

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
August 5, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, August 5, 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 6:02 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 Shada moved to approve the agenda as presented. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Jordan Scott, 2020 North Academy Boulevard, Suite 261, Unit 2983, Colorado Springs, CO 80909, stated that he is a local investigative journalist. He expressed concern about Pride Fest in Manitou Springs and risky behavior during Pride events that are not family friendly. He requested that the city reevaluate future events.

Yolanda Edwards, 2020 North Academy Boulevard, Suite 261, Unit 2983, Colorado Springs, CO 80909, shared concerns about Pride Fest, citing harassment and unclear access to public parks. She reported receiving conflicting information from police and requested clearer guidance for future events.

F. CONSENT CALENDAR

1. July 15, 2025 City Council Regular Meeting Minutes
2. July 22, 2025 City Council Special Meeting Minutes
3. Approval of a General Services Agreement with West Fork Construction for the Creek Walk Trail Project

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

Councilor Chandler commented that the West Fork Construction contract was a long narrative and requested that a line item sheet be included in future contracts.

G. BUSINESS

1. Resolution No. 0925, A Resolution of the City of Manitou Springs, Colorado, Approving an IGA with the Pikes Peak Regional Transportation Authority Concerning the Reimbursement to the City for Hiawatha Gardens Architectural Services Performed by Workshop 40

Karen Rowe, Consultant with the City of Manitou Springs, noted that proper procedures were not followed in the past regarding the Pikes Peak Regional Transportation Authority (PPRTA) contracts. She explained that the contract had to be broken down and restructured to align with PPRTA requirements and obtain approval. She stated that they are carefully following the process now.

Councilor Chandler noted a couple typos in the Intergovernmental Agreement (IGA) including a date on the first page in the fourth paragraph, and an unidentified city on page two.

City Administrator Denise Howell reported that a former staff member did not follow the required PPRTA process. She confirmed the issue has been addressed, with Consultant Rowe now representing the City at PPRTA and ensuring proper documentation. Planning and Public Works staff have also been trained on the correct procedures.

Councilor Fortuin moved to approve Resolution No. 0925, A Resolution of the City of Manitou Springs, Colorado, Approving an IGA with the Pikes Peak Regional Transportation Authority Concerning the Reimbursement to the City for Hiawatha Gardens Architectural Services Performed by Workshop 40. The motion was seconded by Councilor Chandler. The motion was carried unanimously (7-0).

2. Resolution No. 1025, A Resolution of the City of Manitou Springs, Colorado, Approving a Land Donation Agreement and Authorizing the Acceptance of the Donation of Parcels of Real Property with El Paso County Assessor Parcel Numbers 74043-03-011, 74043-03-013, and 74043-03-015

Parks and Recreation Director Gillian Rossi shared that the three parcels are directly adjacent to Black Canyon Open Space and that the Open Space Advisory Committee (OSAC) voted unanimously in support of recommending approval of the donations.

Councilor Wolfe expressed appreciation for the estate of Gordon and Martha Price.

Councilor Whetherhult moved to approve Resolution No. 1025, A Resolution of the City of Manitou Springs, Colorado, Approving a Land Donation Agreement and Authorizing the Acceptance of the Donation of Parcels of Real Property with El Paso County Assessor Parcel Numbers 74043-03-011, 74043-03-013, and 74043-03-015. The motion was seconded by Councilor Fortuin. The motion carried unanimously (7-0).

3. Resolution No. 1125, A Resolution of the City of Manitou Springs, Colorado, Finding that the Construction of the Mesa Tank II Water Tank is Completed

Finance Director Rebecca Davis shared that a Department of Local Affairs (DOLA) grant was received and the city is now applying for final reimbursement, which requires official proof that the project is complete, in this case a resolution.

Councilor Chandler moved to approve Resolution No. 1125, A Resolution of the City of Manitou Springs, Colorado, Finding that the Construction of the Mesa Tank II Water Tank is Completed. The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

4. First Reading of Ordinance No. 1625, An Ordinance Submitting a Ballot Issue to the Registered Electors of the City of Manitou Springs at the City's November 4, 2025 Regular Election to Increase the City's Excise Tax on Ticket Sales and Admission Fees

There was a general discussion about whether the ordinance could be amended to establish a range for the excise tax rate, up to 14%, and whether there would be any downside to allowing a flexible rate. City Attorney Jeff Parker advised that the ordinance could be amended to provide rate flexibility, allowing Council to adjust the rate in response to changing conditions, and that there is no legal downside to this approach.

Councilor Fortuin stated that she would prefer amending the verbiage to allow the flexibility of a range of rates.

City Attorney Parker recommended the following language for the suggested change to the ordinance:

"Shall City of Manitou Springs taxes be increased by \$2,500,000 annually in the first fiscal year, commencing January 1, 2026, and by such amounts as are raised annually

thereafter by adding an additional 9% to the City's current 5% excise tax rate on ticket sales and admission fees; and shall the rate of such tax be allowed to be decreased or increased by the Manitou Springs City Council without further voter approval, so long as the rate of the tax does not exceed 14%; and with the resulting tax revenue being allowed to be collected and spent by the City without regard to any expenditure, revenue-raising, or other limitation contained in Article 10, Section 20 of the Colorado Constitution or any other law".

There was a brief discussion regarding a discrepancy between the estimated revenue figure in the ordinance and what had previously been communicated to the residents, during which City Attorney Parker explained that under Tax Payer's Bill of Right's (TABOR), the estimate must be included and should be as accurate as possible. Overestimating could require refunds or additional approvals.

Councilor Shada confirmed with the City Attorney that if the measure passes as a flexible tax rate, then the City Council would be required to set the tax rate.

City Attorney Parker explained that the Council could adopt an ordinance in advance to set a tax rate effective January 1, 2026, contingent on the measure passing, or wait until after the measure passes to adopt an ordinance setting the rate. He also clarified that once the rate was set, the Council would only need to change the rate by ordinance as needed, similar to the city's marijuana flexible tax rate.

Councilor Fortuin moved to approve on first reading Ordinance No. 1625, An Ordinance Submitting a Ballot Issue to the Registered Electors of the City of Manitou Springs at the City's November 4, 2025 Regular Election to Increase the City's Excise Tax on Ticket Sales and Admission Fees as amended with City Attorney Parker's recommended language. The motion was seconded by Councilor Chandler. The motion was carried unanimously (7-0).

H. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Chandler reminded the public that anyone interested in running for Mayor or one of the three open ward positions on the Council that election candidate nomination packets are available at the City Clerk's Office starting August 5, 2025. She added that the deadline to submit the packets is August 25, 2025 at 5:00 PM.

Councilor Fortuin noted that there was police presence on Crystal Park Road to monitor for speeding. She added that the electronic sign that alerts drivers when they are speeding has burned out. Councilor Fortuin also announced that new owners have closed on El Colorado Lodge. Lastly, she shared that the Urban Renewal Authority (URA) has suggested improved wayfinding signage at Fields Park.

Councilor Wolfe shared that she was contacted by residents who live on Waltham Avenue, who reported loud music coming from the Agate Hill area. She explained that they reached out to the police and were told that the police do not have a decibel

reader. Councilor Wolfe suggested that the city obtain a decibel reader, if they do not already have one.

City Administrator Howell confirmed that the Police Department does have a decibel reader and that the situation was addressed by the police.

Mayor Graham announced that city boards and commissions presentations are scheduled for October 28, 2025. He added that due to the Election on November 4, 2025 and Veterans Day on November 11, 2025 the City Council will not be meeting on the first or second Tuesday in November.

I. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- There will be a meeting for residents in City Hall on August 14, 2025, at 6:00 PM for the water meter change program.
- There will not be an annual budget retreat, due to the election and the deadline to present the budget by October 15, 2025.

ADJOURN

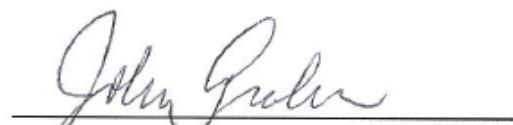
With no other items to discuss, Mayor Pro Tem Johnson moved to adjourn the meeting. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (7-0).

The meeting adjourned at 6:42 PM.

Attest:



Elena Krebs, City Clerk


John Graham, Mayor

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