

**CITY OF MANITOU SPRINGS  
CITY COUNCIL**

Regular Meeting Minutes  
606 Manitou Avenue  
July 15, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, July 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 Nancy Fortuin  
Councilor Michelle Whetherhult

**A. CALL TO ORDER**

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

**D. APPROVAL OF AGENDA**

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

**E. PUBLIC COMMENT ON NON-AGENDA ITEMS**

Karyna Aguirre, 131 Washington Avenue, addressed the urgent need for street safety on upper Washington Avenue. She expressed concerns about heavy traffic and persistent speeding. She requested that the middle double yellow line in front of 131 Washington Avenue be removed, making that portion of the street into a one-way street as the rest of Washington Avenue is and that a stop sign be posted at the corner right before the right turn.

Ralph Routon, 114 Palisade Circle, provided a brief update on behalf of Creative Alliance Manitou Springs (CRANE). He shared that since the City Council approved Art

on the Avenue at the July 1, 2025 meeting the last installation has been finished, which is the earliest installation that has been completed to date.

Linda Morland, 37 Minnehaha Avenue, encouraged residents to run for the City Council and Mayor in the upcoming election.

## **F. CONSENT CALENDAR**

1. Presentation of Warrants
2. July 1, 2025 City Council Regular Meeting Minutes
3. Approval of a General Services Agreement with Remington Builders Group for the Pool and Fitness Center Roof Construction Project

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

## **G. BUSINESS**

1. Consideration of a Grant Revision Proposal – Presented by the Manitou Arts, Culture and Heritage Board

Ralph Routon, Chair of the Manitou Arts, Culture, and Heritage Board (MACH), explained that MACH grant recipient Natalia Pulido was originally awarded a partial grant to create a historical-themed mural on the exterior of the Rocky Mountain Beignets building, but due to unclear support from the property owner, only partial funding was approved with the hope that the owner would contribute. After the original plan fell through, Ms. Pulido explored other options and recently proposed a new site on the north wall of the Rocky Art Museum, facing Charles Parker Place. At a special MACH meeting on July 10, 2025, MACH unanimously voted to approve the revised project with the same grant funds previously approved and already allocated, pending approval by the City Council. He noted that a letter of support from museum managers David Ball and Lana Elliott was provided to the City Council and that mural work could begin as early as August. Chair Routon added that MACH plans to implement new guidelines requiring applicants to secure confirmed sites with written approval before grant funding is considered, in order to prevent similar issues in the future.

Ms. Pulido shared that she has had several positive meetings with the Rocky Art Museum and the family of Rocky. She explained that the mural is intended to honor Rocky as an important cultural figure in Manitou Springs and as an inspiration to many local artists, including herself and her husband. The mural is planned for the east side of the museum and will be approximately eight feet by eight feet in size. For safety and accessibility, it would be installed as mounted panels. Ms. Pulido stated that she is working closely with the family to incorporate meaningful elements into the design,

including a portrait of Rocky and visual representations of Manitou Springs such as buildings, mountains, and trees. Preliminary sketches and renderings were submitted to the Council, and she noted the family is pleased with the direction of the work.

Councilor Chandler stated that she is Council Liaison for MACH and reiterated that Ms. Pulido made every effort she could to follow through on the original project. She expressed admiration for the initiative Ms. Pulido showed in trying to find an alternative solution.

Councilor Wolfe noted that the proposed property is titled under Noah Rocky, not the museum. She stated that she objects to using public funds for improvements on private property. She added that she was under the impression that the painting would be on the building and expressed concern that the ownership could change anytime, which could result in a mural being painted over, if on the building.

Ms. Pulido clarified that the details were still being worked out with the family and that they had not come to a final determination of whether the painting would be on the building or panels.

Councilor Chandler noted that the consideration to place the mural on panels was partly due to safety and traffic concerns, as painting directly on the building could require road closures. She added that if the mural is not permanently attached to the building and is funded by the city, it can be relocated in the future.

Councilor Chandler moved to approve the revised grant proposal by Natalia Pulido for the Rocky Mural on the Rocky Art Museum. The motion was seconded by Councilor Shada. The motion was carried (6-1), with Councilor Wolfe as the dissenting vote.

2. Approval of Ordinance No. 1525, An Emergency Ordinance of the City of Manitou Springs, Colorado Amending the Manitou Springs Municipal Code to Regulate Accessory Dwelling Units in Compliance with Colorado House Bill 24-1152

Planning Director Fred Rollenhagen presented an emergency ordinance to permit Accessory Dwelling Units (ADUs) in certain zoning districts and stated that the purpose of the ordinance is to ensure the city complies with state law, which required conformance by June 30, 2025. This temporary measure will remain in effect while the City Planning Commission (CPC) continues working on a more comprehensive recommendation for a final ordinance. He added that the CPC is carefully evaluating all options and will need a few more months before making a final recommendation to the City Council. Planning Director Rollenhagen highlighted key points in the ordinance, including establishing the definition of what an ADU is, and size restrictions. He noted that state law prohibits applying local density requirements to ADUs and that dimensional standards, such as height restrictions and setbacks, that apply to single-family residences will also apply to ADUs. He added that ADUs will not be permitted as short-term rentals and that water and sewer tap fees would be set at half the rate of those for single-family residences.

There was a brief discussion about the construction or alteration of an ADU under Section Two of the ordinance, during which Planning Director Rollenhagen confirmed that the referenced municipal code, Section 18.06.4.11(B), would add ADUs as a permitted residential use in three specified residential zoning districts, and that they will only be allowed on residentially zoned properties.

City Attorney Jeff Parker clarified that a minor site plan would be required for ADUs, as outlined in the referenced code, in addition to being a permitted residential use.

Mayor Graham shared that he had previously opposed similar ADU legislation at the state level and expressed concerns about the potential impact on local control, particularly in older parts of town with aging infrastructure, congestion, and limited parking. He cautioned against being too cavalier in moving forward but stated that the proposed ordinance is a reasonable response by the city, with hopes for a more refined version in the near future. He also noted a clerical error in Section Five of the ordinance.

Councilor Chandler agreed with the Mayor that it would have been preferable for the city to address ADUs independently, but since the state bill has passed, she supports the ordinance as it is protective in nature. She also suggested that the Council have a future discussion on how the city will monitor whether ADUs are being used as short-term rentals.

Councilor Shada noted that the state requires municipalities to meet specific criteria and pointed out that the city's existing restrictions on short-term rentals help preserve housing. He suggested that this information be included when submitting the ordinance for state compliance.

There was a brief discussion about whether state statute prohibits the city from requiring off-street parking for ADUs, during which City Attorney Parker clarified that the city cannot require off-street parking unless it is also required for primary residences and there is no available on-street parking on the same block.

Councilor Wolfe suggested that the City Council consider requiring off-street parking in the ordinance, if permitted under the conditions of state law.

Planning Director Rollenhagen confirmed that off-street parking requirements do exist for single-family residences.

There was a brief discussion about whether an analysis had been completed to determine the number of potential sites for ADUs given setback restrictions, during which Planning Director Rollenhagen explained that CPC had been provided some information and confirmed that setbacks and other applicable restrictions would limit the number of ADUs in the city. He added that numbers will be provided when the comprehensive ordinance is presented to the City Council.

Mayor Graham opened the floor for public comment at 6:49 PM.

Amy Mogck, 11 Sheridan Place, shared that she is a member of the Housing Advisory Board (HAB) and that CPC had a joint work session with HAB. She noted that HAB has

been working on ADUs for several years. She stated that HAB, CPC and the Planning Department had all agreed on the emergency ordinance and suggested that the City Council utilize the boards and commissions prior to making any suggested changes to the ordinance. She suggested that requiring parking for ADUs could discourage potential residents, such as younger individuals who rely on public transit and may not need off-street parking.

Due to no further public comment, Mayor Graham closed public comment at 6:50 PM.

City Attorney Parker advised that the city could add language to the ordinance stating that one new off-street parking space is required in connection with the construction or conversion of an ADU when the ADU: (1) is located in a place with no existing off-street parking that could be used for the ADU; (2) is in a zoning district that requires one or more parking spaces for the primary dwelling unit; and (3) is located on a block where on street parking is prohibited. He recommended adding the language to Subsection F of 18.04.37.

Councilor Fortuin stated that she would vote in favor of the emergency ordinance and expressed agreement with Ms. Mogck's comments about involving advisory boards. She added that she hopes the Council can work with CPC and HAB to revise the ordinance sooner rather than later.

Councilor Wolfe moved to approve Ordinance No. 1525, An Emergency Ordinance of the City of Manitou Springs, Colorado Amending the Manitou Springs Municipal Code to Regulate Accessory Dwelling Units in Compliance with Colorado House Bill 24-1152, amended to include the additional language provided by the City Attorney. The motion was seconded by Councilor Chandler. The motion was carried unanimously (7-0).

#### **H. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE**

Councilor Fortuin shared concerns about bait that a resident informed her had been placed around the pool to manage pests. She stated that she reached out to the Pool Manager, who is currently researching whether the bait is safe for other animals in the community. She noted that the city has an Organic Land Management Plan, but it does not address this specific issue.

Councilor Whetherhult shared that a downtown resident had reached out after being unable to obtain a prorated parking pass for the Canon Parking Lot. She expressed concern about new residents moving in without a place to park.

Councilor Wolfe stated that she was notified of a truck on Pilot Knob Avenue that has been parked in the same spot for at least a month with flat tires, noting that the vehicle was not previously reported to the city.

Mayor Pro Tem Johnson announced that Helene Gallaway is organizing a Good Trouble Rally in Manitou Springs on Thursday, July 17, 2025. She shared that all members of the City Council have been invited to participate and noted that many

intend to attend. Participants will meet in front of City Hall at 5:00 PM, then march to Soda Springs Park. At the park, Council has been invited to read the Diversity, Equity, and Inclusion Proclamation.

Councilor Chandler added that there will be speakers at Soda Springs Park during the rally. She also reminded everyone that there is a Candidate Forum on Monday, July 21, 2025 at 5:30 PM for anyone that is interested in running for Council or Mayor. She explained that City Clerk Elena Krebs will give a presentation for the process and that there will be a session for questions and answers with a panel of current City Council members.

Mayor Pro Tem Johnson shared that she had the opportunity to participate in Pride Fest and expressed her appreciation for the community coming together. She noted the strong attendance and emphasized the value of having inclusive events like this in the community.

Mayor Graham added that he had heard positive feedback about Pride Fest and noted the overall good sentiment surrounding the event.

Councilor Whetherhult expressed support for the Good Trouble Rally and added that due to a prior engagement she will not be able to attend.

Councilor Wolfe requested a discussion for a future work session regarding a process for the Police Department to notify the mayor whenever there is a shelter in place emergency, so that the mayor has an opportunity to inform other council members. She expressed concerns about safety issues and recommended notification prior to any press release.

Mayor Graham suggested an assessment of the current process for emergency notifications.

Councilor Fortuin stated that she does not see a need for a work session for notification at this time. She suggested that if the police want to share their notification process, an email would suffice. She expressed concern that early notification could interfere with police operations and felt that adding a formal process would create unnecessary bureaucracy.

Councilor Wolfe explained that her request stemmed from a recent incident involving a potentially dangerous intruder near her neighborhood. She emphasized that earlier notification from police could help Council members protect themselves and their communities in real time. She suggested a quick phone call rather than a formal procedure.

Councilor Chandler expressed strong concern that the City Council was not informed about a recent safety threat, calling it a failure in transparency and communication. While she is initially okay with email notifications, she emphasized that council members should be informed immediately in situations of this seriousness, as the public expects their leaders to be aware and responsive.

There was a brief discussion regarding how the Council would like to address the emergency notification process, during which the consensus was that the City Council would be satisfied with an email explaining the process, at least initially.

## **I. CITY ADMINISTRATOR REPORT**

City Administrator Howell reported on the following items:

- Chipping days started in zone six this week.

## **J. EXECUTIVE SESSION**

1. An Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to Section 5.1(d) of the Manitou Springs Municipal Charter. This executive session concerns the Manitou Springs Metropolitan District.
2. 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 sales tax information of a confidential nature.

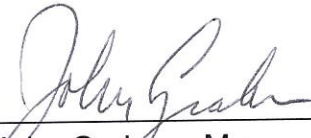
Mayor Graham read the purpose of the Executive Session into the record at 7:09 PM.

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 unanimously (7-0).

The City Council moved back to Regular Session at 9:26 PM. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

## **ADJOURN**

With no other items to discuss, Mayor Graham adjourned the meeting at 9:26 PM.

  
\_\_\_\_\_  
John Graham, Mayor

Attest:

  
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Elena Krebs, City Clerk

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