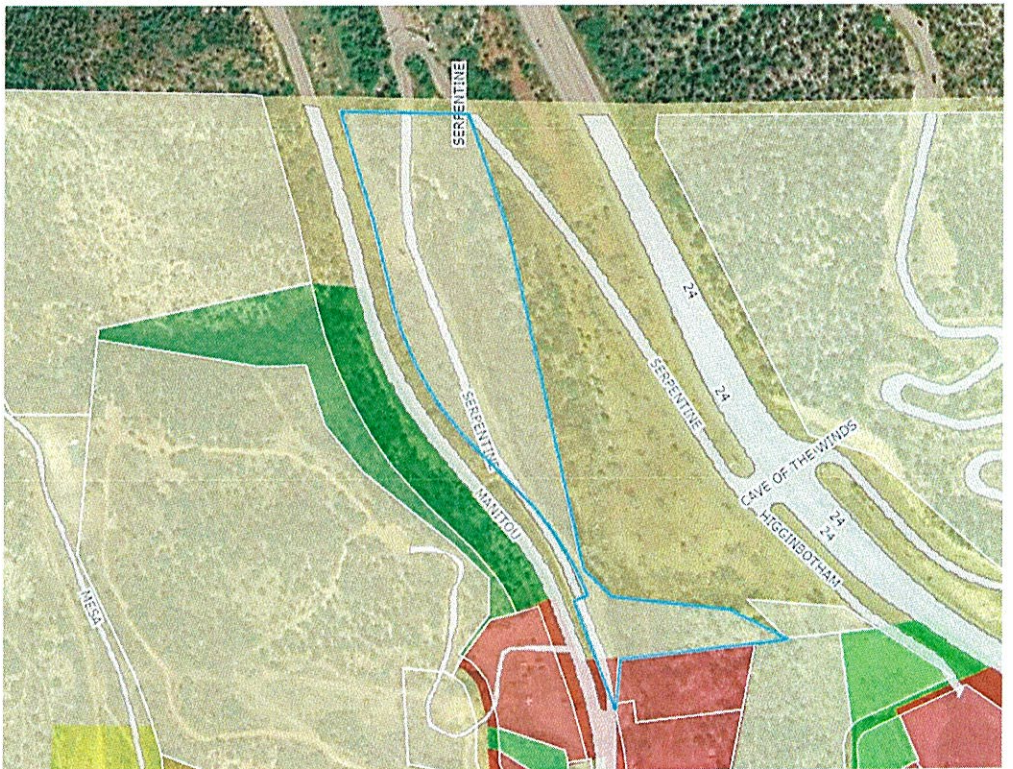
74061-00-015

Current Zone District:

Hillside Low Density Residential (HLDR)

Proposed Zone District:

Open Space (OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

4, 5

General Location:

Southwest of Uinta
Road/Chipeta Road

Tax Schedule Number(s):

74053-14-005

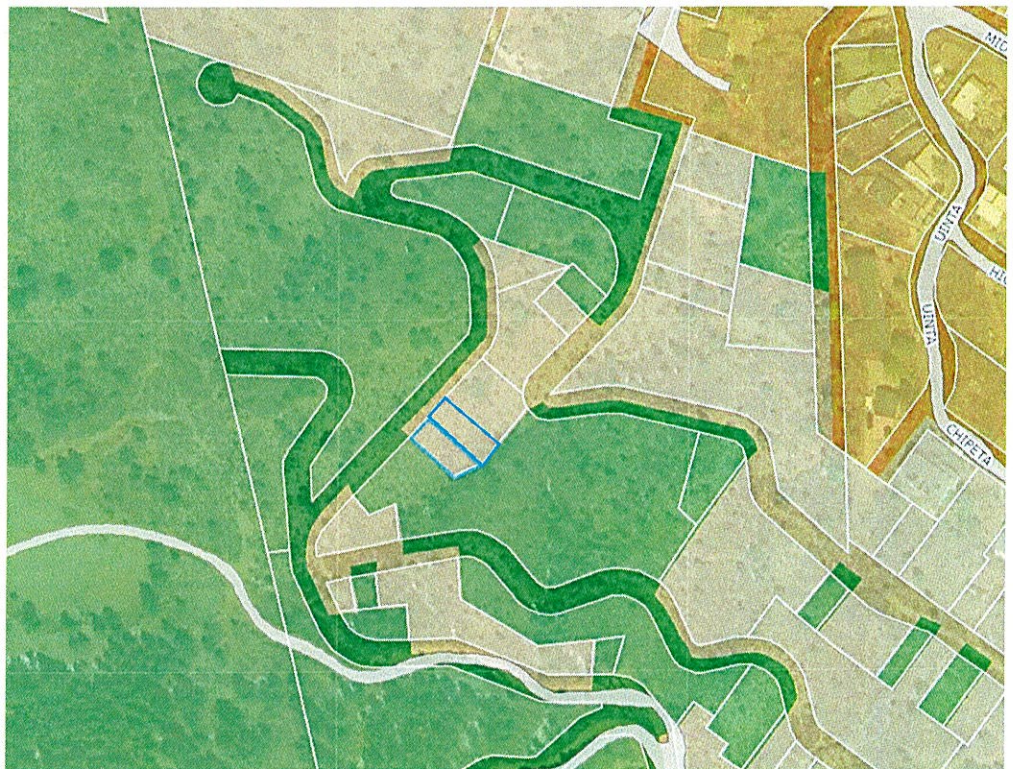
74053-14-019

Current Zone District:

Hillside Low Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

6, 7

General Location:

Southeast of the
intersection of South
Path & Peakview
Boulevard

Tax Schedule Number(s):

74054-13-026

74054-21-001

Current Zone District:

General Residential
(GR)
Hillside Low Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
8, 9, 10

General Location:

North of Highway 24,
East of Canon
Avenue

Tax Schedule Number(s):

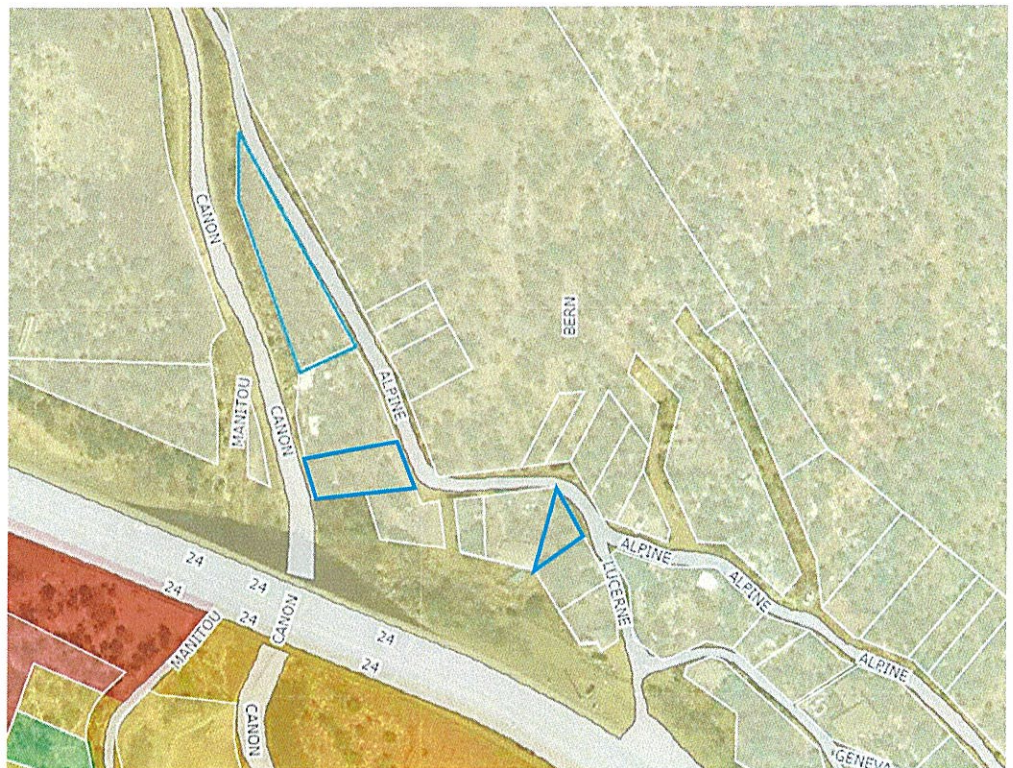
74052-10-003
74052-11-006
74052-18-001

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 11

General Location:

Southeast of Pawnee
Avenue and Prospect
Place

Tax Schedule Number(s):

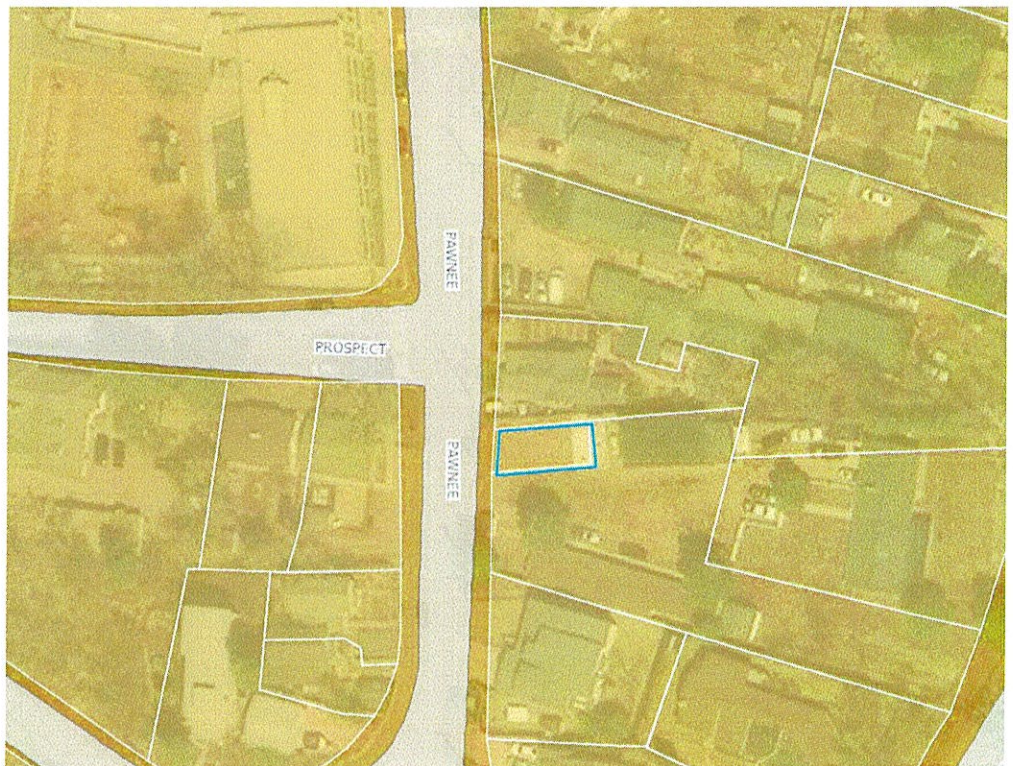
74054-04-022

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

12, 13

General Location:

Southeast of Deer Path Avenue and Oklahoma Road

Tax Schedule Number(s):

74054-10-010

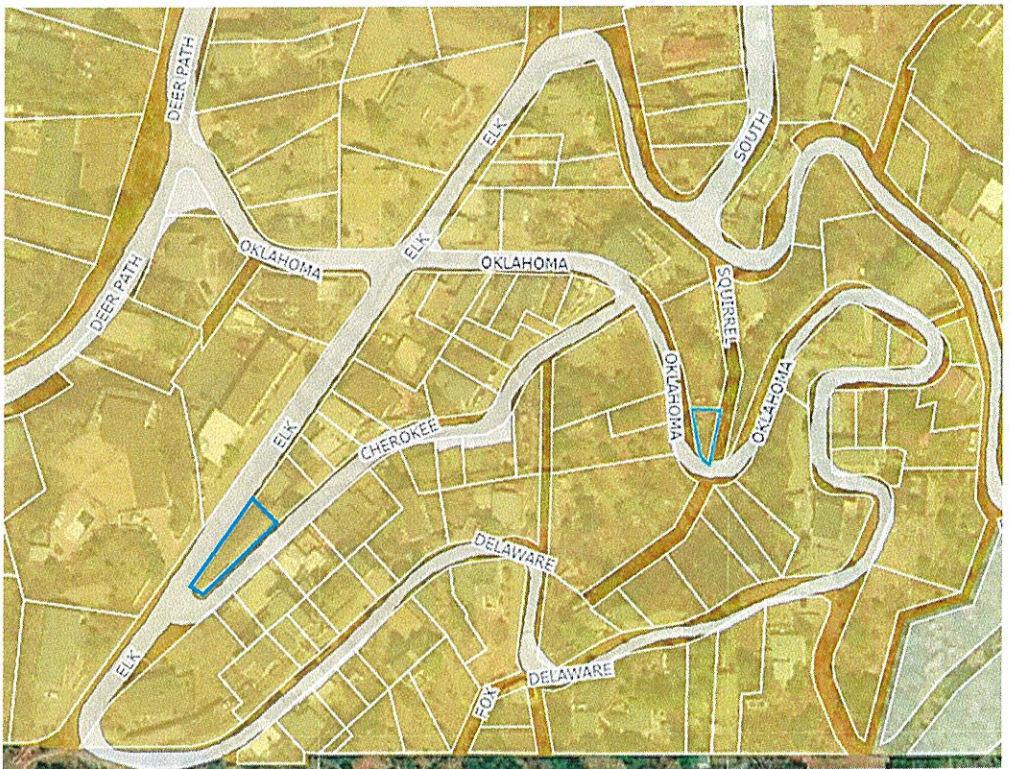
74054-11-025

Current Zone District:

General Residential (GR)

Proposed Zone District:

Open Space (OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

14, 15,
16, 17

General Location:

North and South of
Highway 24, East of
Washington Avenue

Tax Schedule Number(s):

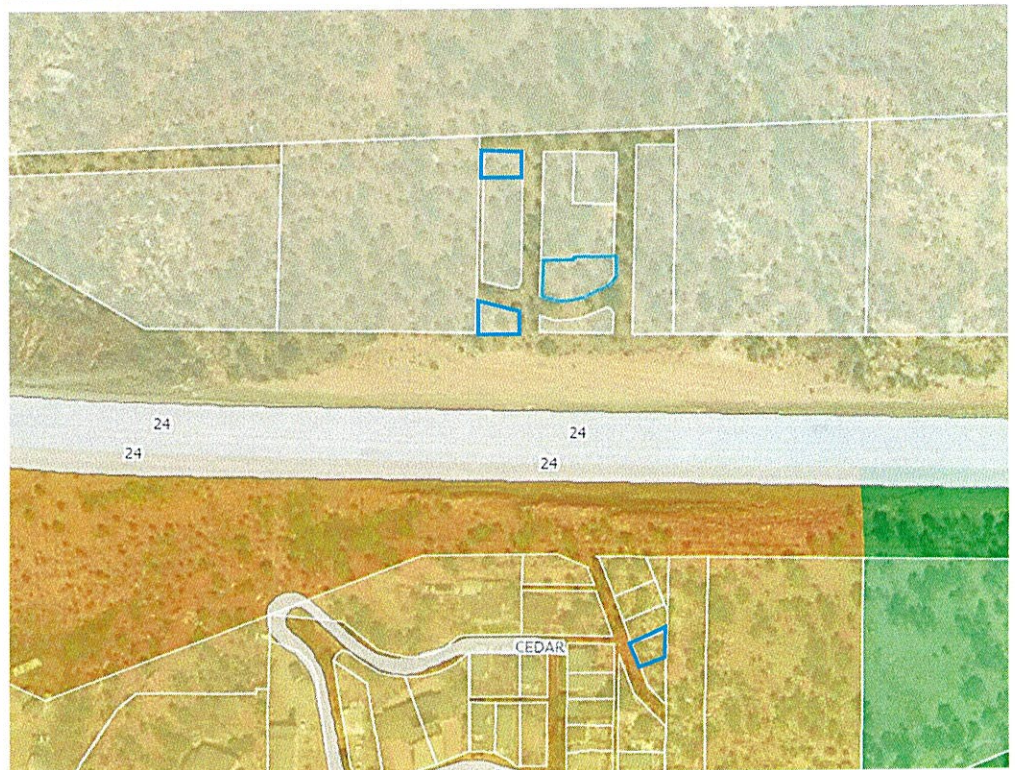
74054-24-003
74054-24-035
74054-24-036
74054-24-010

Current Zone District:

Hillside Low-Density
Residential (HLDR) &
General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
18, 19, 20

General Location:

North of Manitou
Avenue, East of Old
Mans Trail

Tax Schedule Number(s):

74054-28-008

74054-28-009

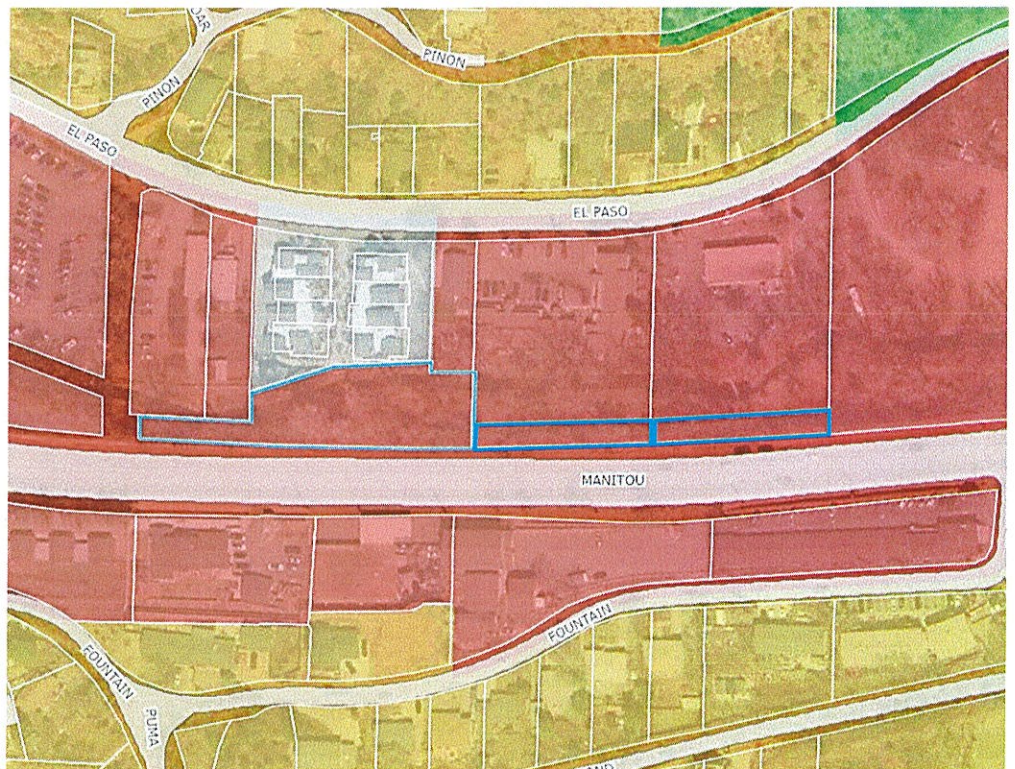
74054-28-026

Current Zone District:

Commercial (C)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
21, 22,
23, 24

General Location:

North of Lovers Lane,
West of Washington
Avenue

Tax Schedule Number(s):

74054-35-029
74054-35-030
74054-35-031
74054-35-035

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 25

General Location:

East of Minnehaha
and Rock Road
Intersection

Tax Schedule Number(s):

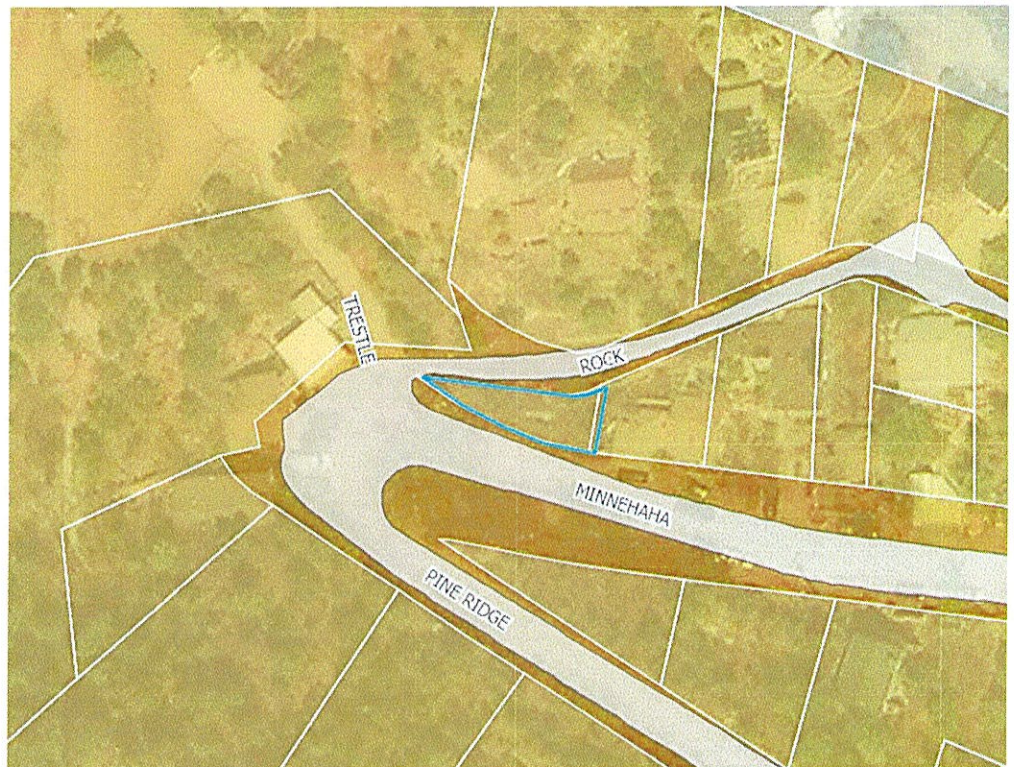
74061-01-025

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 26

General Location:

Northeast of Pine
Ridge and Duncan
Avenues

Tax Schedule Number(s):

74061-05-038

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 27

General Location:

Southwest of Illinois
and Mesa Avenue
Intersection

Tax Schedule Number(s):

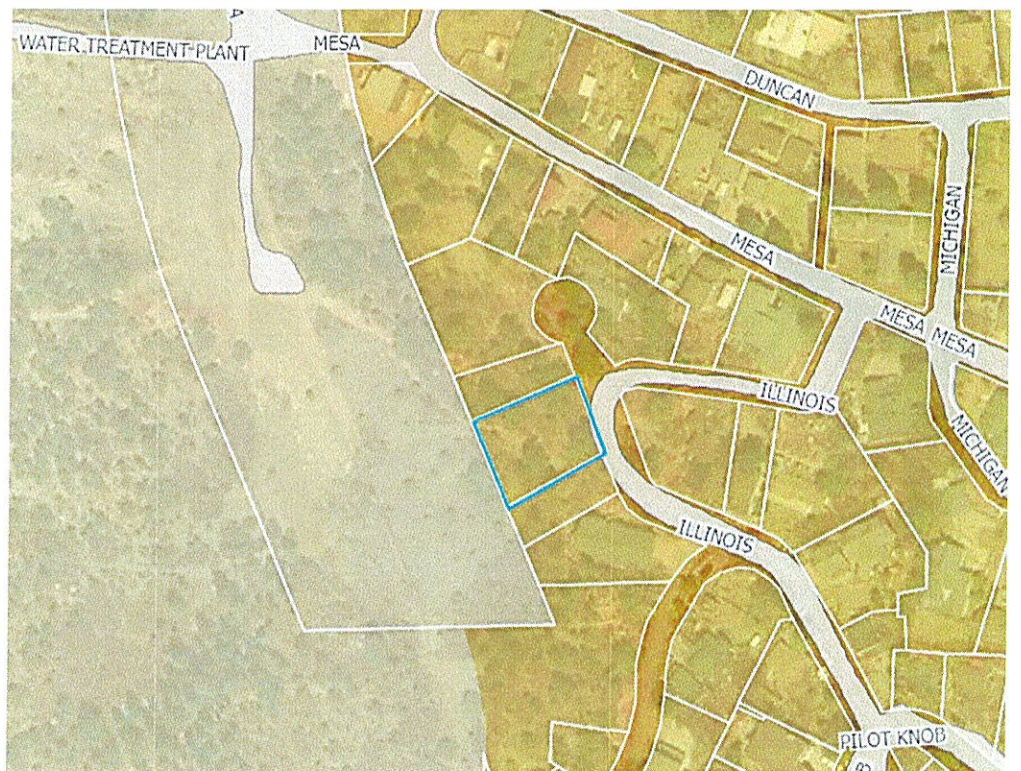
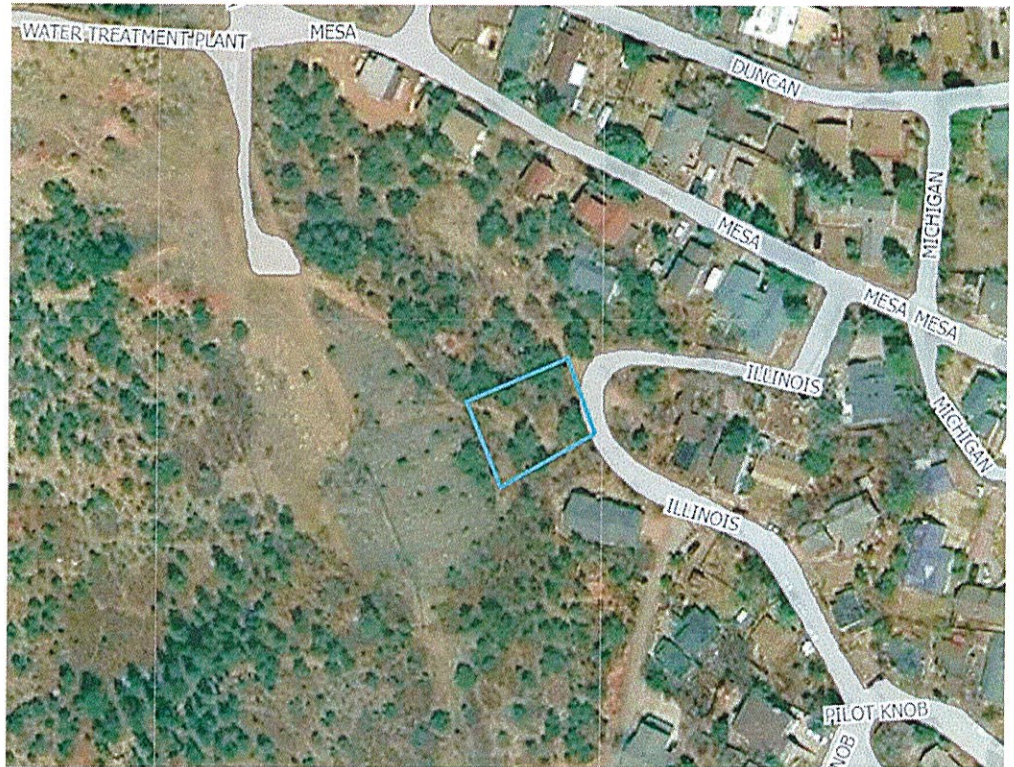
74061-08-009

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
28, 29

General Location:

West of the Water
Treatment Plant

Tax Schedule Number(s):

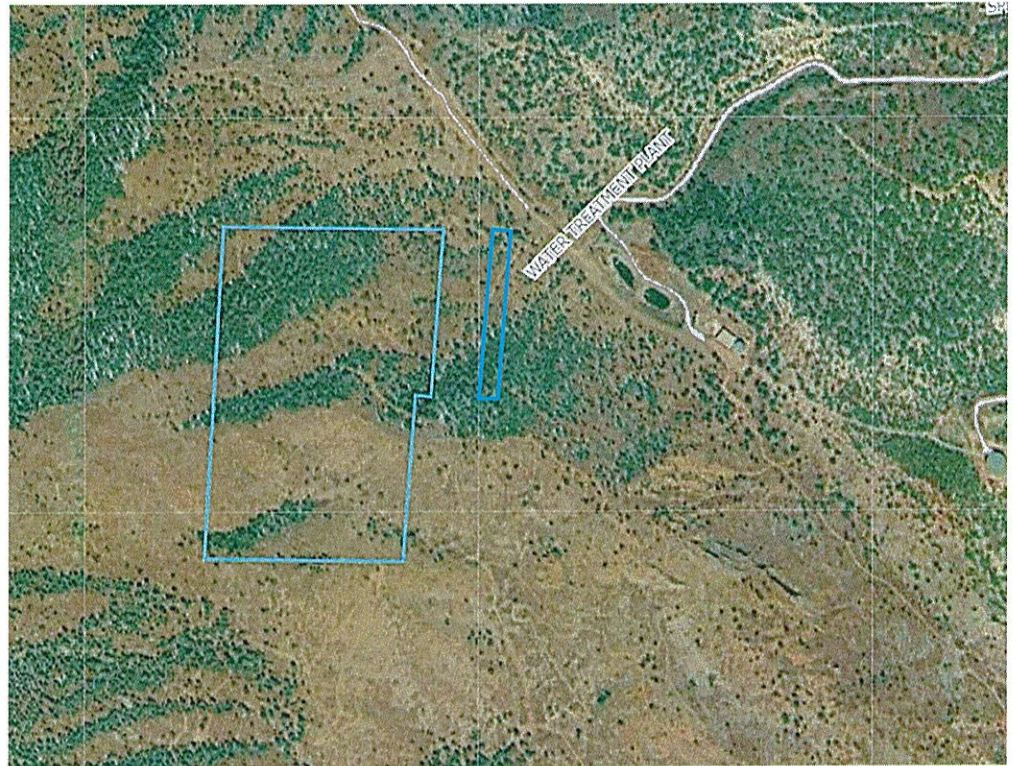
74062-00-005
74062-00-008

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 30

General Location:

Northwest of Hydro
Street & Ruxton
Avenue Intersection

Tax Schedule Number(s):

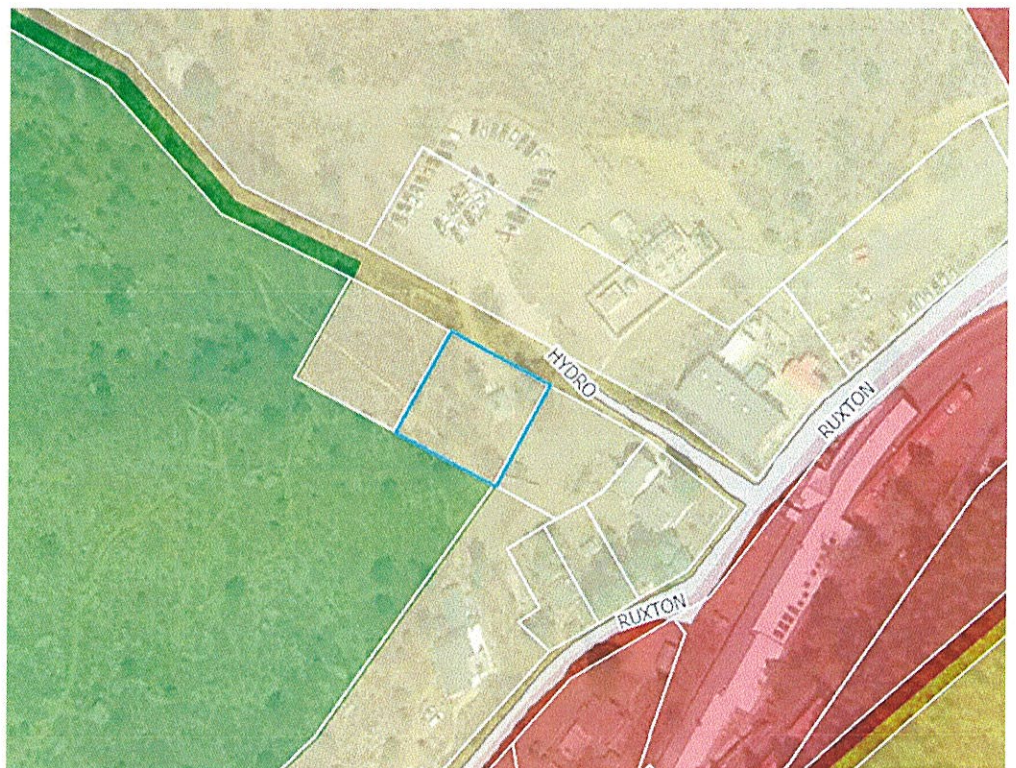
74063-02-003

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 31

General Location:

North of Winter
Street

Tax Schedule Number(s):

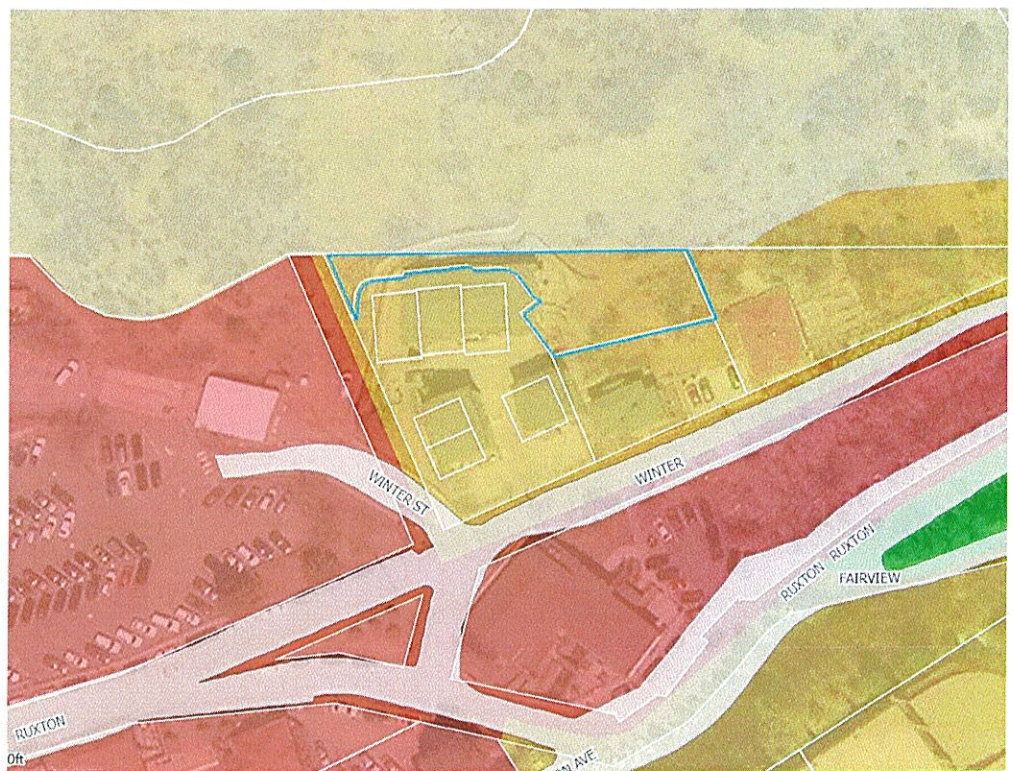
74064-03-013

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 32

General Location:

Southwest of Ruxton
Avenue & Brook
Street Intersection

Tax Schedule Number(s):

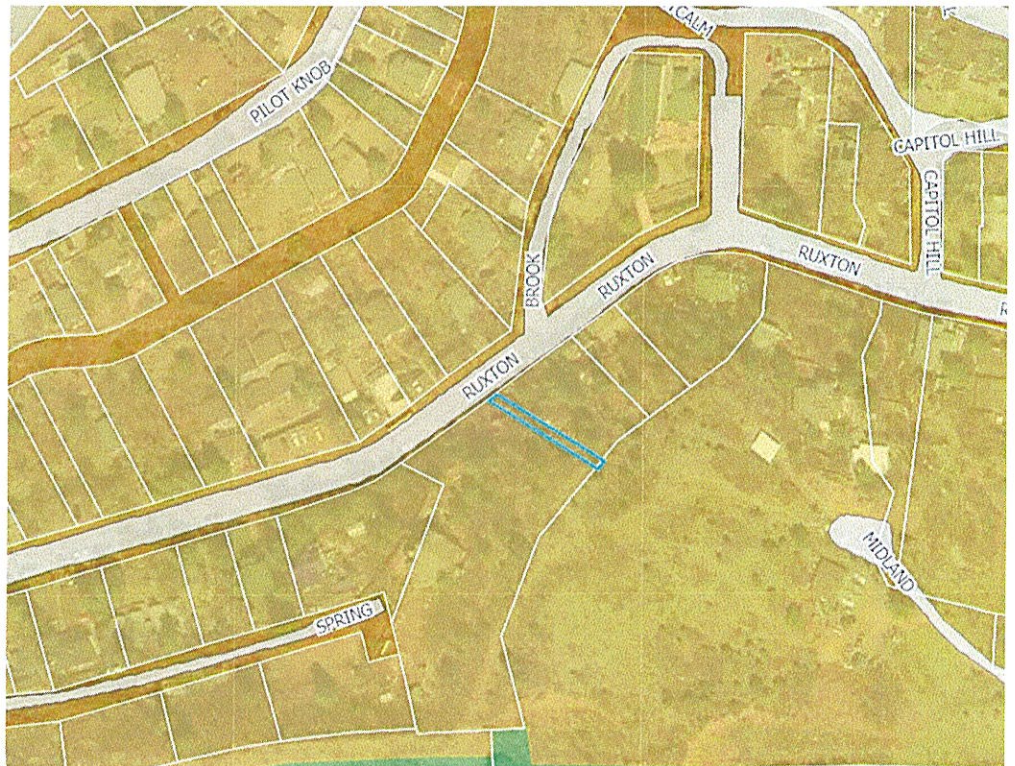
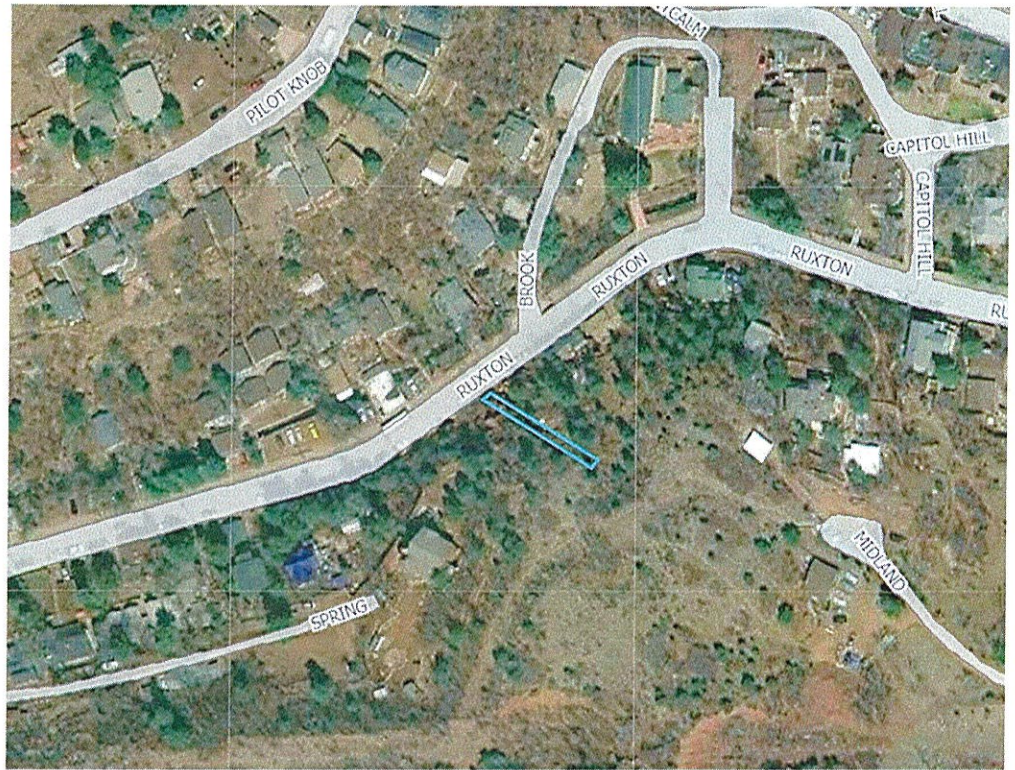
74064-23-019

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 33

General Location:

Southwest of
Pawnee & Eagle
Avenues

Tax Schedule Number(s):

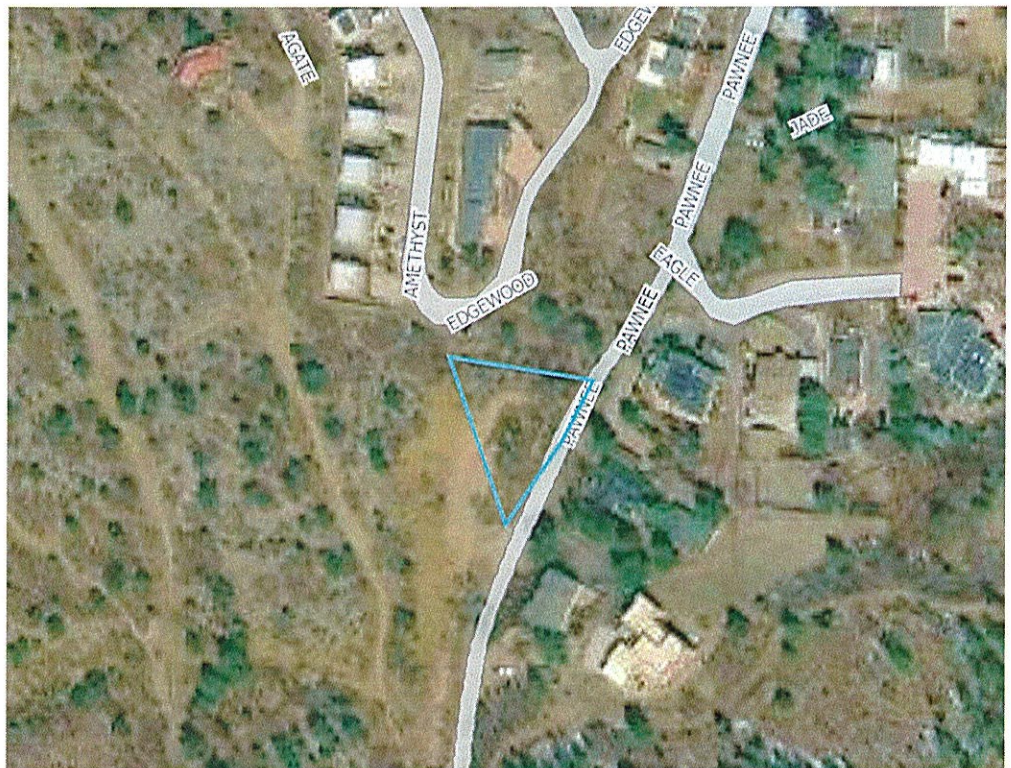
74082-16-004

Current Zone District:

Low-Density
Residential (LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 34

General Location:

North of Oak Place &
Keithley Road

Tax Schedule Number(s):

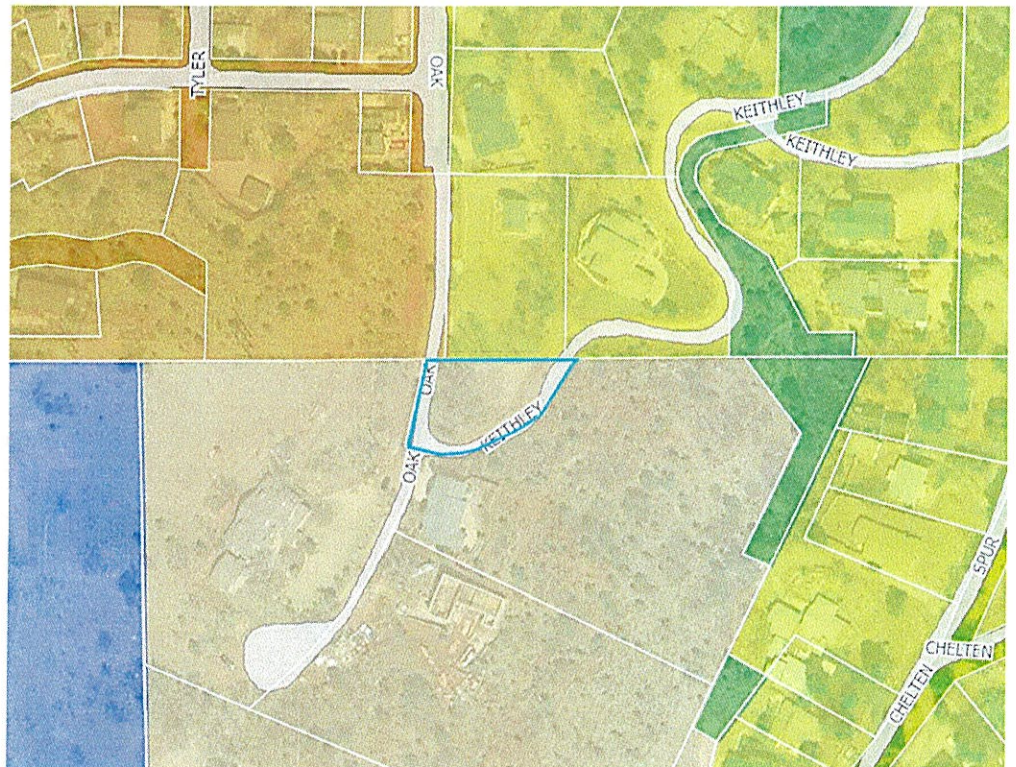
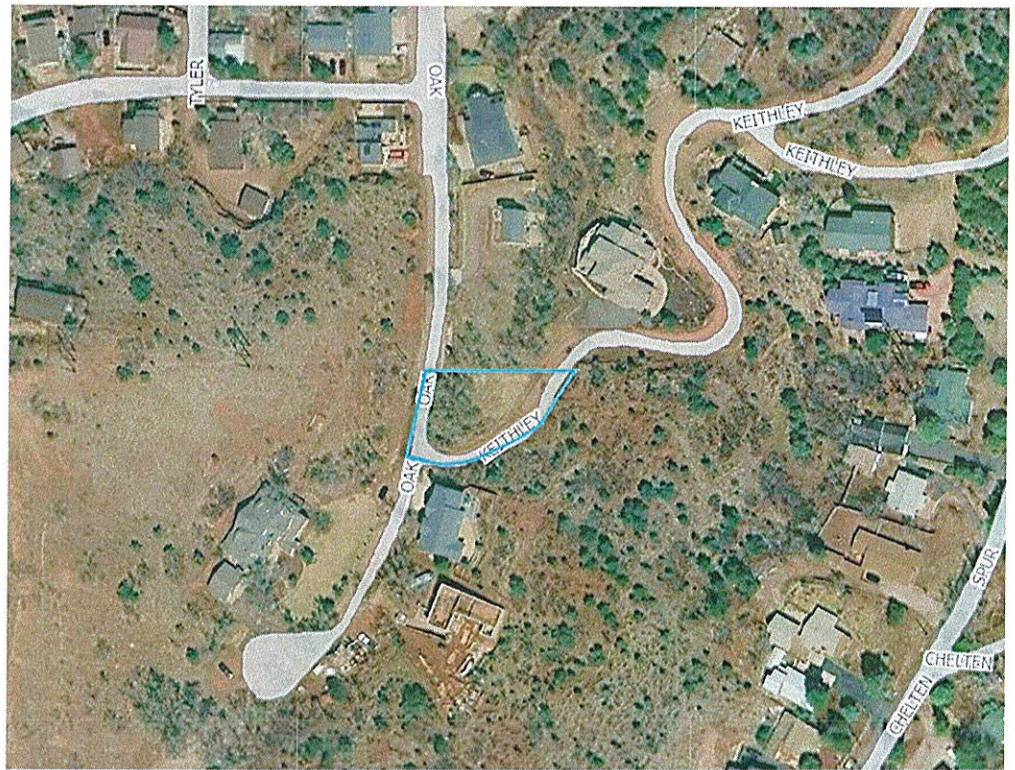
74092-02-039

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
35, 36, 37

General Location:

South of Chipeta
Road

Tax Schedule Number(s):

74053-19-015
74053-19-013
74053-14-008

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
38, 39,
40, 41

General Location:

South of Highway 24,
Northeast of Burn
Road

Tax Schedule Number(s):

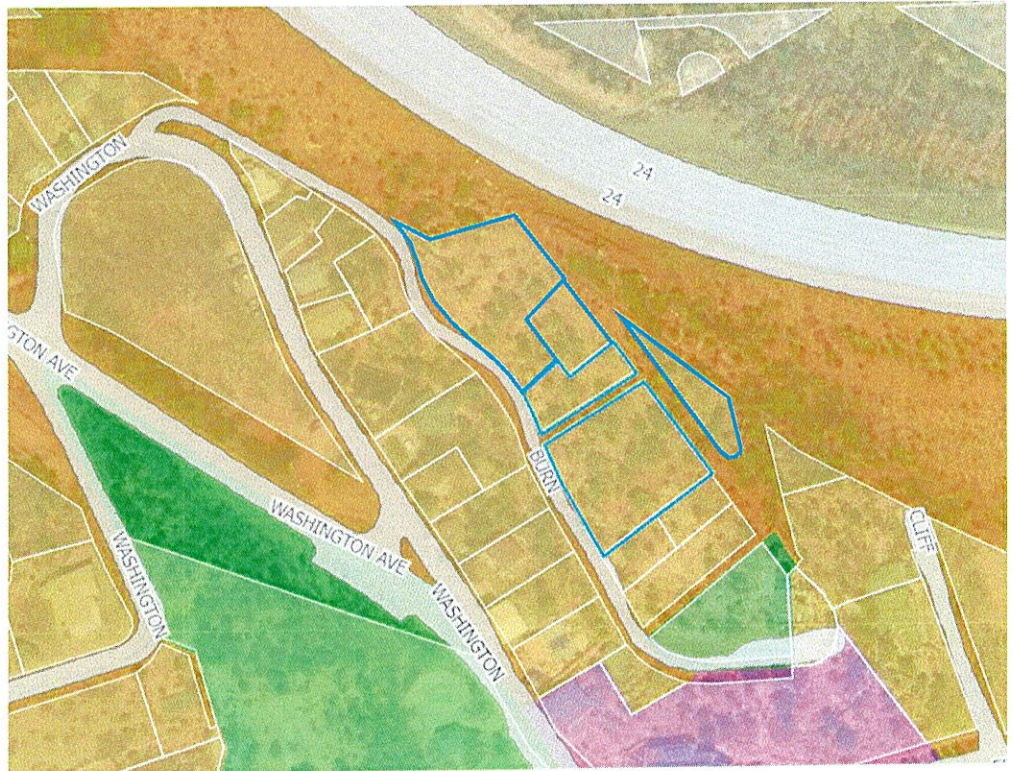
74054-32-011
74054-32-019
74054-31-003
74054-32-010

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 42

General Location:

Northeast corner of
Manitou and Mayfair
Avenues

Tax Schedule Number(s):

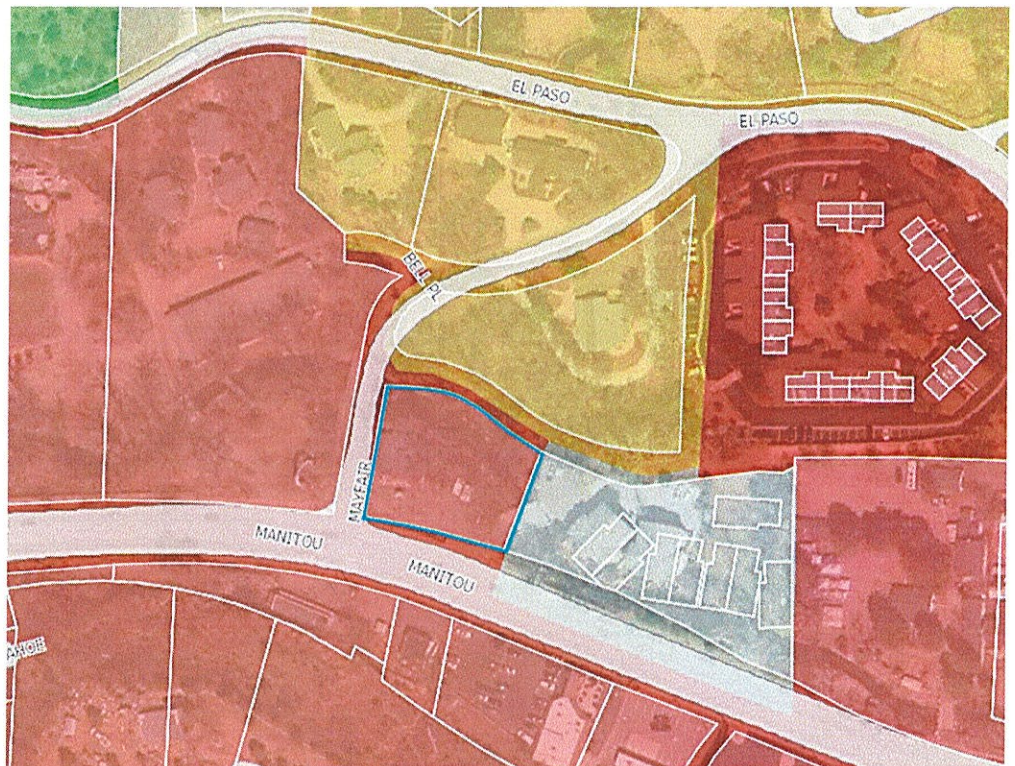
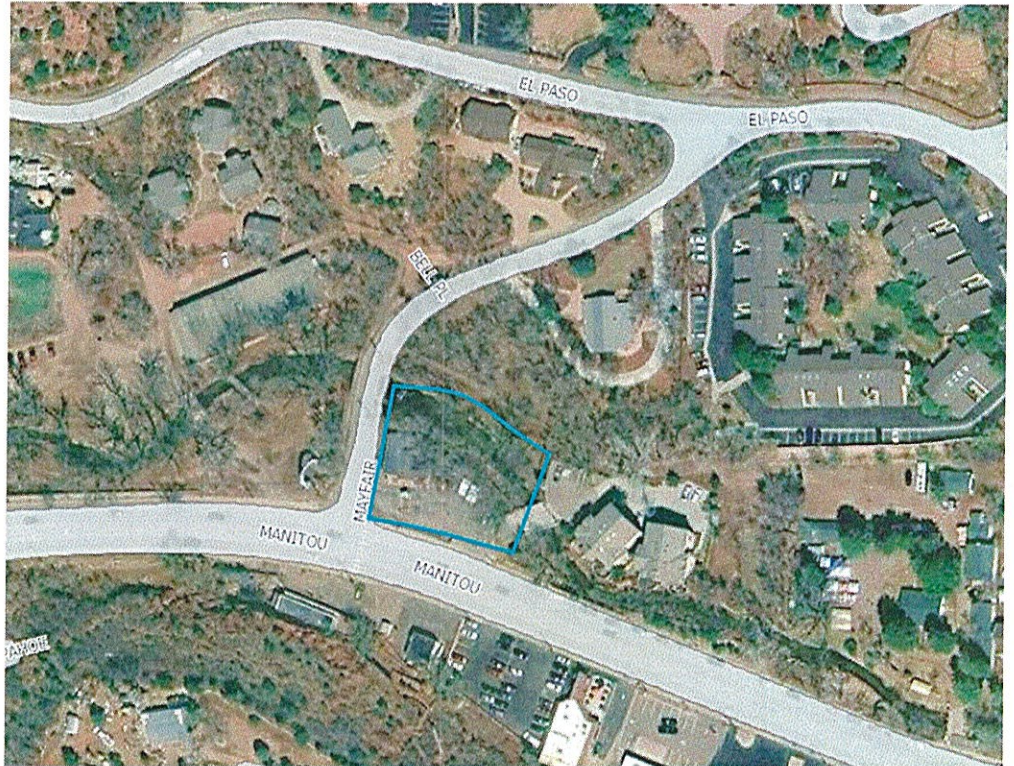
74043-06-075

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

43, 44

General Location:

North of the City
Public Works Facility

Tax Schedule Number(s):

74043-18-008

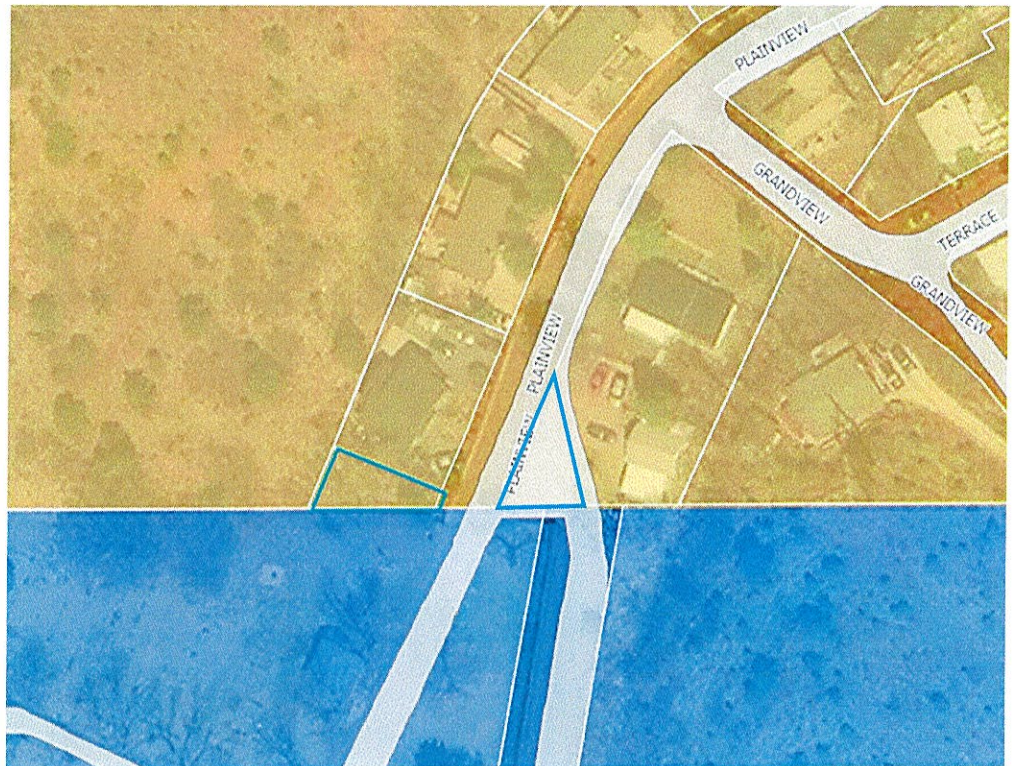
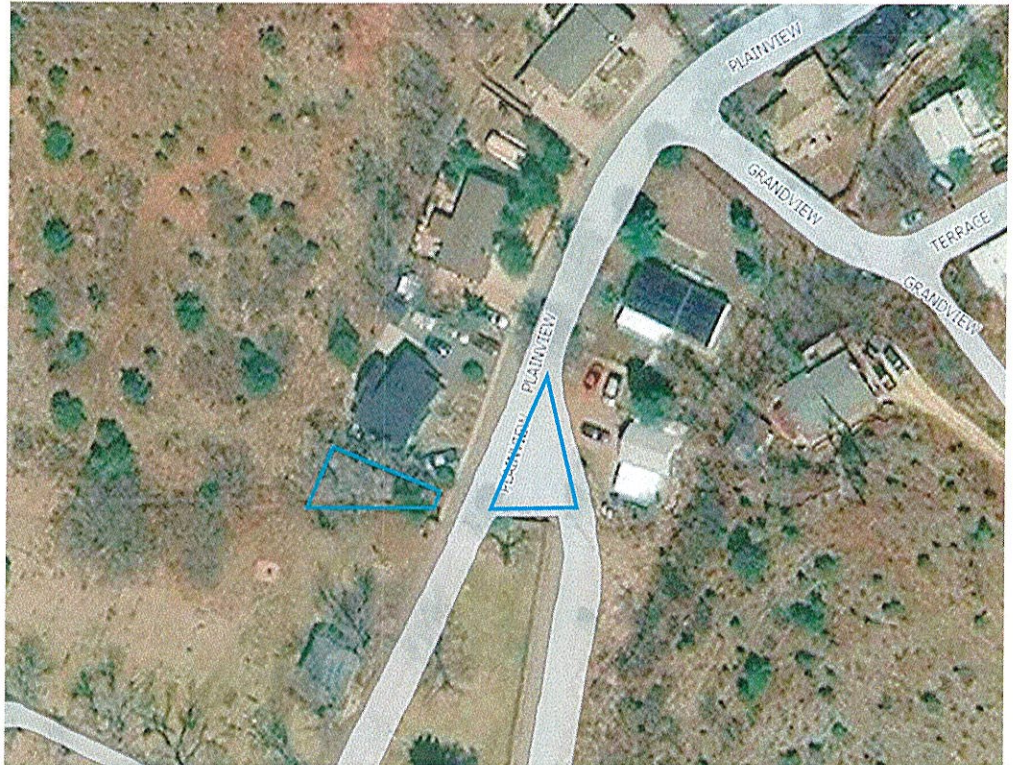
74043-21-004

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
45, 46, 47

General Location:

Northeast of the
Manitou Avenue and
Highway 24
interchange

Tax Schedule Number(s):

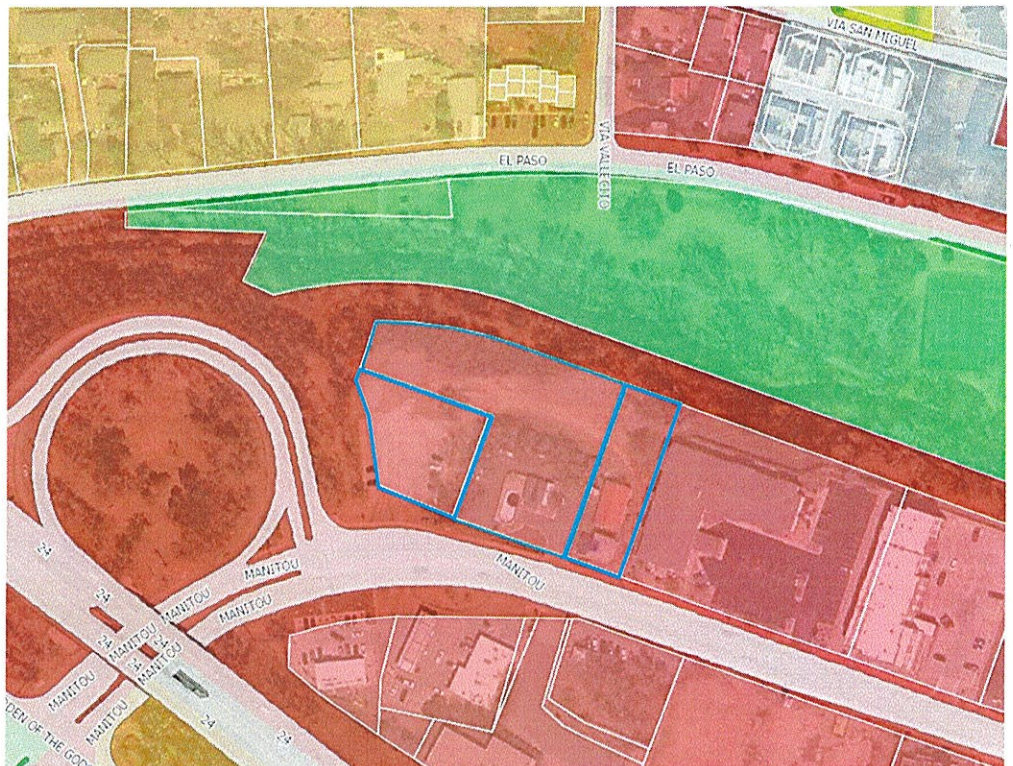
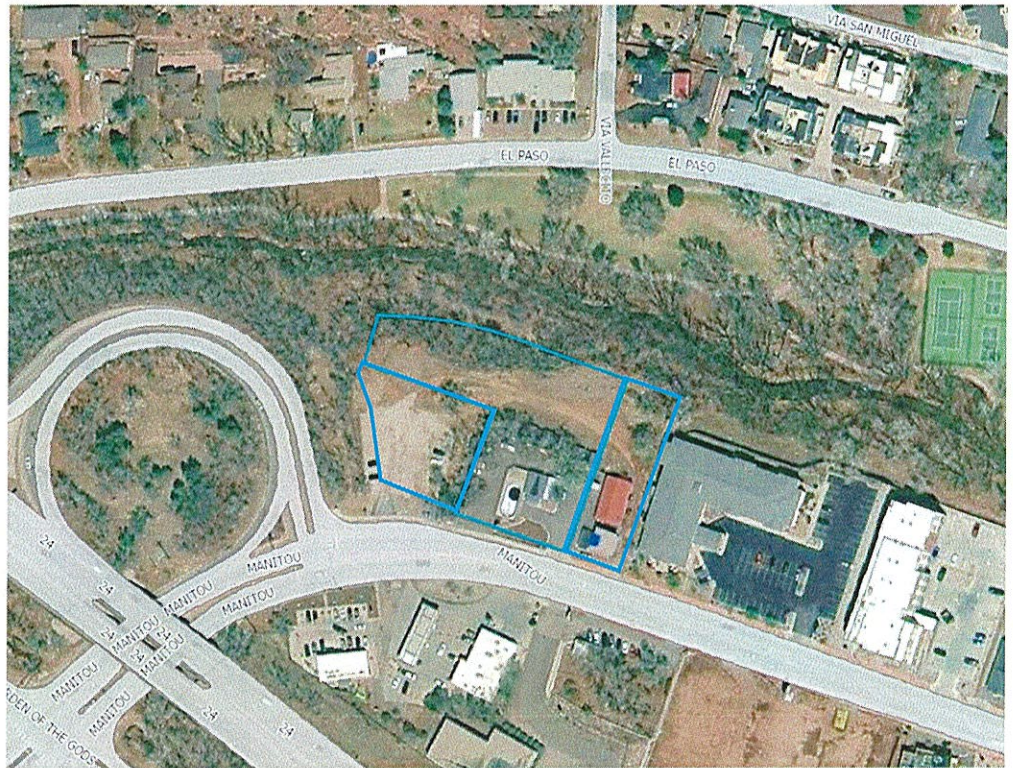
74044-10-024
74044-10-035
74044-10-036

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 48

General Location:

North of the Manitou
Avenue Eastern
Gateway Sign

Tax Schedule Number(s):

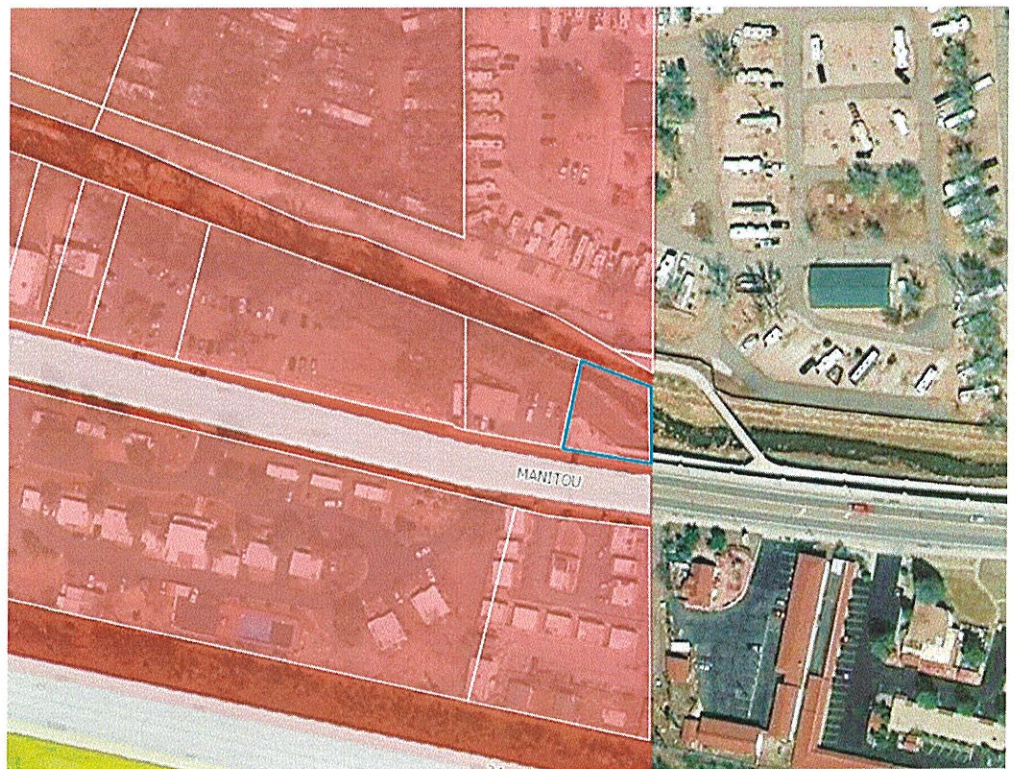
74044-10-048

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
49, 50, 51,
52, 53

General Location:

West of Canon
Avenue and South of
Highway 24

Tax Schedule Number(s):

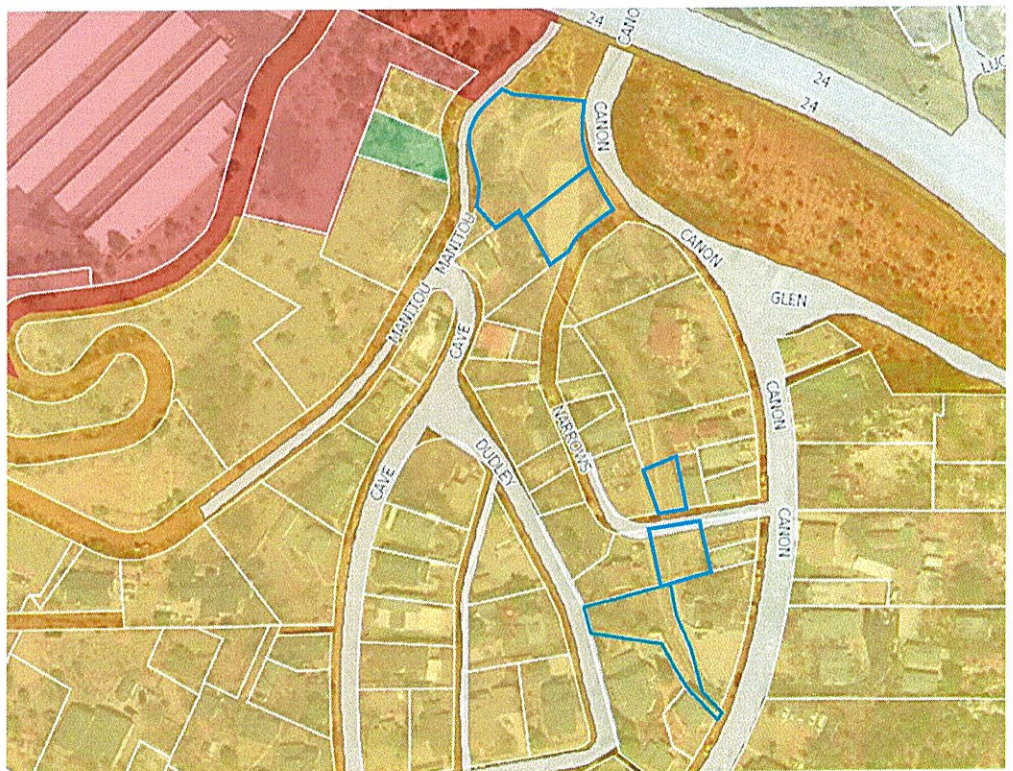
74052-12-010
74052-12-029
74052-12-032
74052-13-005
74052-12-040

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 54

General Location:

South of the Prospect
and Modoc Place
Intersection

Tax Schedule Number(s):

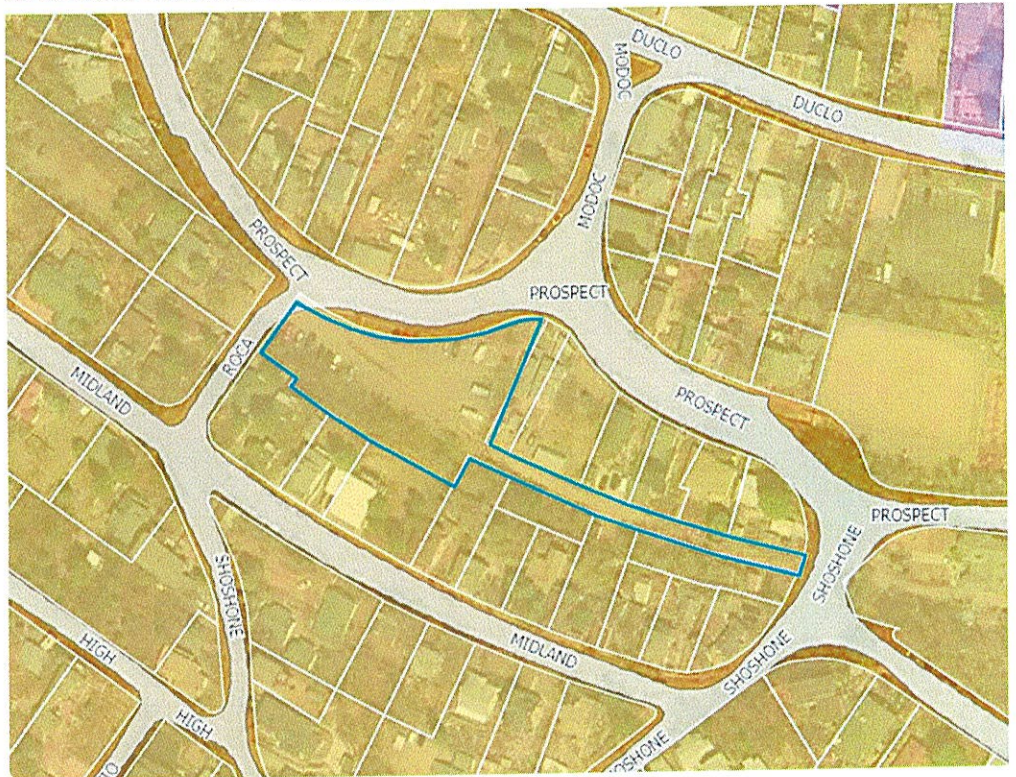
74053-25-007

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 55

General Location:

North of El Paso
Boulevard bordered
by Washington
Avenue

Tax Schedule Number(s):

74054-35-025

Current Zone District:

Split zoned General
Residential (GR) and
Park (P)

Proposed Zone District:

Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 56

General Location:

Northeast of the
intersection of
Manitou Avenue &
Beckers Lane

Tax Schedule Number(s):

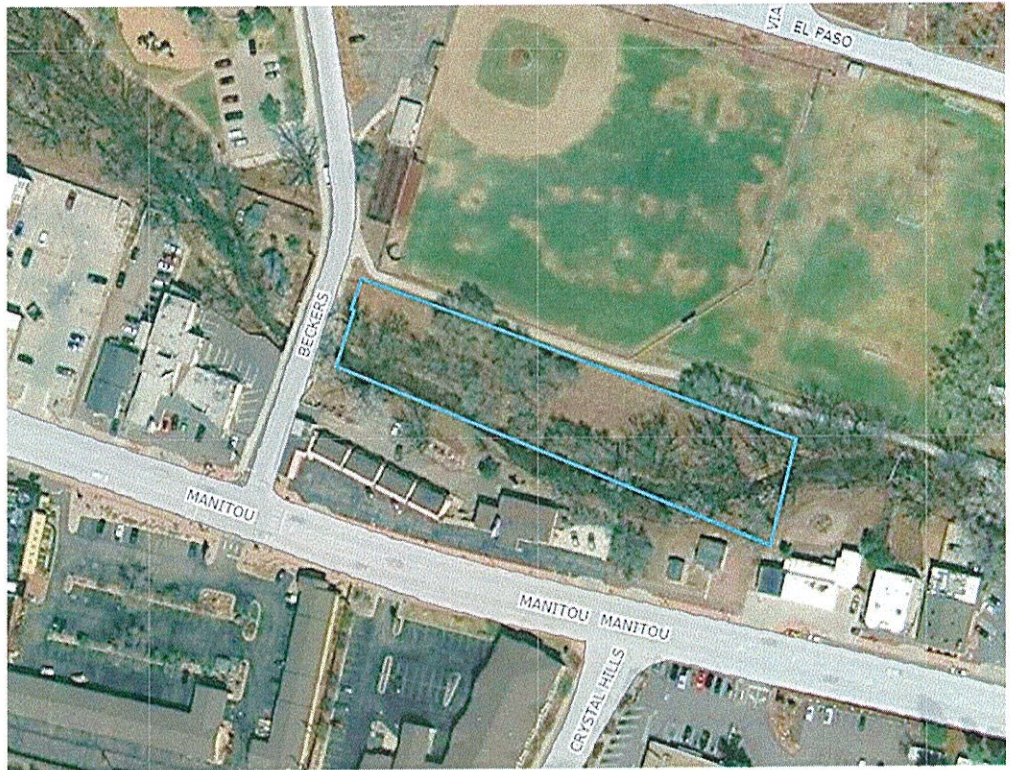
74044-10-050

Current Zone District:

Commercial (C)

Proposed Zone District:

Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
57, 58, 59

General Location:

South of Serpentine
Drive/Higginbotham
Road, East of
Manitou Avenue

Tax Schedule Number(s):

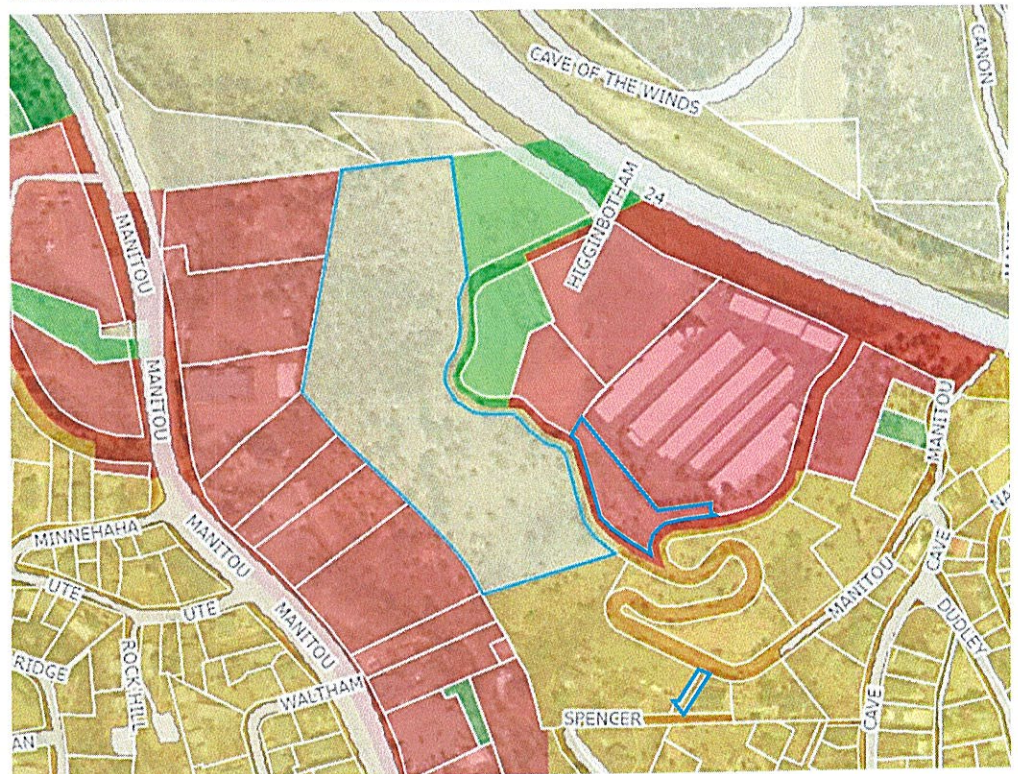
74052-03-097
74052-02-016
74052-03-120

Current Zone District:

Hillside Low Density
Residential (HLDR)
Commercial (C)
General Residential
(GR)

Proposed Zone District:

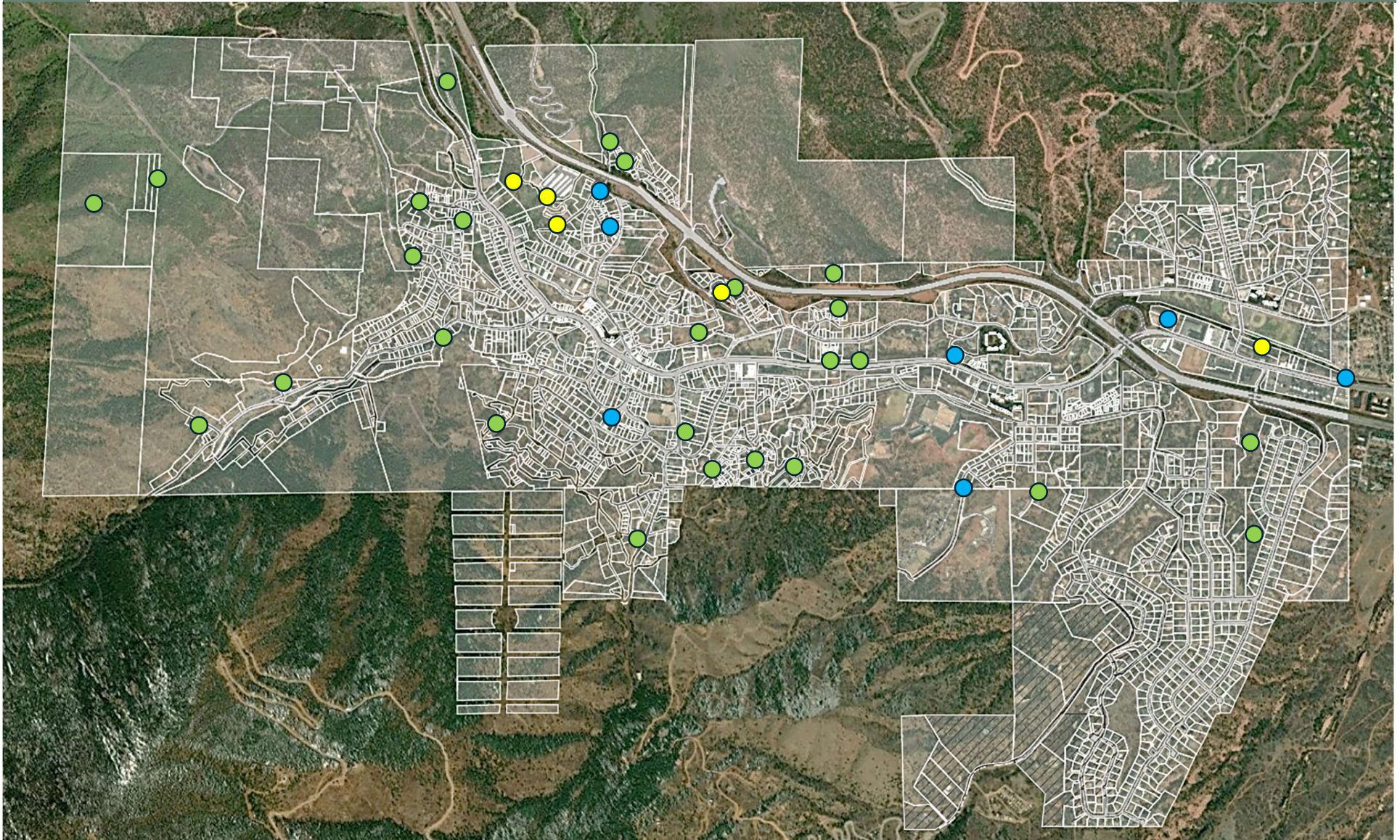
Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

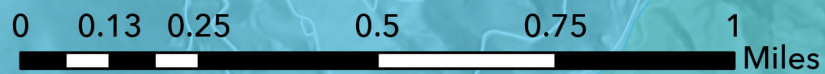
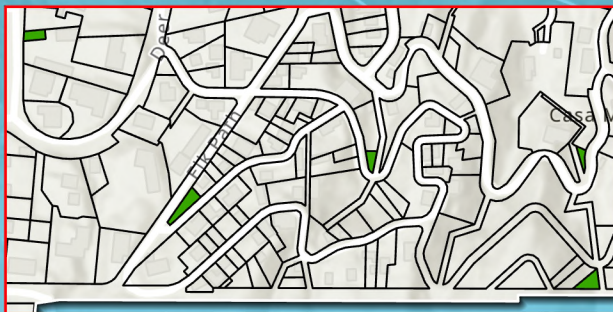
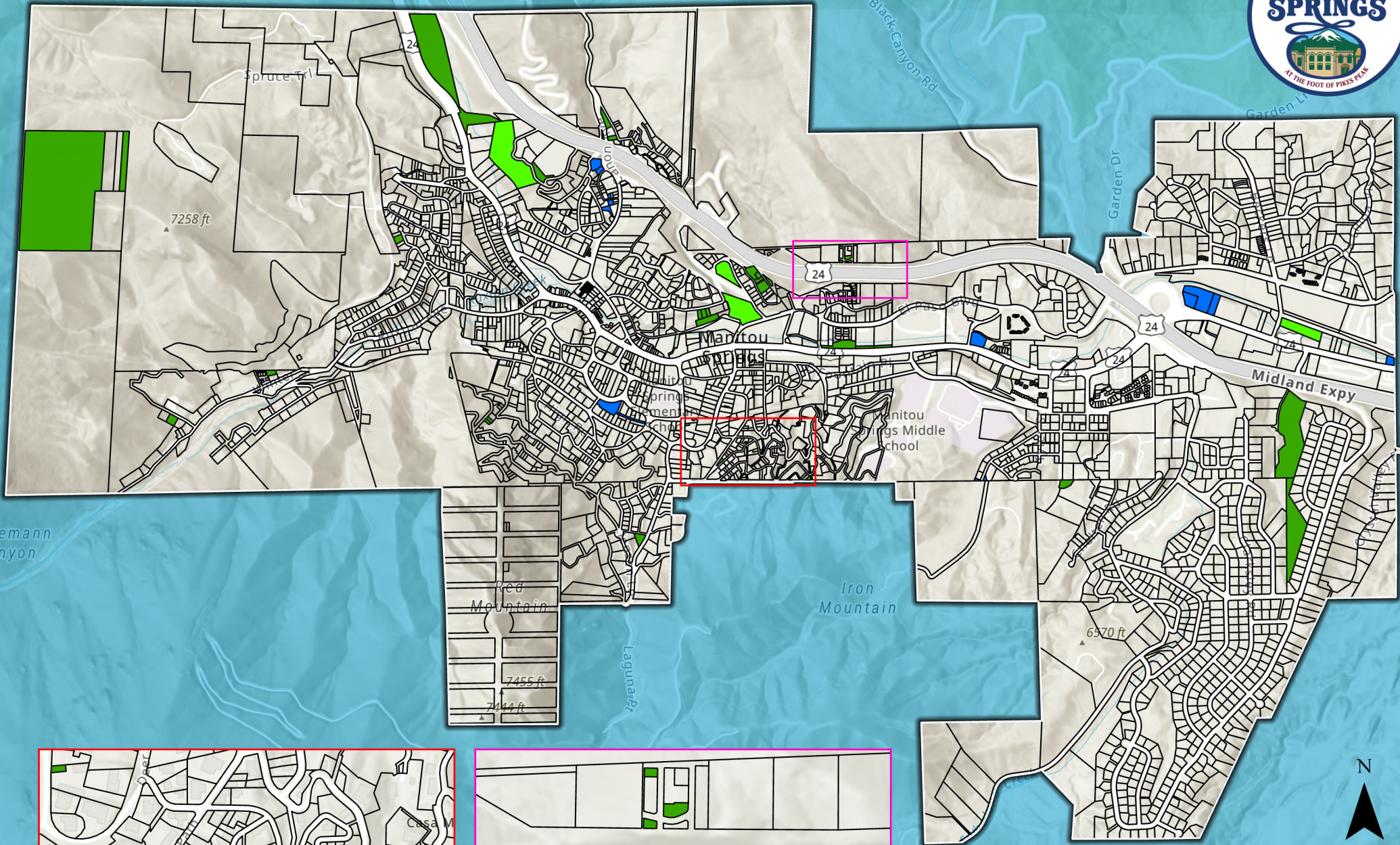
Overview



Parcels proposed to be rezoned to: ● Open Space ● Public Facility ● Park

*Some points may represent more than one parcel

Rezoning Map



- Rezoned to Open Space (OS)
 - Rezoned to Park (PK)
 - Rezoned to Public Facility (PF)
 - Manitou Municipal Boundary
 - Parcel Boundaries
- Page 124 of 143



Memorandum

Title: First Reading of Ordinance No. 0425, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 13 Parcels Also Known By Assessor's Office As Schedule Numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, To Public Facility Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 25 Minutes

April 1, 2025

Purpose:

The City of Manitou Springs is proposing the rezoning of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space—one currently has a split-zone, likely due to a past mapping error.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff



outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report, attached to item H1, for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place additional demands on the City's budget and resources.
- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations for alternative development.

Fiscal Impact:

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the



property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):

- Approve Ordinance No. 0425 amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 13 parcels from various zone districts to Public Facility (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3., on first reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.
- Approve Ordinance No. 0425 amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 13 parcels from various zone districts to Public Facility (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with the



conditions as follows _____, on first reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

- Deny the rezoning of the 13 parcels, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.
- Postpone the Rezoning of the 13 parcels to April 15, 2025 for further consideration

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 13 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7404306075, 7404318008, 7404321004, 7404410024, 7404410035, 7404410036, 7404410048, 7405212010, 7405212029, 7405212032, 7405213005, 7405212040, and 7405325007, MANITOU SPRINGS, COLORADO, TO PUBLIC FACILITY ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Public Facility zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Public Facility zone district.

Assessor's Parcel Number	Legal Description
7404306075	BLK 1 WEST RED CRAGS MANITOU SPGS, NOW VAC, EX PT PLATTED TO FOUNTAIN CREEK VILLAS PLAT 11278 TOG W/ TR IN SW4 SEC 4-14-67 DESC AS FOLS: BEG AT POI OF THAT PART OF N LN OF FORMER R/W OF COLO SPGS & INTERURBAN RR CO & N R/W LN OF MANITOU AVE, TH SELY ALG N R/W LN OF MANITOU AVE TO SW COR OF LOT 9 FOUNTAIN CREEK VILLAS, TH NELY ALG WLY BDRY OF SD LOT 9 TO A PT SD PT ALSO BEING ON SD NLY R/W LN OF FORMER R/W OF COLO SPGS & INTERURBAN RR, TH SWLY ALG N RR LN TO POB
7404318008	LOT 1 BLK K PLAINVIEW ADD 2 MANITOU SPRINGS
7404321004	PART OF BLK G PLAINVIEW ADD 2 MANITOU SPGS DES AS FOLS, BEG AT SW COR OF BLK G PLAINVIEW ADD 2, TH N 22<26' E 74.08 FT, TH ANG R 144<46' SELY 70.11 FT, TH ANG R 102<48' 43.70 FT TO POB
7404410024	TRACT IN NW4SE4 SEC 4-14-67 AS FOLS, BEG AT A PT ON NLY LN OF MANITOU AVE THAT IS 895.0 FT NWLY FROM ITS INTSEC WITH WLY LN OF BECKERS LANE, TH N 18<05' E 140.0 FT, N 71<55' W 177.2 FT TO PT IN SUTHERLAND CRK, S 16<16' W 16.4 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 260.0 FT A DIST OF 55.8 FT, S 11<40' E 82.2 FT, TH S 67<58'30" E 103.5 FT M/L TO POB

7404410035	LOT 1 JAMES GANG ACRES SUB FIL NO 2
7404410036	LOT 2 JAMES GANG ACRES SUB FIL NO 2
7404410048	TRACT IN SE4 SEC 4-14-67 DESC AS FOLS: COM AT SE COR SD SEC 4 TH N 00<38'03" W 1202.53 FT TO POB TH N 76<34'22" W 139.91 FT TH S 79<33'34" E 41.26 FT TH N 09<52'29" E 105.04 FT TH S 70<32'35" E 81.00 FT TH S 00<38'03" E 101.52 FT TO POB
7405212010	PART OF LOT 34 BLK A MANITOU SPGS AS FOLS, BEG AT PT ON SLY LN OF SD LOT 49.7 FT WLY FROM SE COR LOT 34, RUN WLY ALG SD SLY LN 55 FT TO PT, ANG R 90<0' NLY 48.93 FT TO PT IN SLY LN OF 16 FT RD, ANG R 90<40' ELY 54.28 FT ALG SLY LN OF SD RD, TH SLY TO POB
7405212029	LOT 9 BLK 2 EX NLY 10.0 FT BELLE-VUE ADD MANITOU SPRINGS
7405212032	PART OF LOT 23 AS FOLS, BEG AT A PT ON WLY LN OF LOT THAT IS 64.1 FT SWLY FROM NW COR THEREOF, TH S 62<50'30" E 10.6 FT, S 83<34' E 85.2 FT TO ELY LOT LN, WLY ON SD ELY LN TO SE COR OF LOT, SWLY ON SLY LOT LN TO SW COR OF LOT, TH NELY ON WLY LOT LN TO POB WHITES SUB OF PART OF LOT 14 BLK D MANITOU HEIGHTS MANITOU SPGS LOT 22 WHITES SUB OF PART OF LOT 14 BLK D MANITOU HEIGHTS AND NLY 10.0 FT OF LOT 9 BLK 2 BELLE-VUE ADD MANITOU SPGS
7405213005	PART OF LOT 34 + S 12 FT OF LOT 33 KNOWN AS PRIVATE RD BLK A MANITOU SPGS AS FOLS, BEG AT SE COR LOT 3 BLK 1, BELLE VUE ADD, RUN SLY AT R/A 53.26 FT M/L TO PT ON NLY LN OF 16 FT PRIVATE RD, ANG L 83<55' ELY ALG NLY LN OF SD ROAD 31 FT, ANG L 90<55' NLY 56.76 FT, TH ANG L 95<10' W 35.9 FT TO POB
7405212040	LOT 2 MCALEXANDER SUB
7405325007	LOTS 13, 14 + ALL OF FORMER MID TERM R/W NOT OTHERWISE PARCELLED ON ASSESSORS MAP 74053D BLK 2 SUB OF PART OF BLKS D + E MANITOU SPGS

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April 2025.

A Public Hearing on Ordinance No. 0425 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 02, 2025 (in full)
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall



Memorandum

Title: First Reading of Ordinance No. 0525, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 38 Parcels Also Known By Assessor's Office As Schedule Numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-14-005, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-025, 74054-24-003, 74054-24-035, 74054-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 740543-50-29, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 740630-20-03, 74064-03-013, 74064-23-019, 74082-16-004, 740920-20-39, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 25 Minutes

April 1, 2025

Purpose:

The City of Manitou Springs is proposing the rezoning of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be



designated for park space—one currently has a split-zone, likely due to a past mapping error.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report, attached to item H1, for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place additional demands on the City's budget and resources.
- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations for alternative development.
- While the rezoning clarifies land use, some parcels with challenging topography



or access limitations may still require further planning and management.

Fiscal Impact:

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):

- Approve Ordinance No. 0525, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 38 parcels from various zone districts to Open Space (OS); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3., on first



reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

- Approve Ordinance No. 0525, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 38 parcels from various zone districts to Open Space (OS); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows _____, on first reading and set a public hearing for April 15, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.
- Deny the rezoning of the 38 parcels, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.
- Postpone the Rezoning of the 38 parcels to April 15, 2025 for further consideration

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 38 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7404413029, 7409100003, 7406100015, 7405314005, 7405314019, 7405413026, 7405421001, 7405210003, 7405211006, 7405218001, 7405404022, 7405410010, 7405411025, 7405424003, 7405424035, 7405424036, 7405424010, 7405428008, 7405428009, 7405428026, 7405435029, 7405435030, 7405435031, 7405435035, 7406101025, 7406105038, 7406108009, 7406200005, 7406200008, 7406302003, 7406403013, 7406423019, 7408216004, 7409202039, 7405432011, 7405432019, 7405431003, and 7405432010, MANITOU SPRINGS, COLORADO, TO OPEN SPACE ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Open Space zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Open Space zone district.

Assessor's Parcel Number	Legal Description
7404413029	TR B HYSKELL VALLEY ESTATES
7409100003	NE4NE4 OF SEC 9-14-67 LY E OF CRYSTAL HILLS SUB 1 + W OF CRYSTAL HILLS SUB 2
7406100015	TRACT IN W2 SEC 5 + IN E2 SEC 6-14-67 + PART OF BLK W MANITOU SPGS AS FOLS, BEG AT NE COR OF SEC 6, TH WLY 421.6 FT FOR POB, S 21<08'30" E 274.6 FT, S 14<55'30" E 776.3 FT, S 49<20'30" E 90.2 FT, S 85<36'30" E 264.1 FT TO PT ON NELY PROPERTY LN, TH SELY ON SD PROPERTY LN TO INTSEC A LN AT A PT 377.0 FT E OF E LN OF SEC 6, SWLY ON SD LN 377.0 FT, S ALG SD E LN 104.7 FT TO SE COR OF NE4NE4 OF SEC 6, NWLY + ALG E LN OF MANITOU AVE 294.4 FT, W TO INTSEC ELY LN OF HWY 24 AS DES IN BK 842-258, NLY ON ELY LN OF SD HWY TO N LN OF SEC 6, ELY ALG N LN TO POB, EX PART TO HWY
7405314005	LOT 20 BLK 4 OURAY ADD 2 MANITOU SPGS
7405314019	LOT 19 BLK 4 OURAY ADD 2 MANITOU SPGS
7405413026	LOT 7 BLK 14 PEAKVIEW ADD MANITOU SPGS TOG W/THAT PT OF VAC PEAKVIEW BLVD R/W LY ADJ BY BK

	3728-697
7405421001	LOT 16 BLK 16 PEAKVIEW ADD MANITOU SPGS
7405210003	LOT 8 BLK E LITTLE SWITZERLAND ADD MANITOU SPGS
7405211006	LOT 5 BLK F LITTLE SWITZERLAND ADD MANITOU SPGS
7405218001	LOTS 1 TO 2 BLK F LITTLE SWITZERLAND MANITOU SPGS
7405404022	PART OF LOTS 10, 11 BLK M MANITOU SPGS AS FOLS, BEG AT INTSEC OF NLY R/W LN OF MID TERM RY CO WITH WLY LN OF LOT 10, TH NELY ON SD NLY R/W LN 50 FT, ANG R 90< SELY 23 FT, ANG R 90< SWLY PARA WITH 1ST COURSE TO WLY LN OF BLK M, TH NLY ON SD WLY LN TO POB
7405410010	LOT 23 BLK 1 PEAKVIEW ADD MANITOU SPGS
7405411025	LOTS 23-25 BLK 2 PEAKVIEW ADD MANITOU SPGS
7405424003	LOTS 1, 9 BLK 4 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS
7405424035	LOT 5 BLK 5 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS
7405424036	THAT PART OF LOT 6 LY N OF HWY BLK 1 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS
7405424010	LOT 2 BLK 3 ARTERBERRYS SUB MANITOU SPGS
7405428008	SLY 25 FT OF LOT 4 BLK N MANITOU SPGS BEING 25 FT S OF + ADJ TO LOTS 8 TO 11 INC BLK 1 SUB OF PART OF LOTS 2 TO 5 INC BLK N MANITOU SPGS
7405428009	SLY 25 FT OF LOT 5 BLK N MANITOU SPGS BEING 25 FT S OF + ADJ TO LOTS 12 TO 15 INC BLK 1 SUB OF PART OF LOTS 2 TO 5 BLK N MANITOU SPGS
7405428026	TRACT A CREEKWALK TOWNHOMES
7405435029	LOT 8 BLK 10 AMD PLAT MANSIONS PARK PLACE, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361), TOG WITH ACCESS EASEMENT DES BY BK 3479-829
7405435030	LOT 7 BLK 10 AMD PLAT MANSIONS PARK PLACE, SUBJ TO AND TOG WITH ACCESS EASEMENT BY BK 3479-829 MANITOU SPGS, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ TO SD LOT 7
7405435031	LOT 6 BLK 10 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ TO SD LOT 6
7405435035	LOTS 7 TO 11 INC, WLY 50 FT OF LOT 12 BLK 9 AMD PLAT

	MANSIONS PARK PLACE MANITOU SPGS, TOG WITH S2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ
7406101025	LOT 21 EX E 28 FT BLK 1 BURNETT + LENNON ADD MANITOU SPGS
7406105038	TRACT A BULL SUB FIL NO 1
7406108009	LOTS 4, 5 BLK 10 BURNETT + LENNON ADD MANITOU SPGS
7406200005	PART OF E2NE4SW4NW4 OF SEC 6-14-67 AS FOLS, BEG AT NE COR OF SW4NW4, TH S 40 RDS, W 4 RDS, N 40 RDS, TH E 4 RDS TO POB
7406200008	W 3/4 OF SW4NW4, W 66 FT OF E2NE4SW4NW4 SEC 6-14-67
7406302003	LOTS 3, 4 BLK 23 MANITOU IRON SPGS CO ADD MANITOU SPGS
7406403013	LOT 9 COGWAY SUB
7406423019	SWLY 10.0 FT OF LOT 18 BLK 9 VAC + REFIL PLAT OF PART OF SPRING ST + RUXTON AVE TOGETHER WITH REFIL OF LOT 12 BLK 8 + LOTS 13 TO 22 INC BLK 9 MANITOU IRON SPRINGS CO ADD MANITOU SPGS
7408216004	DRAINAGE TRACT IN RED MOUNTAIN HEIGHTS FIL NO 1
7409202039	TR A DILLON SUB FILING NO 2
7405432011	LOTS 46 TO 53 INC BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS
7405432019	LOTS 39, 41 TO 43 INC, THAT PART OF LOTS 33, 35, 37, 38, 40 LY SLY OF STATE HWY BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS
7405431003	TRACT IN NE4NW4SE4 SEC 5-14-67 WHICH IS FORMER LOTS 9 TO 15 INC BLK A ALBRECHTS RESUB OF PART OF LOT 1 BLK N MANITOU SPGS -NOW VAC- EX PART TO STATE HWY PARCEL 107 REV
7405432010	LOTS 44, 45 BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April 2025.

A Public Hearing on Ordinance No. 0525 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 2, 2025 (in full)
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall



Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 0225, an Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Rights of Way

From: Jeff Parker, City Attorney

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

April 1, 2025

Purpose:

To correct contradictory language for Municipal Code 12.06.020 - Permit application (for cutting street, alley, or other public way).

Background:

This Ordinance was introduced at the March 18, 2025, Council meeting and is set for a public hearing tonight. The attached ordinance includes the additional text - "A letter of credit is not acceptable in lieu thereof" to Section 1, as approved by the Council during the first reading.

The current language for Municipal Code 12.06.020 is a bit contradictory. You cannot get a permit bond in the form of a performance bond (as currently written in the Code). For work in the public right-of-way requiring a City permit, you can get a permit bond or provide cash. So, the City should accept either a permit bond or cash. The change to the code is removing the performance bond verbiage.

The differences between the Permit Bond and the Performance Bond are as follows:

Permit Bond: For work performed in the public right-of-way, a permit bond is the appropriate type of bond. It will protect the City from violations of the City's permit and City regulations governing right-of-way work (such as excavations). A permit bond essentially guarantees that the contractor will complete the work according to the permit conditions and applicable City regulations.

Performance Bond: For construction work performed on a City project (regardless of where it occurs), the City would want a payment bond and a performance bond. The payment bond will guarantee that the general contractor pays its subcontractors and material suppliers. The performance bond will guarantee that the general contractor completes the work according to the contract with the City.



Pros and Cons:

Pro(s): Corrects the language in the municipal code, clarifying the bond requirements for excavation permis.

Con(s): There are no cons.

Fiscal Impact:

N/A

Workload Impact:

Minimal

Recommended Action:

Move to adopt on second reading, Ordinance No. 0225, an ordinance amending section 12.06.020 of the Manitou Springs Municipal Code concerning permit applications for work in public rights of way.

ORDINANCE

AN ORDINANCE AMENDING SECTION 12.06.020 OF THE MANITOU SPRINGS MUNICIPAL CODE CONCERNING PERMIT APPLICATIONS FOR WORK IN PUBLIC RIGHTS-OF-WAY

WHEREAS, Section 12.06.020 of the Manitou Springs Municipal Code contains contradictory language regarding the type of security required to receive a permit to conduct work in City rights-of-way; and

WHEREAS, the City Council desires to clarify that the City requires a permit bond or cash to secure performance of a permittee conducting work in the City's right-of-way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1. Section 12.06.020 of the Manitou Springs Municipal Code is hereby amended to read as follows:

Application forms for street, alley or other public way closure or partial obstruction, and for the cutting of such street, alley or other public way are available in the City Administration Office at City Hall at 606 Manitou Avenue, Manitou Springs, Colorado. A completed application shall contain the identity, address and telephone number of the applicant, a statement of the need or reason for requesting the permit, a statement of the proposed location and nature of closure or obstruction, a statement of the times of day or period of time which the applicant expects to maintain the closure or obstruction, any conditions which the applicant is willing to volunteer having placed on the permit, and an indemnification of the city for any claims, losses or liabilities arising from the granting of the permit. Incomplete applications will not be accepted by the city. If an application is received and, upon review, deemed to be incomplete, it shall be returned to the applicant with a letter rejecting the application as incomplete and specifying how the application is incomplete. A permit bond or cash in an amount set by resolution of the city council is required for work in all streets, alleys and other public ways. A letter of credit is not acceptable in lieu thereof.

Section 2. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 4. This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this 18th day of March 2025.

City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the April 1, 2025, City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: March 18, 2025. (in full)

City's Official Website and City Hall

Passed on second reading and adopted by Council this 1st day of April 2025.

Mayor, John Graham

Attest: _____
City Clerk, Elena Krebs

Published: April 2, 2025 (in full)
City's Official Website and City Hall