

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
April 1, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, April 1, 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 Michelle Whetherhult

COUNCIL MEMBERS ABSENT FOR ROLL CALL:

Councilor Nancy Fortuin (Excused)

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:01 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, except for Councilor Fortuin.

D. APPROVAL OF AGENDA

Councilor Chandler moved to approve the agenda as presented. The motion was seconded by Councilor Shada. The motion carried unanimously (6-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

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 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

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

Councilor Shada moved to approve the consent calendar as amended. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (6-0).

F4. Resolution No. 0725, A Resolution of 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

Councilor Wolfe expressed concern regarding some of the language in the contract that was previously approved by Council during the March 18, 2025 meeting.

Councilor Wolfe moved to approve Resolution No. 0725, A Resolution of 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. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (6-0).

G. PRESENTATION

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

Mayor Pro Tem Johnson read Proclamation No. 0425 into the record, proclaiming April 2025, as Child Abuse Prevention Month.

El Paso County Department of Human Services Executive Director Stacie Kwitek-Russel expressed appreciation for the proclamation. She emphasized the importance of child safety and stated that child safety is the cornerstone of a strong community.

District Three County Commissioner Bill Wysong thanked the City Council for reading the proclamation.

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

Councilor Chandler read Proclamation No. 0325 into the record, proclaiming April 25, 2025, as National Arbor Day.

Mayor Graham shared that there will be some trees planted within the next few weeks.

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

Planning Director Fred Rollenhagen presented the ordinance and shared that all three rezoning ordinances being presented to the Council during the meeting are part of the same project. He explained that the city staff conducted an analysis and recommended rezoning based on current usage. Additionally, he shared that the ordinances were presented to the City Planning Commission during their March 12, 2025, meeting and they voted to recommend approval.

There was a brief discussion regarding public feedback in which Planning Director Rollenhagen shared that there were many inquiries about the purpose of the project but added that there were no comments in favor or opposition.

Linda Morland, 37 Minnehaha Avenue, expressed concern about the postcard notices that were sent to residents. She stated that she spoke to several residents who did not receive the postcards.

Planning Director Rollenhagen explained that staff utilizes information provided by the County Assessor's Office and sends out postcards to all residents within 300 feet. He stated that if the information with the County Assessor is incorrect or if the resident is outside of the 300-foot radius that may be why they did not receive a postcard notifying them of the rezoning. He added that there have been several forms of required notification during the process, including the postcards, the local newspaper Pikes Peak Bulletin, postings on each parcel, and notices in the City Planning Commission agendas.

Councilor Chandler suggested that Ms. Morland refer the concerned residents to contact Planning Director Rollenhagen.

Councilor Shada moved to approve on first reading 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. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried unanimously (6-0).

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

Planning Director Rollenhagen stated that the 13 parcels primarily contain facilities maintained by the Public Works Department. He noted that the Chamber of Commerce is included in the list of parcels to be rezoned to the Public Facility District and that the property is currently zoned commercial.

Councilor Chandler moved to approve on first reading, 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. The motion was seconded by Councilor Shada. The motion was carried unanimously (6-0).

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, 74053-140-05, 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, 74054-50-029, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 74063-02-003, 74064-03-013, 74064-23-019, 74082-16-004, 74092-02-039, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

Planning Director Rollenhagen stated that the 38 parcels are spread throughout the city of varying sizes. He added that the parcels are not currently being utilized for any other purpose than open space.

Councilor Shada moved to approve on first reading, 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, 74053-140-05, 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, 7405-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 74054-50-029, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 74063-02-003, 74064-03-013, 74064-23-019, 74082-16-004, 74092-02-039, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (6-0).

Mayor Graham announced that the public hearings for each of the three rezoning ordinances are scheduled for the April 15, 2025, City Council meeting.

I. HEARINGS

1. Second Reading 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

City Attorney Parker reviewed the purpose for the change, stating that some of the language that is currently in the municipal code is contradictory. He added that a sentence was added to the ordinance based on the amendment made during the first reading.

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

Councilor Whetherhult moved 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. The motion was seconded by Councilor Chandler. The motion was carried unanimously (6-0).

J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Whetherhult shared that she received an email from a resident with concerns about the current trash service regarding the company's customer service and administrative services. She stated that the resident requested that the City Council gather feedback from the residents on the trash service and consider early termination of the trash service contract.

Councilor Chandler requested an update on the property that burned down on May 15, 2024.

City Administrator Denise Howell confirmed that the city has not seen any permits pulled with the Pikes Peak Regional Building Department (PPRBD) for the property. She added that the owners have a deadline coming up soon to start work and that the Planning Department would have the exact date for this.

There was a brief discussion about what would happen to the property if permits were not pulled by the deadline, in which City Administrator Howell stated that the city could declare the property a nuisance, tear down the building and put a lien on the property.

Councilor Wolfe requested an update on the plan to utilize funds for the Ruxton Project.

City Administrator Howell stated that she has been in touch with the Colorado Department of Transportation (CDOT) and confirmed that the city can get an extension, but she would need an approved final design for the Ruxton Project to do so. She added that an update would be presented during the work session on April 8, 2025.

Mayor Graham announced that April 1, 2025, is the first day of the Neighborhood Chipping Program.

K. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- The Fire Grant Program will be released soon to offer funding for fire mitigation for individuals to protect their homes.
- The Police Department arrested an individual responsible for some of the graffiti around town.
- There will be a Chipping Day at Public Works in the near future.
- The vandalism to the library sewer line is being resolved and a claim has been filed with the city's insurance.

L. EXECUTIVE SESSION

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

Mayor Graham read the purpose of the Executive Session into the record at 6:44 p.m.

Mayor Pro Tem Johnson moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Shada. The motion was carried (6-0).

The City Council moved back to Regular Session at 9:44 p.m.

Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

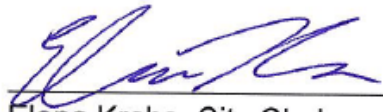
Note for the Record – Councilor Whetherhult left the meeting at 9:00 p.m.

ADJORN

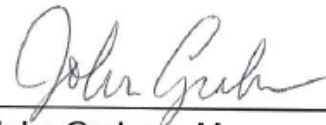
With no other items to discuss, Councilor Chandler moved to adjourn the meeting. The motion was seconded by Councilor Shada. The motion was carried unanimously (5-0).

The meeting was adjourned at 9:44 p.m.

Attest:



Elena Krebs, City Clerk



John Graham, Mayor