

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
June 3, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, June 3, 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
Councilor Judith Chandler
Councilor Julie Wolfe
Councilor Nancy Fortuin

COUNCIL MEMBERS ABSENT FOR ROLL CALL:

Mayor Pro Tem Natalie Johnson (Excused)
Councilor John Shada (Arrived at 6:03 PM)
Councilor Michelle Whetherhult (Excused)

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:01 PM.

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 Mayor Pro Tem Johnson, Councilor Shada and Councilor Whetherhult.

D. APPROVAL OF AGENDA

Councilor Fortuin moved to approve the agenda as presented. The motion was seconded by Councilor Chandler. The motion carried unanimously (4-0).

Note for the Record – Councilor Shada arrived at 6:03 PM.

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Mimi Foster, 14519 Air Garden Lane, Colorado Springs, CO 80921, shared that she is the realtor and legal representative for 122 Palisade Circle property. She explained that

the property owners have moved into assisted living in Denver and that they have been unable to sell their property due to an 11-foot encroachment. An easement was presented as a solution at the last City Council meeting. She expressed concern about the issue being postponed to July and stated that the situation has caused financial hardship for the property owners.

El Paso County Commissioner for District 3, Bill Wysong, shared that the Pikes Peak Regional Office of Emergency Management made an announcement on May 13, 2025 that they are under contract for an evacuation modeling software program called Ladriss. He explained that the program is being shared with fire districts in the area.

F. CONSENT CALENDAR

1. May 13, 2025 City Council Special Meeting Minutes
2. May 20, 2025 City Council Regular Meeting Minutes

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

Councilor Chandler moved to approve the consent calendar as amended. The motion was seconded by Councilor Fortuin. The motion carried unanimously (5-0).

F2. May 20, 2025 City Council Regular Meeting Minutes

Councilor Chandler moved to approve the minutes as amended to correct the second paragraph on page four to state “Councilor Chandler suggested collecting payment for the City Attorney fees and 100 percent of staff hours at a minimum.” The motion was seconded by Councilor Wolfe. The motion was carried unanimously (5-0).

G. BUSINESS

1. Art on the Avenue 2025 Review and Authorization

Ralph Routon presented the 2025 proposals for Art on the Avenue on behalf of the Creative Alliance Board (CRANE). He shared that there are four installations being presented, all with standard two year leases. The four proposed installations included “Mr. Hare” by Mark Dyke to be installed on Manitou Avenue in front of Toasted, “My Mental Garden” by Sandy Friedman to be installed in front of City Hall, “Pink Cyclone” by Annette Coleman to be installed in Seven Minute Springs Park, and “Seeds in the Wind” by Jodie Bliss to be installed outside the former Chase Bank Building. He explained that public feedback on the proposed installations was positive and that the installations are MACH grant funded. Additionally, Mr. Routon noted that he has recused himself from all MACH discussions related to CRANE due to the fact that he is on both boards.

Councilor Wolfe commented that she thinks the proposed installations are great and that she especially loves the Mr. Hare installation.

Councilor Chandler expressed support for the proposed installations.

Councilor Fortuin moved to approve the Art on the Avenue 2025 CRANE recommendations as presented. The motion was seconded by Councilor Wolfe. The motion was carried (5-0).

2. Community Wildfire Protection Plan

Fire Chief Kieth Buckmiller and Fire Lieutenant Michael Willie presented the Community Wildfire Protection Plan.

There was a brief discussion about the plan's emphasis on interagency and intergovernmental cooperation, during which Fire Lieutenant Willie explained that this was intended to highlight collaboration with other entities, such as Colorado Springs Utilities, El Paso County, and Colorado Springs Fire Department, on fire mitigation efforts for the City of Manitou Springs.

Councilor Fortuin commented that the current plan does not appear to have a specific evacuation plan and only indicates that the Fire Department and Police Department will direct evacuations.

Fire Chief Buckmiller explained that there is a basic plan organized by zone to avoid congestion, but the intent is to create plans for a variety of hazards beyond fire, which require different responses.

Councilor Fortuin suggested that the Fire Department work with the Open Space Advisory Board (OSAC) to provide input on open space fire mitigation. She noted that education seemed to be of a primary focus for the plan.

Fire Lieutenant Willie shared that he regularly attends OSAC meetings. He added that education efforts included a community meeting this past February, social media posts and wildfire assessments.

There was a brief discussion regarding community feedback on the plan, during which Fire Lieutenant Willie stated that the feedback was positive overall, with 30 to 40 responses received. This was followed by a discussion about whether there had been any major changes to the plan since its last update in 2019. Fire Lieutenant Willie confirmed that there were no significant changes, and that the updates presented were intended to make the plan more robust and educational.

Councilor Chandler stated that she does not think a framework or basic evacuation plan is sufficient. She suggested that the Fire Department prioritize the development of a comprehensive evacuation plan.

Fire Chief Buckmiller confirmed that it is feasible to create alternate plans based on the circumstances. He emphasized the importance of people following directions during

emergencies and noted that citizens often wait for emergency alerts to be canceled, but this delay can result in them waiting too long to evacuate safely. Additionally, he stressed that residents should not rely solely on previously taught plans, as those may no longer be appropriate for the current situation. Flexibility and situational awareness are critical.

There was a general discussion about varying communication pathways and the Peak Alert System, in which Fire Chief Buckmiller stated that typically after an emergency, 911 subscriptions go up, but after a few days people stop answering their phones.

Councilor Shada suggested coordinating with the COG Railway to ensure that tourists and staff at the station and on trains are alerted in the event of an emergency.

Fire Chief Buckmiller noted that El Paso County is starting to work with an evacuation modeling software program, however, he does not want to put too much emphasis on computer programming but rather utilize the software as a tool.

Mayor Graham expressed appreciation for the level of detail included in the plan.

Councilor Chandler echoed the Mayor's sentiments regarding the quality of the plan and requested hard copies of the Community Wildfire Protection Plan be made available.

There was further discussion about educating the community beyond reading the plan, during which Chief Buckmiller shared that after a suggestion provided at the meeting in February the Fire Department has started implementing an ambassadorship program via block parties and taking the opportunity to talk to residents during Chipping Days.

Councilor Fortuin agreed that the proposed plan was very thorough and educational.

Councilor Chandler moved to approve the Community Wildfire Protection Plan as presented. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (5-0).

3. First Reading of Ordinance No. 1025, An Ordinance Amending Section 13.36.100 of the Municipal Code

Mayor Graham advised the Council that ordinances 1025, 1125, 1225, and 1325 are all related and have previously been discussed during a work session.

Planning Director Fred Rollenhagen noted that all four ordinances are related to the stormwater code. He explained that because they are under separate titles they require separate ordinances. Ordinance No. 1025 is amending the definitions "Storm Sewer System" and "Stormwater Management System" under Title 13.

Councilor Chandler moved to approve on first reading Ordinance No. 1025, An Ordinance Amending Section 13.36.100 of the Municipal Code and set a public hearing for June 17, 2025, at 6:00 PM. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (5-0).

4. First Reading of Ordinance No. 1125, An Ordinance Repealing and Reenacting Title 14 of the Manitou Springs Municipal Code Concerning Stormwater Quality Management and Discharge Control

Planning Director Rollenhagen noted that Title 14 contains the most substantive content of the stormwater code, including applicable construction activity, applicable development sites, plan review, exemptions, inspections, permanent stormwater quality management, base design standards, and long-term operations and maintenance. He added that Consultant John Chavez with Chavez Consulting Inc., LLC, is available to answer questions.

Councilor Chandler moved to approve on first reading, Ordinance No. 1125, An Ordinance Repealing and Reenacting Title 14 of the Manitou Springs Municipal Code Concerning Stormwater Quality Management and Discharge Control and set a public hearing for June 17, 2025, at 6:00 PM. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (5-0).

5. First Reading of Ordinance No. 1225, An Ordinance Amending Title 6 with the Addition of a New Chapter 6.17 Concerning Discharges to the Municipal Separate Storm Sewer System

Planning Director Rollenhagen explained that the amendments in Title 6 are to provide enforcement authority for the city.

Councilor Wolfe moved to approve on first reading Ordinance No. 1225, An Ordinance Amending Title 6 with the Addition of a New Chapter 6.17 Concerning Discharges to the Municipal Separate Storm Sewer System. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (5-0).

6. First Reading of Ordinance No. 1325, An Ordinance Amending Chapters 18.03 and 18.06 of the Manitou Springs Municipal Code Concerning Storm Water Management and Grading and Erosion Control Permit Provisions

Planning Director Rollenhagen shared that the amendments to Chapters 18.03 and 18.06 are proposed to connect the requirements in Title 18 to Title 14. He noted that Title 18 is usually where citizens are most impacted, through excavation work and permitting.

Councilor Fortuin moved to approve Ordinance No. 1325, An Ordinance Amending Chapters 18.03 and 18.06 of the Manitou Springs Municipal Code Concerning Storm Water Management and Grading and Erosion Control Permit Provisions and set a public hearing for June 17, 2025, at 6:00 PM. The motion was seconded by Councilor Chandler. The motion was carried unanimously (5-0).

H. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0825, An Ordinance Reducing the City's Special Tax on the Sale of Retail Marijuana and Retail Marijuana Products

Mayor Graham opened the hearing for public comment at 7:04 PM.

Bill Conkling, 850 South Fillmore Street, Denver, CO 80209, Founder and Owner of Maggie's Farm expressed appreciation for the Council's understanding and attentiveness to the marijuana tax issue.

Due to no further comments, the public comment portion of the hearing was closed at 7:05 PM.

Councilor Wolfe moved to adopt on second reading Ordinance No. 0825, An Ordinance Reducing the City's Special Tax on the Sale of Retail Marijuana and Retail Marijuana Products. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (5-0).

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

There was a brief discussion regarding the downtown authority districts, including the Business Improvement District (BID) in which it was determined that there will be no further investment at this time in assessing the possibility of arch to arch BID like structures in the city.

Councilor Fortuin shared that the Urban Renewal Authority (URA) is replanting planters along Manitou Avenue and the URA has requested help from the city with watering the planters. She added that John Maynard with the URA would like to speak with staff regarding the Dillon Mobility Hub Project.

City Administrator Denise Howell confirmed that Mr. Maynard has met with the Planning Director and that she has advised him to share his ideas during public meetings.

Councilor Fortuin stated that the El Colorado Lodge closing has been moved to end of July. She added that the URA is concerned about security, safety and signage at the Dillon property.

Councilor Chandler announced that the Climate Action Work Group is hosting a potluck on Sunday, June 22, 2025 in City Hall from 5:00 PM to 8:00 PM.

There was a brief discussion regarding upcoming agenda items, during which City Administrator Howell confirmed that the June 10, 2025 City Council Work Session will include discussions regarding vendor special event parking fees and overnight parking for residents on Manitou Avenue.

Mayor Graham announced that the Kiwanis Club is sponsoring an Arch-to-Arch Community Clean-up on Sunday, June 8, 2025 from 11:00 AM to 1:30 PM. He added that Saturday, June 7, 2025 is the Manitou Springs Wine Festival. Mayor Graham shared that he received a phone call from President and Publisher Lyn Ettinger-Harwell with Pikes Peak Bulletin (PPB), during which he was informed that PPB will be publishing a story about City Administrator Howell in the June 6, 2025 edition and that the story was not going to be positive. He explained that state laws limit what the city could say and that he provided comments to the bulletin under the guidance of the City Attorney. Mayor Graham read the Council's previous statement affirming confidence in City Administrator Howell that released on May 6, 2025.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following:

- Trees have been planted downtown along Manitou Avenue.
- Sidewalks are being cleaned.
- Chipping Days is on Osage Avenue and Duclo Avenue this week.
- Dumpsters Days will be on June 21, 2025 from 8:00 AM to 2:00 PM.
- The grass in the parks is getting long, but staff will have to wait to cut it due to the weather.

K. EXECUTIVE SESSION

1. An Executive Session to determine positions

Mayor Graham read the purpose of the Executive Session into the record at 7:20 PM.

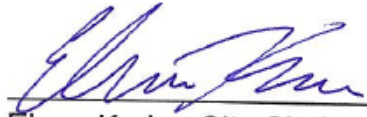
Councilor Wolfe moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Chandler. The motion was carried (5-0).

The City Council moved back to Regular Session at 8:43 PM. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

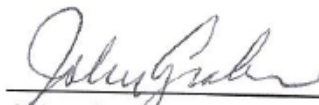
L. ADJORN

With no other items to discuss, Councilor Wolfe moved to adjourn the meeting. The motion was seconded by Councilor Chandler. The motion was carried (5-0). The meeting adjourned at 8:44 PM.

Attest:



Elena Krebs, City Clerk



John Graham, Mayor

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