

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
April 15, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, April 15, 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
Councilor Nancy Fortuin

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.

D. APPROVAL OF AGENDA

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

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Ila Quinn, 357 Pilot Knob Avenue, requested a traffic plan for access to the COG and the Incline that does not utilize Pilot Knob Ave. She expressed concern about the high traffic flow on the narrow street during the peak tourist season.

Linda Morlan, 37 Minnehaha Avenue, echoed concerns about the lack of a traffic plan. She shared that she has reached out to the Governor's Office, El Paso County and others and stated that the city cannot proceed with the Ruxton Avenue project without a traffic plan. She expressed concerns about road safety and lack of precautions taken by drivers.

F. CONSENT CALENDAR

1. Presentation of Warrants
2. March 18, 2025 City Council Regular Meeting Minutes - AMENDED
3. April 1, 2025 City Council Special Meeting Minutes

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

4. Requesting Approval of a General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project

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

5. Requesting Approval of a General Services Agreement with iiCon Construction for the Dillon Mobility Hub Building Renovations

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

F3. April 1, 2025 City Council Meeting Minutes

Mayor Pro Tem Johnson moved to approve the April 1, 2025 City Council Meeting Minutes. The motion was seconded by Councilor Wolfe. The motion was carried (6-1), with Councilor Fortuin abstaining.

F4. Requesting Approval of a General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project

Councilor Chandler noted that Burns Road is included in the contract and commented that based on discussions at previous meetings her understanding was that there was a general consensus that Burns Road was not going to be paved. She suggested that Burns Road be removed from the contract and possibly replaced with another road.

Councilor Shada stated that the Request for Proposal (RFP) Addendum modifies the project to remove Burns Road.

City Administrator Howell clarified that the RFP included Burns Road, but the road is not included in the contract.

Councilor Chandler moved to approve the General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project. The motion was seconded by Councilor Shada. The motion was carried unanimously (7-0).

G. PRESENTATION

1. Recognition of Tim Beeson

Gillian Rossi, Parks and Recreation Director introduced Tim Beeson and reviewed the projects that were accomplished during his time as Chair on the Open Space Advisory Committee (OSAC), including his work on the acquisition, community connection and master plan for the Black Canyon Open Space. She commended Mr. Beeson for his hard work and thanked him for his dedication to the committee.

Councilor Chandler thanked Mr. Beeson for his service to the community and expressed appreciation for the opportunity to serve as Council Liaison with Mr. Beeson and OSAC.

Mr. Beeson thanked the members of OSAC, city staff and Councilor Chandler as Liaison for their hard work and dedication. He shared that he is proud of the projects that OSAC has completed during his time on the committee.

Mayor Graham expressed appreciation for Mr. Beeson's guidance regarding open space during his time as Chair. The mayor presented a certificate of recognition to Mr. Beeson for serving as Chair for OSAC.

2. Proclamation No. 0525, A Proclamation to Recognize the Bear Brothers Site

Mayor Graham read Proclamation No. 0525 into the record, recognizing the importance of the Bear Brothers site, the story of the Bear Dance and the Ute name.

Manuel Pulido Hawkwing, 379 Pilot Knob Avenue, explained that the bear in the Bear Dance story taught the Utes about femineity, specifically how to be in sync with masculinity and femineity. He added that the name "Kwe Pah Veh Chew" has been returned to the spirit of the mountains by the recent and most empathetic community.

Katie Orr, 621 Arnold Lane, Colorado Springs, CO, thanked the Council for the work they do for the community. She shared that giving back the true cultural name and story to the historical landmark is a powerful action that honors the land, recalls the original medicine and the lessons of the four directions.

3. Proclamation No. 0625, A Proclamation Recognizing April 22, 2025 as Earth Day

Councilor Chandler read Proclamation No. 0625 into the record, proclaiming April 22, 2025 Earth Day. She shared how privileged she feels to live in a community that comes together to good work, such as planting trees to become Tree City USA, and becoming the first certified Pollinator City in the world. She expressed appreciation for the city's Climate Action Work Group.

Mayor Graham shared that there is a tree planting event scheduled for April 25, 2025 from 1:00 p.m. to 5:00 p.m.

H. BUSINESS

1. Request for Appointment of Frank DeLay to the City Planning Commission

Frank DeLay, 124 Palisade Circle, introduced himself and stated that wherever he lives he likes to get involved with the community. He shared his background as it relates to the City Planning Commission (CPC) and that he is excited about the potential opportunity to serve on the board.

Councilor Fortuin moved to appoint Frank DeLay as an Alternate Member on the City Planning Commission. The motion was seconded by Councilor Chandler. The motion carried unanimously (7-0).

2. Adoption of Plan Manitou 2.0

Frederick Rollenhagen, Planning Director shared the purpose of the update including the overview of the long-range plan with a focus on part three of the plan, which is the action plan to help the city achieve its goals.

Darcie White, Consultant with Clarion Associates stated that the last major update to the plan was completed in 2017. She explained that the primary focus has been on strategic actions. She shared that hazard mitigation is still of high importance to the city. She added that because the Federal Emergency Management Agency (FEMA) requires Hazard Mitigation plans to be updated every five years, there is now a separate plan that was completed in 2024. She summarized the community engagement process, which included pop up events during the summer, working with a working group appointed by the City Council, and meeting with all city departments. She noted that over half of the actions identified in the 2017 process were completed within five years and that from the most recent process the community has expressed that the visions and policies in the plan are largely still relevant. She stated that the City Council provided direction to focus on completing ongoing projects, of which there are 122 ongoing projects included in the 249 actions. The Action Plan should be reviewed every two years, and an internal tracking sheet has been implemented by staff. Consultant White reviewed the CPC recommendations, which include updating the future land use map to reflect current zoning, directing readers to the detailed hazard map on the city's website, and updating the illustrative concept for Becker's Lane.

Planning Director Rollenhagen shared that there were two last-minute suggestions by a Councilor to the plan, which were the establishment of a community center and the establishment of Council Chambers. These suggestions were reviewed by CPC and the commission recommended not including the suggestions in the plan at this time.

Alan Delwiche, Chair of the CPC, provided more detailed background information on the reasoning behind the CPC recommendations.

Mayor Graham stated that he thought there would be something regarding burying the utilities in the plan, but he didn't think it is necessary to amend the plan at this time.

Mayor Graham moved to adopt Plan Manitou 2.0 with the recommendations noted in the CPC Memorandum. The motion was seconded by Councilor Chandler. The motion carried unanimously (7-0).

I. HEARINGS

1. Second Reading and Public Hearing 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 Rollenhagen introduced the ordinance and advised that nothing has changed since the first reading.

Mayor Graham opened the public hearing at 7:06 p.m.

Planning Director Rollenhagen read the public comment from John Daues, received via online submission, into the record. Mr. Daues's comment expressed opposition to converting parcel number 74044-10-050 to Park Zone due to flooding issues with Fountain Creek and the natural wildlife in the area.

Note for the record – This comment will be added to the agenda packet.

Mayor Graham closed the public comment portion of the hearing at 7:08 p.m.

Planning Director Rollenhagen shared that parcel number 74044-10-050 was presented to the Open Space Advisory Committee (OSAC) and intended to be rezoned to open space, however the committee thought the parcel was intended to be under parks management. Based on OSAC's recommendation, the Planning Department changed the proposed zoning of the parcel to the park zone district.

Mayor Pro Tem Johnson stated that the Parks and Recreation Advisory Board (PARAB) is currently discussing keeping this property in its natural state.

Councilor Chandler shared that OSAC had previously discussed the property and that city staff were considering extending a disc golf course into the space. She noted that the property was purchased with OSAC funds. She added that even if the parcel was to remain open space the city could still potentially put picnic tables or benches in the space. Councilor Chandler suggested zoning the parcel as open space zone district.

Mayor Graham stated that he would be in favor of zoning the property as open space.

Councilor Wolfe moved to adopt on second 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, as amended to rezone 4 parcels and remove parcel number 74044-10-050 from the ordinance. The motion was seconded by Councilor Chandler. The motion carried unanimously (7-0).

2. Second Reading and Public Hearing 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 for things such as storm water. 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.

Mayor Graham opened public hearing at 7:18 p.m. Due to no public comment, Mayor Graham subsequently closed the public comment portion of the hearing.

Councilor Wolfe moved to adopt on second 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 Mayor Pro Tem Johnson. The motion was carried unanimously (7-0).

3. Second Reading and Public Hearing 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, 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

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 and that many have topographical or geographical hazards that would make them difficult to develop.

There was a brief discussion regarding parcel number 74044-10-050 and the potential discovery of a valid park use later, in which Planning Director Rollenhagen confirmed that the parcel would go through the same process as the current proposed rezonings.

Mayor Graham opened the public hearing at 7:21 p.m. Due to no public comment, Mayor Graham subsequently closed the public comment portion of the hearing.

Councilor Wolfe moved to adopt on second 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, as amended to include parcel number 74044-10-050 for a total of 39 parcels rezoned to Open Space Zone District. The motion was seconded by Mayor Graham. The motion carried unanimously (7-0).

Note for the record – The City Council took a break at 7:26 p.m. and reconvened at 7:41 p.m.

J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Fortuin inquired if a contract has been established with the Pike Peak Library District (PPLD) and if Regional Manager Todd Leopold with Department of Local Affairs (DOLA) has followed up with summary of the strategic planning meeting.

City Administrator Howell confirmed that the contract with PPLD was completed in 2024.

Mayor Graham shared that he got a copy of the notes from the strategic planning meeting and stated that he would follow up on the summary.

Councilor Wolfe received a call regarding the Intemann Trail and the resident wanted to know if there was going to be mitigation work done. The resident noted that there are several homes near the trail as well. Councilor Wolfe inquired if there would be fire mitigation beyond residential areas.

Mayor Graham stated that currently there are a lot of programs revolving around fire mitigation and shared information on the Chipper Day Program which will be completed zone by zone. He announced that there will be a Chipper Day on May 10, 2025 located at the Public Works property and sponsored by the Fire Department. The Fire Department has launched a wildfire mitigation grant program, and residents can get a

free fire danger assessment on their property by making an appointment with the Fire Department. Mayor Graham shared that two public areas are being considered, including Black Canyon Open Space and Iron Mountain Open Space. He stated that Fire Lieutenant Mike Willie advised that this sort of mitigation should be done by hiring professionals as the work would entail chainsaws and other equipment not suited for volunteer work. He added that if the mitigation simply involved picking up branches and debris then this could possibly be done by volunteers.

City Administrator Howell commented that OSAC, PARAB and the Fire Department work together each year to identify areas for fire mitigation, and shared that this year they have identified the Black Canyon Open Space and Deer Valley.

Mayor Graham advised that there won't be a City Council meeting until Saturday, May 3, 2025 for a day long retreat at the school.

K. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- Thursday, April 17, 2025 at 4:30 p.m. there will be a Ribbon Cutting Ceremony for the Water Tank at Higginbotham.

L. EXECUTIVE SESSION

1. An Executive Session pursuant to Section 5.1(a) of the Manitou Springs Municipal Charter concerning the City Administrator

Mayor Graham read the purpose of the Executive Session into the record at 7:53 p.m.

Mayor Pro Tem Johnson 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 9:52 p.m.

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

ADJORN

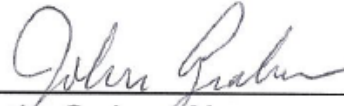
With no other items to discuss, Councilor Wolfe moved to adjourn the meeting. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (7-0).

The meeting was adjourned at 9:53 p.m.

Attest:



Elena Krebs, City Clerk



John Graham, Mayor