



MANITOU SPRINGS CITY COUNCIL WORK SESSION AGENDA

City Council meetings are held as hybrid, Zoom (remote) or
in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 6, 2026
At-Large	Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

September 9, 2025

6:00 PM

NO DECISIONS WILL BE MADE AT THIS WORK SESSION

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION

1. Hiawatha Gardens Phase 1 – Tree Inventory Report and Removal Request
2. Mineral Springs Presentation
3. Preliminary Plan for Creekwalk Phase 6
4. Discussion on proposed parking fees for Dillon, Fields Park area, and Schryver Parking lot
5. Council Consideration and Potential Position on County Approved Electronic Billboard at Highway 24 and Ridge Road

D. RECEIVE COUNCIL CORRESPONDENCE

E. CITY ADMINISTRATOR REPORT

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: Hiawatha Gardens Phase 1 – Tree Inventory Report and Removal Request

From: Erin Ringsred, Planner and Landscape Architect II

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 20 Minutes

September 9, 2025

Purpose:

Staff are requesting direction from City Council regarding the removal of seven trees for the construction of Phase 1 Improvements. Staff are also requesting direction from City Council regarding the arborist recommended tree thinning on the eastern edge of Phase 1 Improvements to promote tree health and mitigate fire hazards.

Background:

Staff is requesting direction from City Council at this time regarding tree removal due to the recommendation based on the ecological inventory that all tree removal and pruning occur between October 15th and December 15th to minimize any potential disturbance to habitat during seasons where roosting during migration, mating, and pup rearing periods.

ARBORIST INVENTORY

Tree Removal

Staff hired Tall Timbers to do a tree inventory for trees within the limit of work for Phase 1 and 2 at Hiawatha Gardens. Tall Timbers was also hired to complete an ISA Basic Tree Assessment on a 45" CBH Crack Willow located on the south side of the Fountain Creek with a 5 degree lean over the Hiawatha Garden Building.

A Tree Inventory and Assessment was completed by Tall Timbers in July 2025. As part of their inventory and assessment, seven trees were recommended for removal based on current health, perceived hazard and estimated quantity of root disturbance due to construction impacts. Tall Timbers also made recommendations that they felt would improve the quality of the tree canopy health of existing trees at Hiawatha. Tall Timbers recommended pruning of the mature trees to remain to enhance the quality of the tree canopy and branching structure. Thinning is recommended by Tall Timbers as many of these trees are overcrowded and thinning/removing smaller trees will give larger trees more space to grow. Many of the smaller elms are suppressing the growth and health of adjacent larger, more viable trees or will be soon.

All trees identified to remain were recommended to receive pruning in order to improve



canopy health and remove hazardous dead wood.

Tree Removal Recommendations by Tall Timbers Phase 1

Due to current observed tree health, existing pavement proximity, and hazard risk, Tall Timbers recommended seven trees be removed on the western boundary and the eastern boundary. Existing pavement is within inches of many of the existing trees on the west and eastern boundaries.

- Trees on the Western Boundary:
 1. Tree 1: 12.5" Blue Spruce – Overall Poor Health, poor structure, small root zone, existing pavement is within inches of trunk and roots.
 2. Tree 2: 7.5" Blue Spruce – Fair health, many roots will be cut with parking lot work as the existing pavement is within inches of trunk and roots.
- Trees on the Eastern Boundary:
 1. Tree 15: 10" Siberian Elm – too close to parking lot, overhangs vehicles and roots will be cut during construction
 2. Tree 18: 8.5" Siberian Elm – Leans over vehicles, roots will be cut.
 3. Tree X: There is an existing dead elm behind Tree 18 that would be recommended to be removed
 4. Tree 19: 10" Siberian Elm – Large wound on trunk, poor structure, overhanging vehicles
 5. Tree 21: 11.5" Siberian Elm – Large wound on trunk, fair health overhangs vehicles.
 6. Tree 25: 7",2" Siberian Elm – Overhanging vehicles

The trees recommended for removal are either in poor health or hang over the parking lot, posing a hazard to vehicles and pedestrians due to Siberian elms' weak wood. The total caliper inches to be removed to mitigate the potential hazard is 69 caliper inches.

Tree Thinning Recommendations by Tall Timbers Phase 1

Tall Timbers recommended the City thin the saplings and younger trees on the east side of the property to improve the health of the mature trees. The tree canopy on the east side is very crowded due to the large number of volunteer Siberian Elm saplings. The total number of saplings recommended for removal with a DBH of 6" or less is 65 totaling approximately 217 caliper inches. The list of trees and tree groups recommended for removal to promote a healthier tree canopy are as follows:

1. Tree 7
2. Tree 9
3. Tree 10



4. Tree 12
5. Tree 13
6. Tree 16
7. Tree 23
8. Tree 26
9. Tree 28
10. Tree 30
11. Tree 31
12. Tree 32
13. Tree 33

The removal of these trees is not necessitated by the proposed site improvements at Hiawatha Gardens but has been recommended to improve the overall tree canopy health of trees located within the east property line vegetated buffer.

Tree 37 ISA Basic Tree Risk Assessment Results

Staff requested the Tree Risk assessment be completed by a Tall Timber Arborist on Tree 37 due to the trees being observed leaning and deadwood in the canopy. A greater understanding was needed in order to provide the City with an understanding of potential risks and liability.

In order to mitigate the City's risk related to the trees observed health and condition, Tall Timbers recommended tree removal or tree pruning to remove deadwood. The final decision would be up to the City and their level of comfort with the assumed risk.

Tree 37 is a 45" DBH Crack Willow with a five degree lean over the Hiawatha Gardens Structure. Large Deadwood is observed in the upper canopy and limbs extending over the Hiawatha Roof. Roots in the creek show no signs of decay above the waterline on the roots or trunk. Roots below the waterline could not be observed, and the water line has been high this summer.

Parks and Recreation Advisory Board (PARAB) Input

Staff presented the suggested seven tree removal, pruning and thinning to PARAB at their July 14, 2025, meeting prior to the completion of the schematic design which is being presented to City Council at the August 12, 2025, work session. They voiced their support for the suggested seven tree removal, thinning of smaller trees to enhance canopy health and pruning. They stated their reluctance to remove the two blue spruce on the west side of Phase 1 but acknowledged that their health appeared to be in decline and the stress associated with removing the asphalt so close to the trees. PARAB requested the proposed tree list for planting be brought back to them to confirm alignment with the City's urban tree canopy goals.

PARAB provided their input on the Tree Risk Assessment for Tree 37 and recommended the tree be pruned at this time to mitigate the City's risk, and did not



recommend removal. PARAB requested that if removal was recommended in the future, that a more thorough understanding of the tree's root health be investigated.

Manitou Springs Fire Department Input for Hazard Mitigation

In response to the Tall Timbers suggestion for thinning the smaller trees in this area, Manitou Springs Fire Department was consulted as it related to the City's Hazard Mitigation Strategy.

Manitou Springs Fire Department had this to say about hazard mitigation. "While deciduous trees are generally more fire-resistant than pine trees, the area is extremely overgrown and presents a very high fuel load.

If a resident were to request a wildfire risk assessment for this area, I would recommend reducing both the number of trees and the overall fuel load. The main concern is not just the amount of combustible material, but also the dense overgrowth, which would significantly hinder our ability to safely and effectively fight a fire in that location. Looking at Tall Timbers Proposal, I agree with his prescription of the east, this would reduce the wildfire risk in that area. — Michael Willie, Lieutenant

Next Steps

Upon the City Council's direction to move forward with the tree removal and pruning, City Staff would draft and publish a request for bids for the proposed tree removal to be completed no later than December 1st.

Pros and Cons:

Pros: Direction this evening allows staff to move forward with a request for bids and would permit removal of approved trees during a minimally disruptive season for wildlife and vehicular traffic on the property.

Cons: Postponement this evening would cause schedule delays to the project and may necessitate removal of trees be postponed until 2026

Fiscal Impact:

With approval from the City Council, the City Staff would publish an RFB for the proposed tree removals, thinning, and pruning. Approximate costs per tree based on recent arborist contracts

Tree Removal

Variables such as size, placement, access constraints and equipment requirements can impact these number ranges: \$50 to \$1,500 per tree (estimated total is less than \$10,000)

Workload Impact:



The project manager's time overseeing the tree removal work, contracts, and invoicing.

Recommended Action:

Remove the seven trees that represent a hazard to vehicles and pedestrians related to Phase 1 construction scope of work. Remove the trees recommended for removal to improve tree canopy health and for hazard mitigation in Phase 1.



TALL TIMBERS

TREE & SHRUB SERVICE

Hiawatha Gardens Tree Health Report

City of Manitou Springs

Date: 7/3/2025

Location: Hiawatha Gardens Parking Area

10 Old Mans Trail Manitou Springs, CO 80829

Introduction

This report summarizes the condition and suitability of trees located immediately in and around the proposed construction area of the Hiawatha Gardens parking lot in Manitou Springs. The evaluation focused on species health, structural integrity, and tolerance for disturbance due to upcoming construction activities. Special attention was given to tree species composition and spacing, with recommendations for removal or preservation based on arboricultural standards and site constraints. A basic tree risk assessment was done on one very large willow with limbs hanging over the main building.

Summary of Findings

Total Trees Evaluated: 41, smaller trees, less than 6" DBH (Diameter at Breast Height), were put into groups

Species Composition:

- Majority: *Ulmus pumila* (Siberian Elm)
- Others: *Picea pungens* (Blue spruce), *Quercus bicolor* (Swamp white oak), *Acer tataricum* 'GarAnn' (Hot wings maple), *Gleditsia triacanthos* (Honey locust), *Salix fragilis* (Crack Willow), *Acer negundo* (Box elder)

General Rating Scale:

- Health - Good, Fair, Poor, Dead or Hazardous
- Structure – Normal, fair, poor

Key Observations:

A significant portion of trees, particularly along the east side of the lot, are *Siberian elms*, a non-native and generally undesirable species due to their invasive nature, weak wood, and susceptibility to pests and disease. Many of these trees are overcrowded and thinning/removing smaller trees will give larger trees more space to grow. Many of these trees hang over the parking lot posing hazards to vehicles and pedestrians.

Trees under 6" DBH are overcrowded and exhibit poor form and health. Many of the smaller elms are suppressing the growth and health of adjacent larger, more viable trees or will be soon.

Construction impact is expected to include removing existing asphalt, possibly redoing road base, grading, root zone disturbance, and compaction, which several trees will not tolerate. Exact depths of disturbance were not provided for this assessment.

Recommendations**Tree Removal**

All Siberian elms under 6" DBH along the east perimeter should be removed to improve spacing and reduce competition for healthier, mature trees. These are undesirable trees as it is, and the smaller ones should be removed before they become larger problem or maintenance issues.

Additional trees of poor structural condition, poor health, or those in direct conflict with construction grading should be removed. See table 1 for notes and recommendations of each tree or group of trees on the site.

Total trees recommended for removal: 25 trees or groups of small trees

Tree Preservation

Trees in good to fair health with DBH >6" and outside the primary construction impact zone can be preserved.

Protective measures (tree fencing, root zone protection) should be implemented prior to construction start.

The four smaller trees on the North side of the parking lot should not be in the construction area. However if the design changes and the construction move closer to these trees, they can be transplanted to other locations within the project or off-site.

Total trees recommended for transplanting: possibly 4 depending on final design and extent of project.

Tree Pruning

Large trees being preserved would benefit from full pruning to reduce hazards, improve structure and enhance stability. It would be recommended to remove large deadwood that could fall and damage vehicles. Pruning should also reduce overextended limbs hanging over the parking areas and lift low branches for vehicle clearance. Lastly, good pruning would help preserve the overall health and longevity of the tree being preserved at the site

Best Practices

- Use proper cuts at branch collars — never flush or stub cuts.
- Use clean, sharp tools to prevent damage and disease spread.
- Follow ANSI A300 Pruning Standards (industry best practices).
- Hire an ISA Certified Arborist for pruning large or high-risk trees.

Schedule Regular Inspections

- Re-inspect trees annually or after severe storms.
- Plan maintenance pruning every 3–5 years, or as needed for high-traffic areas.

Total trees recommended for pruning: 12 trees

Species Suitability Notes

Blue Spruce (*Picea pungens*)

- Suitability Notes:
 - Popular ornamental; striking blue foliage.
 - Prefers well-drained soil and full sun.
 - Susceptible to needle cast and other fungal issues in humid regions.
- Construction/Root Damage Tolerance:
Low — Shallow roots are easily damaged; poor recovery from root disturbance.
Avoid construction near the root zone.

Swamp White Oak (*Quercus bicolor*)

- Suitability Notes:
 - Excellent urban tree; tolerant of wet soils and drought.
 - Strong wood, good structure.
 - Moderate growth rate; long-lived.
- Construction/Root Damage Tolerance:

Moderate — Oaks have sensitive root systems. Avoid major root disturbance, but can recover from minor impacts if managed well.

Honeylocust (*Gleditsia triacanthos*)

- Suitability Notes:
 - Widely used street tree; tolerant of urban conditions.
 - Deep-rooted, allows for turf growth underneath.
 - Fast-growing and drought-tolerant.
- Construction/Root Damage Tolerance:

High — Very tolerant of root disturbance and compaction; often used in street and parking lot plantings.

Siberian Elm (*Ulmus pumila*)

- Suitability Notes:
 - Fast-growing, often considered invasive.
 - Tolerates drought and poor soils.
 - Weak-wooded and prone to breakage.
 - Not recommended for urban planting due to poor form and invasive behavior.
- Construction/Root Damage Tolerance:

High — Very tough and adaptable; can survive significant root disturbance but will likely decline in form and structure over time.

Crack Willow (*Salix fragilis*)

- Suitability Notes:
 - Fast-growing, brittle wood, frequent limb drop.
 - Often found near water; prefers moist soils.

- Short-lived and not structurally reliable.
- Construction/Root Damage Tolerance:
Moderate to Low — Tolerates moist compacted soils, but root damage often leads to instability and decay. Not ideal near structures.

Boxelder (*Acer negundo*)

- Suitability Notes:
 - Fast-growing, often considered weedy.
 - Weak wood, prone to decay and breakage.
 - Common in riparian areas and disturbed sites.
- Construction/Root Damage Tolerance:
Moderate to High — Can survive tough conditions and root loss, but often at the cost of structural integrity.

Recommended Construction Protection Guidelines for Retained Trees

Critical Root Zone (CRZ) is typically 1' of radius per inch of trunk diameter (DBH), or a minimum of 1.5 times the dripline. This zone is essential for tree stability and nutrient uptake.

Tree Protection Fencing

- Install durable barriers, sturdy fencing (e.g., chain-link, snow fence) around the CRZ. Use visible signage: "Tree Protection Area – Do Not Enter."
- Fence placement should be beyond the dripline of the canopy. Absolutely no equipment, materials, or foot traffic inside fenced areas.

Avoid Root Zone Disturbance

- Minimize Excavation around the rootzone. Do not trench or grade within the CRZ. If underground utilities must pass nearby, use directional boring or air spading instead of trenching.
- Preserve soil structure - Avoid soil compaction by preventing machinery from operating near roots. Use temporary mulch paths or load-spreading mats if access is unavoidable.

Protect Tree Trunks and Canopies

- Physical Trunk Protection - Use plywood wrap or wooden planks around trunks if work must occur nearby.
- Prevent Canopy Damage - Prune only as needed before construction begins. Remove weak or dead limbs professionally; avoid heavy pruning during active construction.

Manage Water and Soil Changes

- Maintain Natural Drainage - Ensure construction does not cause waterlogging or cut off water to tree roots. Avoid piling soil or debris around base of trees (prevents root suffocation).
- Monitor Irrigation - During construction, trees may need supplemental watering, especially if root zones are partially exposed.

During Construction

- Appoint a tree protection supervisor - Monitor compliance with the tree protection plan. Maintain fencing, prevent violations, and report damage promptly.
- Emergency root pruning - If roots are cut, make clean cuts with sharp tools. Avoid tearing or ripping roots with excavation equipment.

Post-Construction Care

- Inspect and prune as needed - Reassess trees for signs of stress, disease, or structural issues. Prune broken or compromised limbs.
- Mulch and water - Apply 2–4 inches of mulch over the root zone (keep away from trunk). Water deeply and regularly for at least one growing season post-construction.
- Soil Remediation (if compaction occurs) - Consider air spading and soil amendments to restore structure and aeration.

Attachments

- Site Map with Tree Locations
- Tree Inventory Spreadsheet (ID, Species, DBH, Health, Recommendation)
- Photos of all trees
- Tree Risk Assessment for willow (tree #37) near building

Conclusion

This report provides actionable recommendations for tree preservation and removal to accommodate the proposed construction while maximizing the long-term health of remaining trees. Where possible, removal of invasive or low-quality trees creates opportunities for future planting of desirable, site-appropriate species to improve the urban canopy. Desirable species should be kept or transplanted when possible if the tree has good structure and good health. For this location, many of the small elms need to be removed to enhance the health and longevity of the large elms. By keeping and pruning the recommended trees, this project will have some large mature trees around the parking lot/building while potentially adding some young trees to the newly landscaped areas.

Bradley Williams

Prepared by:

Bradley Williams

ISA Certified Arborist RM-8136A

ISA TRAQ Certification

General Manager, Tall Timbers Tree & Shrub Service

719-528-8141

Brad@talltimberstreeservice.com

Site Map



Tree Inventory Spreadsheet

Tree #	Species	Common Name	DBH	Notes	Recommendation
1	<i>Picea pungens</i>	Blue Spruce, desirable	12.5"	Overall poor health, poor structure, small root zone	Remove
2	<i>Picea pungens</i>	Blue Spruce, desirable	7.5"	Fair health, many roots will be cut with parking lot work	Remove
3	<i>Quercus bicolor</i>	Swamp white oak, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplant if needed
4	<i>Acer tataricum</i> 'GarAnn'	Hot wings maple, desirable	1.75"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplant if needed
5	<i>Gleditsia triacanthos</i>	Honey locust, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplant if needed
6	<i>Gleditsia triacanthos</i>	Honey locust, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplant if needed
7	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~10 elm volunteers, overcrowded	Remove
8	<i>Ulmus pumila</i>	Siberian Elm, undesirable	9", 7.5", 13.5"	3 stem elm, good health	Prune
9	<i>Ulmus pumila</i>	Siberian Elm, undesirable	5.5"	Overcrowded	Remove

10	<i>Ulmus pumila</i>	Siberian Elm, undesirable	6.5", 6.5", 6.5"	Overcrowded, poor structure	Remove
11	<i>Ulmus pumila</i>	Siberian Elm, undesirable	14.25"	Good health, good structure	Prune
12	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8", 5", 7", 8"	4 elm stems, overcrowded	Remove
13	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, overcrowded	Remove
14	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10.75"	Tree is set back from parking lot, good structure	Prune
15	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Too close to parking lot, overhangs vehicles and roots will be cut during construction	Remove
16	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~11 elm stems, overcrowded	Remove
17	<i>Ulmus pumila</i>	Siberian Elm, undesirable	11.5"	Good health, fair structure	Prune
18	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8.5"	Leans over vehicles, roots will be cut. Also remove small dead elm behind this one.	Remove
19	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Large wound on trunk, poor structure, overhangs vehicles	Remove
20	<i>Ulmus pumila</i>	Siberian Elm, undesirable	12"	Good structure, good health	Prune
21	<i>Ulmus pumila</i>	Siberian Elm, undesirable	11.5"	Large wound on trunk, fair health, overhangs vehicles	Remove
22	<i>Ulmus pumila</i>	Siberian Elm, undesirable	12"	Set back from parking lot, good structure, good health	Prune
23	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~4 elm stems, overcrowded	Remove
24	<i>Ulmus pumila</i>	Siberian Elm, undesirable	28.5"	Poor structure, large tree worth keeping	Prune

25	<i>Ulmus pumila</i>	Siberian Elm, undesirable	7", 2"	Overhanging vehicles	Remove
26	<i>Ulmus pumila</i>	Siberian Elm, undesirable	5", 10", 1.5", 2.5", 6.5"	5 elm stems, wounds, poor spacing, overcrowded	Remove
27	<i>Ulmus pumila</i>	Siberian Elm, undesirable	18"	Wound on trunk, good health	Prune
28	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~10 elm stems, 1 green ash, 1 black locust, poor structure, overcrowded	Remove
29	<i>Salix fragilis</i>	Crack Willow, undesirable	10"	Failed willow stem hung up in other trees blocking corner of parking lot	Remove
30	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, overcrowded	Remove
31	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	2 elm stems, poor structure, overcrowded	Remove
32	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, poor structure, overcrowded	Remove
33	<i>Acer negundo</i>	Box elder, desirable	<6"	~4 box elder stems, overcrowded	Remove
34	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8.5"	Set back from parking lot, good location, good health	Prune
35	<i>Salix fragilis</i>	Crack Willow, undesirable	~50"	Estimated dbh because limited access from bank/creek. Good health, good location	Prune
36	<i>Salix fragilis</i>	Crack Willow, undesirable	~50"	Estimated dbh because limited access from bank/creek. Good health, good location	Prune
37	<i>Salix fragilis</i>	Crack Willow, undesirable	45"	Leaning over building, large deadwood, see TRAQ report.	Prune/ Remove
38	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	4 elm stems, too close to building, will cause future problems/maintenance	Remove
39	<i>Acer negundo</i>	Box elder, desirable	<6"	Very poor structure, poor branching, future risk of failure if not removed	Remove

40	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	Elm stem in box elder clump, leaning over parking lot	Remove
41	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~19 elm stems, poor structure, overcrowded, bad location under utility lines. Will cause future problems/maintenance.	Remove



Tree #1



Tree #2



Tree #3



Tree #4



Tree #5



Tree #6



Tree #7



Tree #8



Tree #9



Tree #10



Tree #11



Tree #12



Tree #13



Tree #14



Tree #15



Tree #16



Tree #17



Tree #18



Tree #19



Tree #20



Tree #21



Tree #22



Tree #23



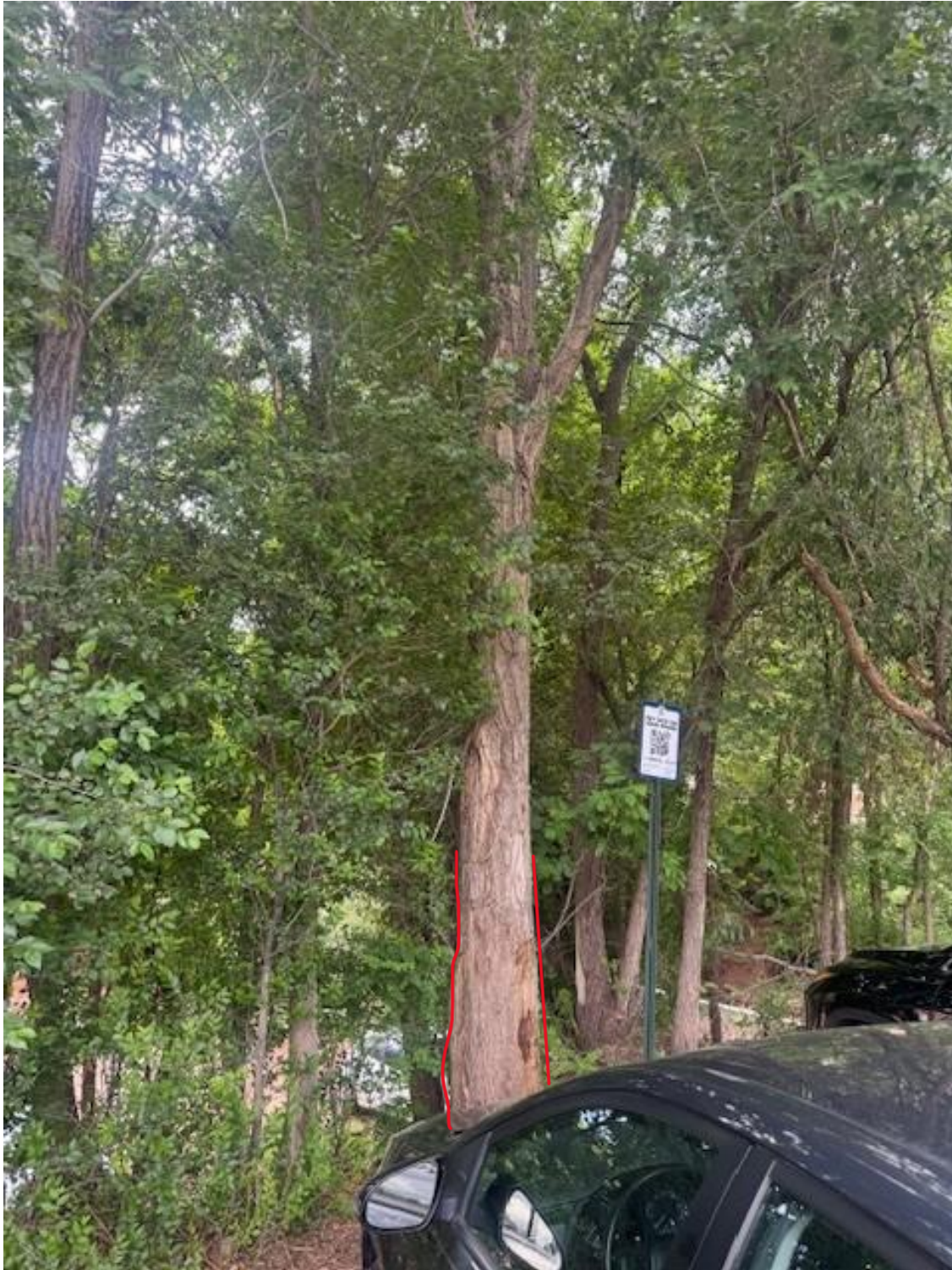
Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



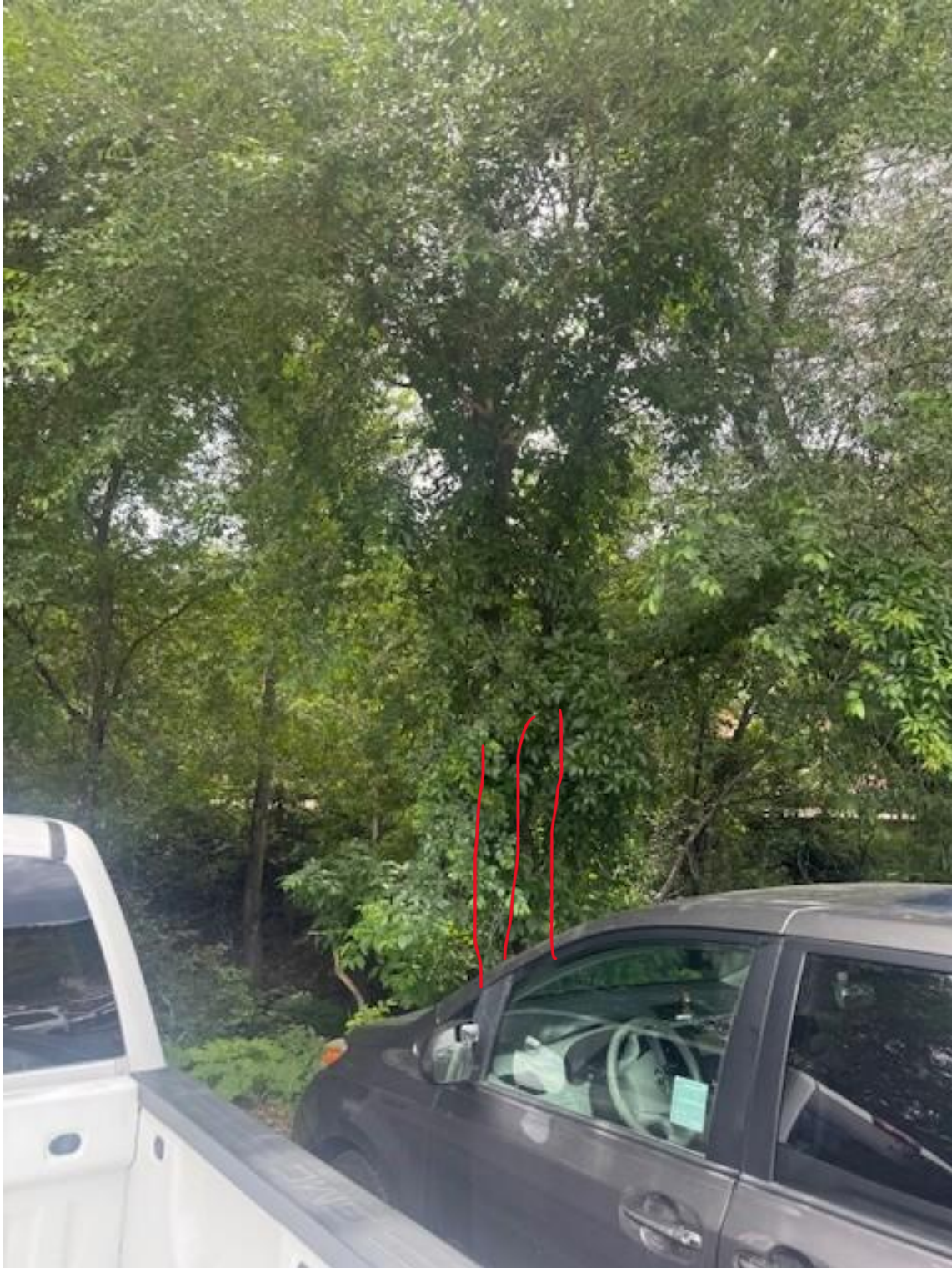
Tree #29



Tree #30



Tree #31



Tree #32



Tree #33



Tree #34



Tree #35



Tree #36



Tree #37



Tree #38



Tree #39



Tree #40



Tree #41



Basic Tree Risk Assessment Form

Client City of Manitou Springs Date 6/27/25 Time 12:50pm
 Address/Tree location 10 Old Mans Trail, Manitou Springs, CO 80829 Tree no. 1 Sheet 1 of 1
 Tree species Crack Willow (Salix fragilis) dbh 45" Height 60' Crown spread dia. 45'
 Assessor(s) Brad Williams Time frame 1 yr Tools used Mallet

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Building	☒			4	No	No
2	Vehicles	☒			3	No	Yes
3	Pedestrians	☒			2	No	Yes
4							

Site Factors

History of failures Several minor branch failures Topography Flat ☐ Slope ☒ 50 % Aspect N
 Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe
 Soil conditions Limited volume ☒ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ % Describe Along creek bank
 Prevailing wind direction W Common weather Strong winds ☒ Ice ☐ Snow ☐ Heavy rain ☐ Describe

Tree Health and Species Profile

Vigor Low ☐ Normal ☒ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal 85 % Chlorotic % Necrotic 15 %
 Pests Abiotic
 Species failure profile Branches ☒ Trunk ☐ Roots ☐ Describe Willows have soft wood and branches often fail

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☐ Relative crown size Small ☐ Medium ☒ Large ☐
 Crown density Sparse ☐ Normal ☒ Dense ☐ Interior branches Few ☐ Normal ☒ Dense ☐ Vines/Mistletoe/Moss ☐
 Recent or planned change in load factors

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR %
 Dead twigs/branches ☐ 15 % overall Max. dia. 8"
 Broken/Hangers Number 4 Max. dia. 4"
 Over-extended branches ☐
 Pruning history
 Crown cleaned ☐ Thinned ☐ Raised ☐
 Reduced ☐ Topped ☐ Lion-tailed ☐
 Flush cuts ☐ Other
 Cracks ☐ Lightning damage ☐
 Codominant ☐ Included bark ☐
 Weak attachments ☐ Cavity/Nest hole % circ.
 Previous branch failures ☒ Similar branches present ☒
 Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
 Conks ☐ Heartwood decay ☐
 Response growth
 Main concern(s) Large deadwood in upper canopy, limbs over roof of building
 Load on defect N/A ☐ Minor ☐ Moderate ☒ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
 Codominant stems ☐ Included bark ☐ Cracks ☐
 Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
 Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
 Cavity/Nest hole % circ. Depth Poor taper ☐
 Lean 5 ° Corrected? No
 Response growth
 Main concern(s) Water line currently at root flare, when creek rises water on trunk could cause decay
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒
 Likelihood of failure Improbable ☒ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth Stem girdling ☐
 Dead ☐ Decay ☐ Conks/Mushrooms ☐
 Ooze ☐ Cavity ☐ % circ.
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk
 Root plate lifting ☐ Soil weakness ☐
 Response growth
 Main concern(s) Roots in creek could have subsurface decay
No signs of decay above waterline on roots or trunk
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒
 Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)								
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	Branch		20"	20'	1	No															High		
			20"	40'	2	No															High		
			20"	40'	3	No																Mod	
2	Trunk		45"	40'	1	No															Low		
			45"	40'	2	No															Low		
			45"	40'	3	No															Low		
3	Roots		45"	40'	1	No															Mod		
			45"	40'	2	No															Mod		
			45"	40'	3	No															Low		
4																							

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Mitigation options	Pruning to remove large deadwood and reduce weight on live limbs over building	Residual risk	Mod
	Removing the entire tree would be an option if looking to remove all risk of failure.	Residual risk	None
		Residual risk	
		Residual risk	

Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐

Overall residual risk Low ☐ Moderate ☒ High ☐ Extreme ☐

Data ☒ Final ☐ Preliminary Advanced assessment needed ☒ No ☐ Yes-Type/Reason

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe



Memorandum

Title: Mineral Springs Presentation
From: Mineral Springs Foundation
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 15 Minutes

September 9, 2025

Purpose:

Background:

This information will be presented by Doug Edmundson from the Mineral Springs Foundation.

Pros and Cons:

Fiscal Impact:

Workload Impact:

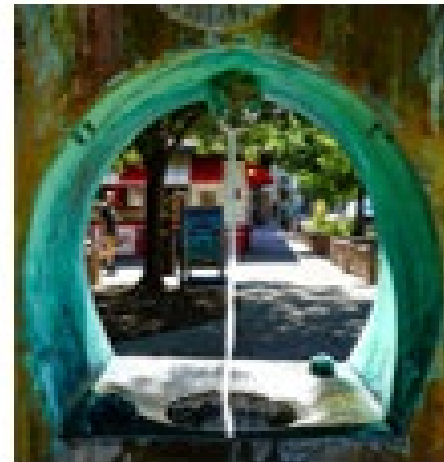
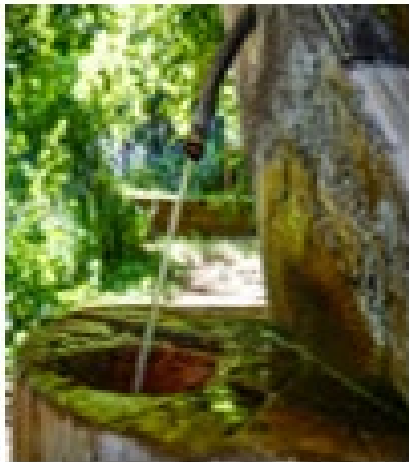
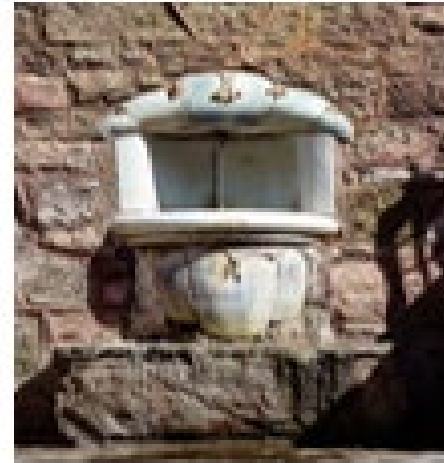
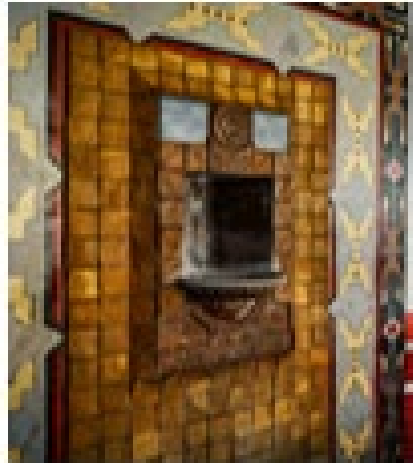
Recommended Action:

This for informational purposes only.



Mineral Springs
FOUNDATION

The Mineral Springs Foundation in cooperation with the City of Manitou Springs, CDPHE regulatory oversight.





CDPHE Compliance and Sanitary Survey

1. Sanitary Survey results June 2023
2. 8 Major and 11 minor deficiencies found
3. Actions taken to satisfy compliance mandates
4. Other associated projects



July 16, 2023

Doug Edmundson
Mineral Springs Foundation
354 Manitou Ave
Manitou Springs, CO 80829

Subject: Sanitary Survey of Mineral Springs Foundation
Public Water System Identification No. CO0221516
El Paso County

Dear Doug Edmundson:

A sanitary survey was performed on June 16, 2023 by the Field Services Section of the Colorado Department of Public Health & Environment's Water Quality Control Division (the department) at Mineral Springs Foundation (the supplier) in accordance with the *Colorado Primary Drinking Water Regulations*, 5 CCR 1002-11 (Regulation 11), Sections 11.38(1)(b) and 11.38(2). This letter serves to provide the supplier with written notification of the sanitary survey findings, including any identified significant deficiencies and violations of Regulation 11. The assistance provided was very helpful and is greatly appreciated. Table 1 identifies the parties present during the sanitary survey.

Table 1: Parties Present

Name	Organization
Daniel Olson, Russ Willis and Doug Edmundson	Mineral Springs Foundation
John McGinn, P.E.	RESPEC
Dominic Delgado and Ellen Heinrichs, P.E.	Colorado Department of Public Health & Environment

In response to this letter, the supplier must provide a written response, documenting resolution of all significant deficiencies and violations, and/or propose a corrective action plan with a corrective action schedule, as required by Regulation 11, Section 11.38(3)(d,f). The supplier's written response is due within forty-five (45) days and should be submitted to the department electronically through the drinking water portal at <https://wqcd.compliance.com/login> under the category "Sanitary Survey Inspection." If a corrective action plan is proposed, it must outline the course of action that has been or will be taken and the date(s) of the completed corrective action(s) and/or the date(s) by which the supplier proposes to correct each significant deficiency and violation of Regulation 11. Table 2 summarizes the number of findings and the required written response and resolution dates.

Table 2: Sanitary Survey Findings

Severity Category	Number Identified	Written Response Due (within 45 days of letter date)	Resolution Due (within 120 days of letter, or department-approved alternate date)	Public Notice Required (Violations of Regulations 11)
Significant Deficiencies	8	August 30, 2023	November 13, 2023	Not required
Violations	0	No response required	Not applicable	Not required
Observations - Recommendations	11	No response required	Not applicable	Not applicable

Failure to adequately address all significant deficiencies referenced above may result in additional violations of Regulation 11. A list of the findings for each category in Table 2 can be found in the following sections:



Sanitary Survey letter
cover sheet.

The document is 19
pages in total.

Shoshone Spring

Before and
After cover
fitting





Mineral Springs
FOUNDATION

Cheyenne Springs before ,during and after retrofitting.





Mineral Springs
FOUNDATION

Navajo Spring During retrofitting.

Gas bell in place



CSU students



Gas bell removed



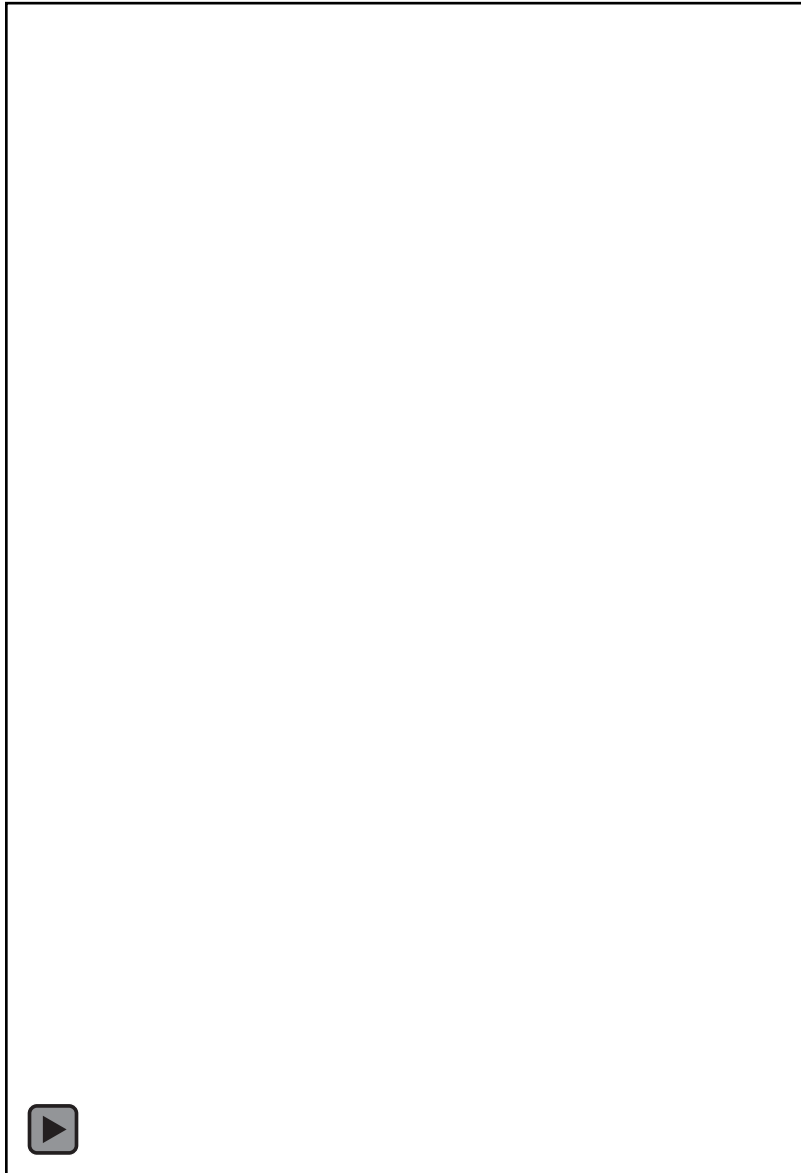


Navajo Spring Gas Bell circa 1890





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Sanitary cover



Navajo Spring retrofitting

Venting and
Framing



Addition of exterior
access





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Maintenance

Monitoring

Testing

Excelsior Springs Missouri. When you do not care for your water resources.









Memorandum

Title: Preliminary Plan for Creekwalk Phase 6

From: Ben Schmitt, Public Services Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

September 9, 2025

Purpose:

The purpose of Creek Walk Trail Phase #6 (Serpentine Drive) is to complete a critical pedestrian and cyclist connection to Rainbow Falls by formalizing and improving the existing informal trail. This project aims to enhance safety, accessibility, and connectivity within the community while leveraging available state and regional funding opportunities.

Background:

The city has been advancing the Creek Walk Trail Phase 6 (Serpentine Drive), a critical connection for both pedestrians and cyclists to Rainbow Falls. The preliminary design was initiated in 2023 and is now complete. With Colorado Department of Transportation (CDOT) funding available, the project is ready to transition into final design, targeting completion in 2026.

The construction phase will require additional funding and is projected to occur in 2027, pending Council direction and funding commitments.

Existing Conditions

- West of Roundabout: Current conditions include an informal social trail with no signage.
- Crossings: There is an existing unsigned pedestrian crossing near the creek.
- Constraints: Trail alignments are limited by culvert headwalls, proximity to the creek, and roadway geometry.

Options Considered

Option 1 – Northside Entire Length with Rainbow Falls Crossing

- Cost: \$1.55 million



- Trail remains on the north side, crossing at the curve near Rainbow Falls.

Option 2 - Northside with Perpendicular Crossing at Existing Crossing

- Cost: \$1.35 million
- Requires retaining wall

Option 3 - Northside with Diagonal Crossing After Bridge

- Cost: \$1.23 million
- Most cost-effective option

Trail Width Considerations:

In constrained sections, the width would be reduced from 10' to 6'-8' in three locations (near culvert headwall, along creek, near roundabout).

Pros and Cons:

Pros:

- **Critical Connectivity:** Provides a key link for pedestrians and cyclists between downtown and Rainbow Falls.
- **Leverages CDOT Funding:** Preliminary design complete; project eligible for state/federal funding opportunities (CDOT, TAP, MMOF, GOCO).
- **Safety & Accessibility:** Converts an informal, unsigned trail into a formalized, safer, and accessible route with improved crossings.
- **Supports Multi-Modal Goals:** Aligns with City goals of promoting active transportation and reducing vehicle dependence.
- **Design Flexibility:** Multiple alignment options with varying costs allow Council to balance budget, safety, and constructability.
- **Economic & Recreational Benefits:** Improved trail system could enhance tourism and local use, supporting community vitality.

Cons:

- **High Construction Cost:** Requires significant additional funding (~\$1.3M in 2027, rising if delayed), beyond current budget.
- **Physical Constraints:** Narrowing of trail in three sections (to 6-8 ft) may reduce



- comfort/safety compared to the 10 ft standard.
- Environmental & Property Impacts: Potential tree removal, environmental clearance, and right-of-way acquisition could add costs or delays.
- Aesthetic/Community Concerns: Narrowing Serpentine Drive roadway and altering creek side landscape may raise resident concerns.
- Timeline: Construction not anticipated until 2027 (or later), delaying full public benefit.
- Ongoing Funding Dependence: Relies on successful pursuit of grants and external funding sources, which are competitive and not guaranteed.

Fiscal Impact:

- **Current Budget (STIP'd):**
 - \$534,250 — Includes \$107,000 City contribution
- **Additional Construction Funding Needed:**
 - ~\$1.3 million (2027 dollars)
 - ~\$1.6 million (if deferred to 2030)
- **Funding Opportunities**
 - Future CDOT programs: Multi-Modal Mitigation Options Funds (MMOF), Transportation Alternatives Program (TAP)
 - PPRTA-3 Capital Program: Serpentine Drive Improvements designated; potential ~\$1.2 million if 20% of funds are allocated
 - Open Space funding: Potential request in future cycles
 - Grant opportunities: Great Outdoors Colorado (GOCO – Lottery Trails) and other external sources
- **Budget Assumptions**
 - Utilities will be placed underground
 - Some tree removal anticipated, minimized through design
 - Serpentine Drive roadway will be narrowed
 - Construction oversight included in estimates
 - Impacts/costs to be determined in final design:
 1. Environmental clearances
 2. Right-of-way acquisition

Workload Impact:



The Project Manager will need to provide oversight of the construction support staff for design and construction of the project, approve invoices and provide design guidance. The Public Services Director/City Engineer will be the engineer for construction oversight. JR Engineering staff will provide the necessary documentation needed for this federal aid project.

Recommended Action:

Staff seeks council direction on which trail alignment option to move forward with and any additional considerations that should guide the final design phase.



Creek Walk Trail Phase #6 – (Serpentine Drive)

CITY COUNCIL WORK SESSION

Key Project Information Background and Ask



1. Construct 6' - 10' Trail for connection to Rainbow Falls for bikes and pedestrians.
2. Preliminary Design 2023 to now
3. Ready to move into final design
4. CDOT funding available for final design complete in 2026
5. Look for additional funding for construction in 2027

ASK: Input on options to move forward to final design

Existing Conditions



Existing Social Trail

West of Roundabout

Existing Conditions



Existing Conditions



Existing Conditions



Over the Fountain Creek crossing
Looking towards Rainbow Falls

Existing Conditions



Options and Construction Estimates



Option 1 - Keep the Trail along the Northside for the entire length with crossing at Rainbow Falls curve.

Estimate: \$1,545,000 (2025 costs)



Option 2 – Path begins along Northside. Trail crosses perpendicular at the existing crossing. Retaining wall needed.

Estimate: \$1,350,000 (2025 costs)

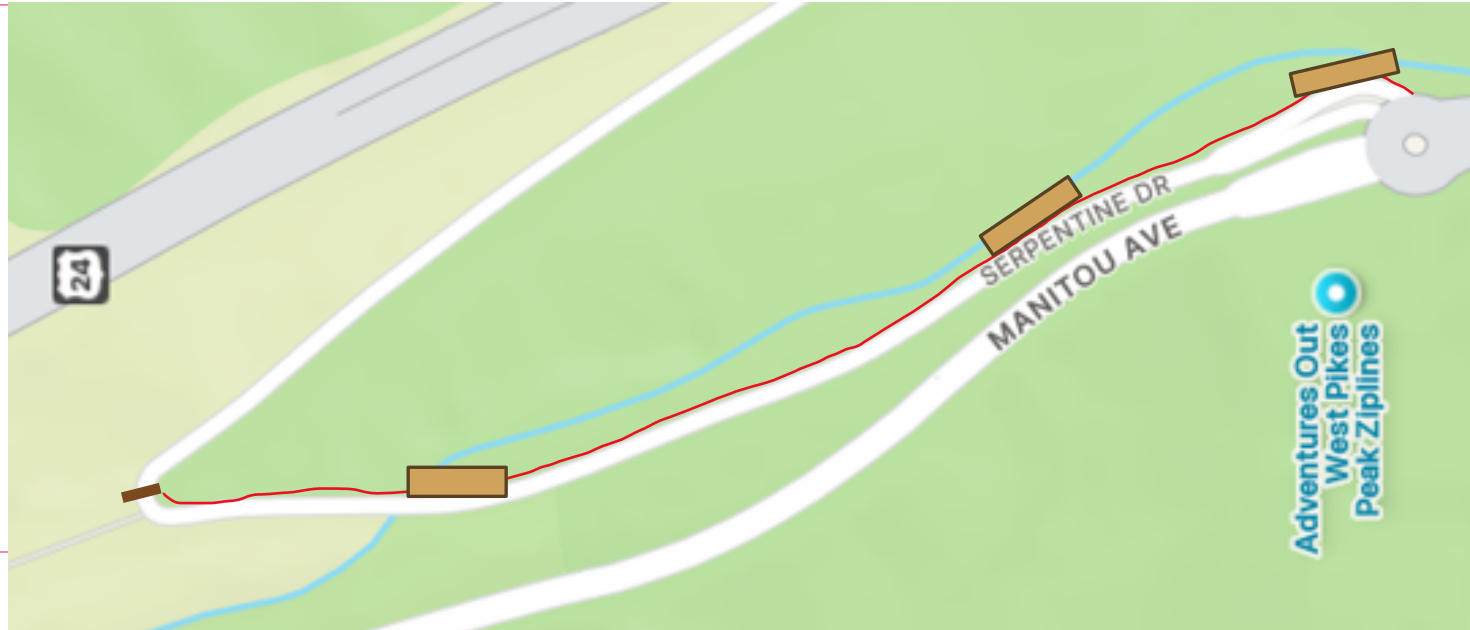


Option 3 – Path begins Northside crosses diagonally after the Bridge.

Estimate: \$1,225,000 (2025 costs)

Option 1 - (\$1.55 m)

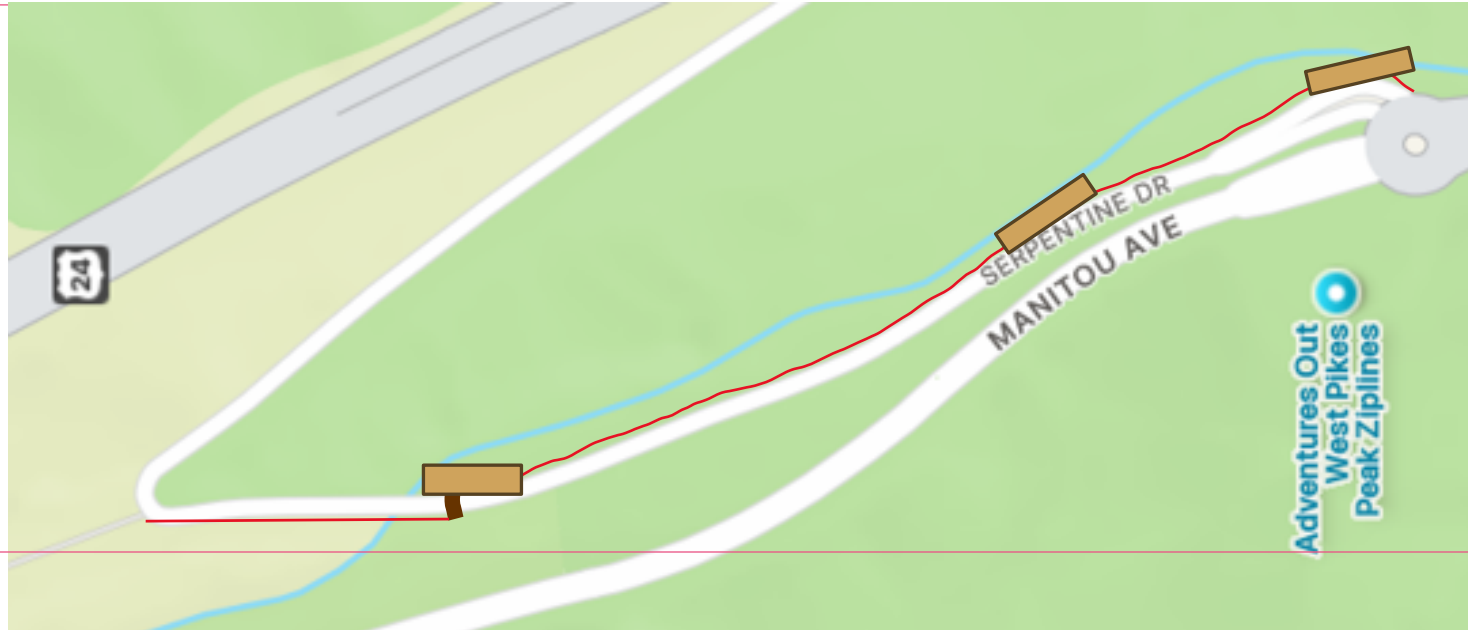
Northside for the entire length with crossing at Rainbow Falls curve.



- Trail (approximate) Shifts (adds asphalt) to the South
- Narrowed Trail Corridors
- Crosswalk Crossing

Option 2 – (\$1.35 M)

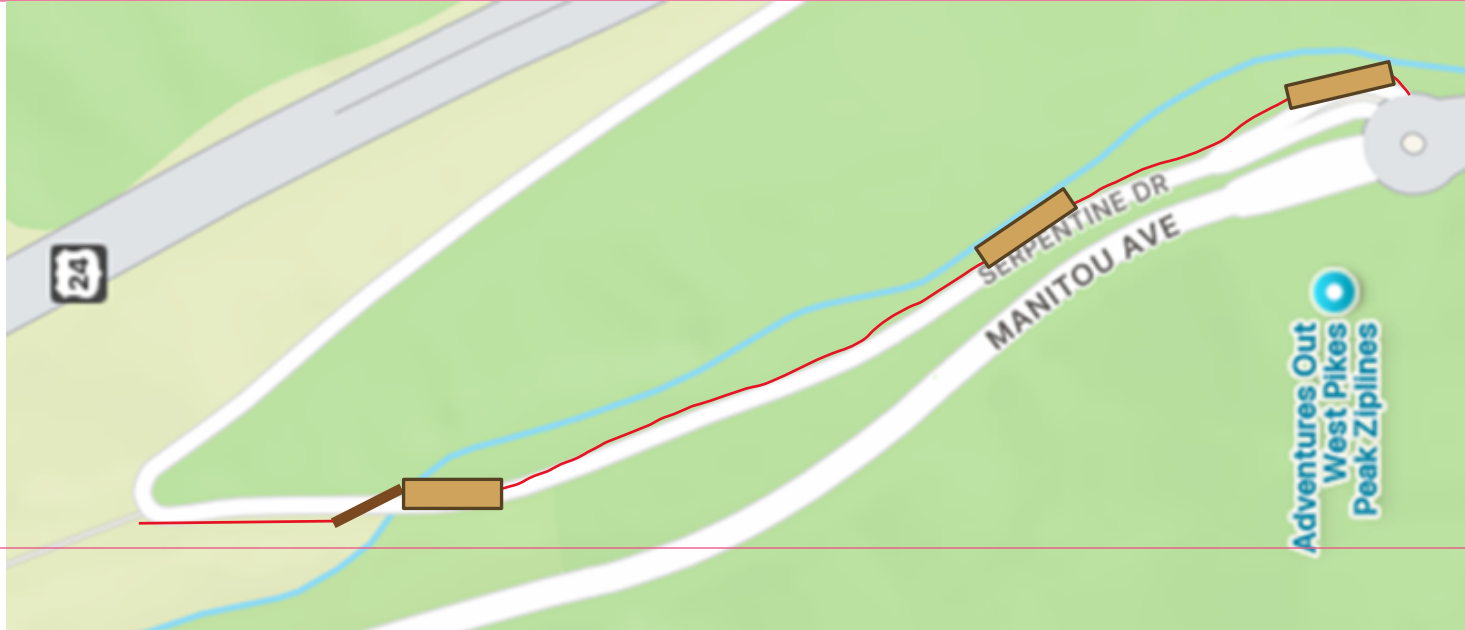
Northside, crosses perpendicular at the existing crossing. Retaining wall needed.



- Trail (approximate)
- Narrowed Trail Corridors
- Crosswalk Crossing

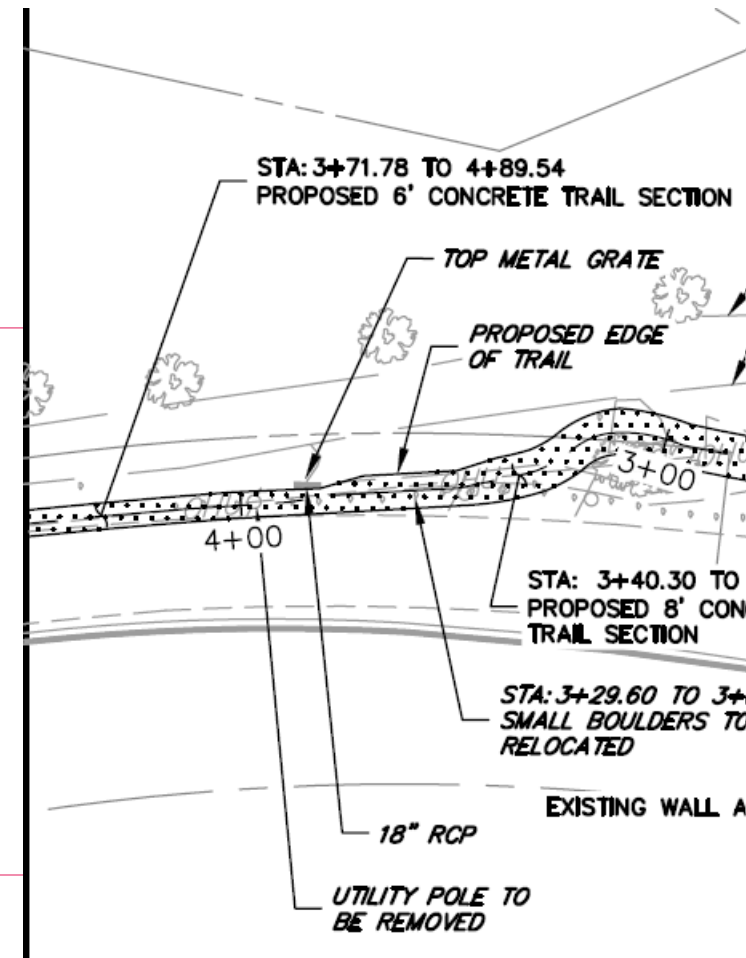
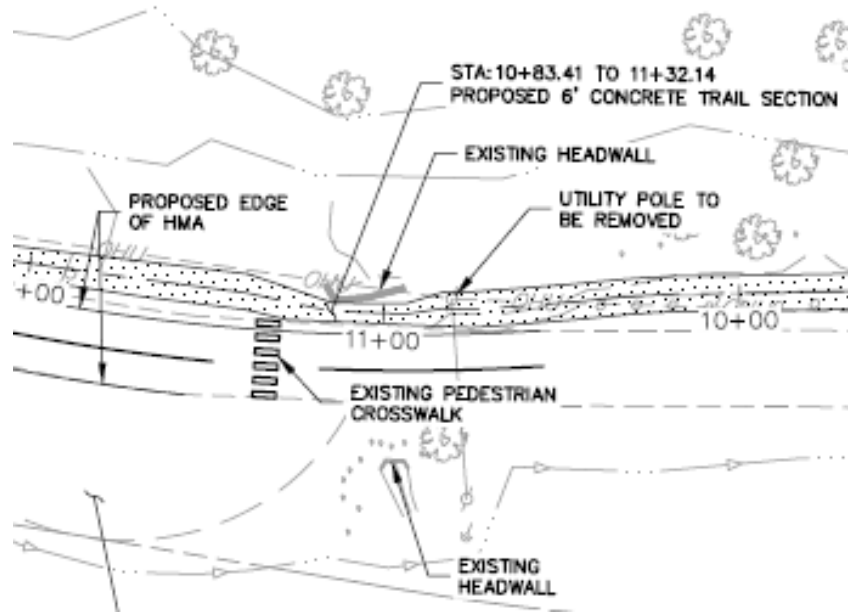
Option 3- (\$1.23 m)

Northside, crosses diagonally after the bridge.



-  Trail (approximate)
-  Narrowed Trail Corridors
-  Crosswalk crossing

Trail Constrictions



Reduced width from 10'

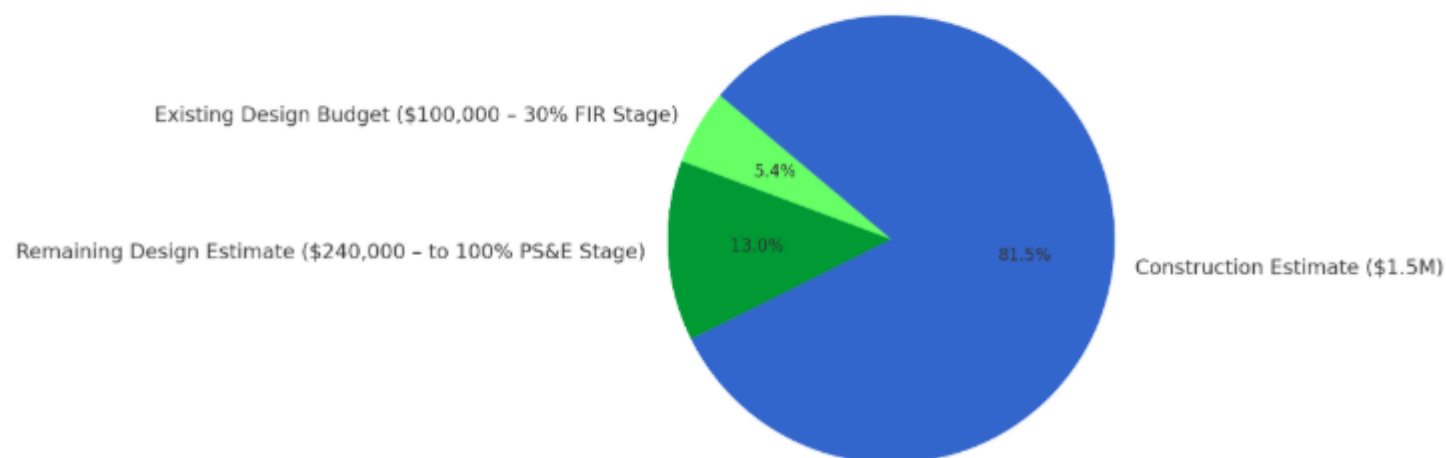
- 1) Culvert headwall near the current pedestrian crossing
- 2) Trail near the creek 6' width about 100', then 8' - 50' long
- 3) Near roundabout 8' trail for about 80' (Not shown)



Project Budget

Total Current Budget (STIP'd)- \$534,250 (Manitou contribution \$107,000)

Creek Walk Trail Phase #6 – Funding & Cost Breakdown (Design + High Construction Estimate)



Additional funding needed for construction: ~\$1.3m (or ~\$1.6m in 2030)

Funding Options



Future CDOT funding such as the Multi-Modal Mitigation Options Funds (MMOF) or Transportation Alternates (TAP) in future years.

PPRTA-3 Capital program has Serpentine Drive Improvements as one of the 3 Capital Programs - If you only put 20% of the funding over the 10 years towards Serpentine then it would be about \$1.2 Million.

Request future Open Space funding.

Other grant opportunities through GOCO (lottery trail funding) or other organizations



Budget Assumptions

Utilities to be underground

Some trees will need to be removed but minimized

Serpentine road will be narrowed

Construction oversight is included in estimates

Budget Impacts that will be defined during final design:

- Environmental Clearance impacts/costs
- ROW Acquisition
- Reduced width from 10'
 - 1) culvert headwall near the current pedestrian crossing
 - 2) Trail near the creek 6' width about 100', then 8' - 50' long
 - 3) Near roundabout 8' trail for about 80'

Council Decision



Which option (1-3) is preferred?

What additional considerations or concerns are there?



Memorandum

Title: Discussion on proposed parking fees for Dillon, Fields Park area, and Schryver Parking lot

From: John Crawford, Mobility and Parking Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

September 9, 2025

Purpose:

Obtain direction on the proposed parking rates for Dillon Mobility Hub, the 100 block of El Paso Blvd and Schryver Park.

Background:

The Dillon Mobility Hub was opened on June 16, 2025. The intention of the Hub is to be the preferred parking facility for access to the Manitou Incline. The initial parking rate was established as a \$5 flat rate to encourage usage prior to establishment of a permanent bus stop at the facility with direct access to the Incline. Direct Service to the Incline will begin September 28th via Mountain Metro Route 33. New bathroom facilities are scheduled to open by September 12th.

The 100 block of El Paso Blvd. is an easy walk from the Dillon Mobility Hub and has a stop for the new Mountain Metro Route 33 beginning September 28th. The approximate 40 spaces on El Paso are expected to act as overflow parking for Dillon Mobility Hub and for parking of oversized vehicles. If a rate is not established for this area, parkers will choose this option first for access to the Incline. This will impact availability for large vehicle parking and access to Fields Park. Occupancy on the Route 33 bus prior to pick up at the Dillon Mobility Hub could also be impacted. The 100 Block of El Paso is also expected to be a preferred parking option for the Black Canyon Open Space when it opens.

As paid parking moves further East from Downtown Manitou Springs, parkers are utilizing the free parking at Schryver Park to access the shuttle and PikeRide to access Downtown. This impacts parking availability at Schryver for patrons of the City Aquatic and Fitness Center and users of Schryver Park. Establishment of paid parking at Schryver will deter parking in the lot for visitors not using the facilities and increase availability in the lot for the intended users. When the City Aquatic and Fitness Center reopens, we will create a parking validation system for users of the Center.



Pros and Cons:

Pros: Implementing paid parking in the referenced parking areas will allow for better parking occupancy management in the affected areas. This is particularly true during major events in Manitou Springs.

Cons: Adjustment period for parers to adjust to the new rates in the referenced areas.

Fiscal Impact:

The impact of the changes to Route 33, along with the introduction of paid parking on El Paso and in Schryver Park, remains uncertain. We will monitor the usage of these facilities after the changes are implemented.

Workload Impact:

Minimal

Recommended Action:

Staff is seeking direction on the proposed rate changes so a revised fee schedule can be brought for Council's approval at the September 16, 2025 meeting.

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
AQUATIC & FITNESS CENTER		
POOL FEES	FEE/FINE	COMMENTS
Daily Rates	\$ 6.25	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers*
	\$ 9.50	Adults (18+)
	\$ -	2 & under (1 free per paid adult)
Punch Cards - 10 punch	\$ 41.00	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers
	\$ 66.00	Adults (18+)
Punch Cards - 20 punch	\$ 62.00	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers*
	\$ 110.00	Adults (18+)
Membership		
Pass Cards - 3 months	\$ 119.00	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers*
	\$ 194.00	Adults (18+)
	\$ 438.00	Family *Family discount calculated based on individual membership
Pass Cards - 6 months	\$ 209.00	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers*
	\$ 297.00	Adults (18+)
	\$ 607.00	Family *Family discount calculated based on individual membership
Pass Cards - 12 months	\$ 357.00	Seniors (60+) / Youth / Disabled / Military / Police / Fire / Teachers*
	\$ 581.00	Adults (18+)
	\$ 938.00	Family *Family discount calculated based on individual membership
Family Memberships: Family (Prices based on 2 adults and 2 children) Each additional family member will be 50% off of the 3, 6 or 12 month individual membership fee based on their age group. This fee will be added to the total price of the Family Membership fee.		
Public Swim Lessons	\$ 66.00	1-Session, 8 Classes
Pool Rentals		
25 Yard Pool	\$ 9.00	Single Lane Rental
	\$ 94.00	Non-Private Rental During Normal Hours
	\$ 165.00	Private Rental After Hours
Kiddie Pool	\$ 55.00	Non-Private Rental During Normal Hours
	\$ 110.00	Private Rental After Hours
Multipurpose Room	\$ 44.00	Non-Private Rental During Normal Hours
	\$ 94.00	Private Rental After Hours
Birthday Party	\$ 315.00	Non-Private Birthday Party (During Open Swim Only)
	\$ 615.00	Private Birthday Party (After Hours) Includes Pizza
Youth Swim Team	\$ 54.00	Off Season (2X Week) - Per month fee
	\$ 96.00	Summer Season (4X Week) - Per month fee
Masters Swim Team	\$ 54.00	2x/Week Per Month
	\$ 78.00	3x/Week Per Month
	\$ 12.00	Drop-In Fee
CITY CLERK'S OFFICE		
CITY CLERK FEES	FEE / FINE	COMMENTS
Alcohol Affidavit	\$ 35.00	
Application Fee	\$ 35.00	Note: base fee for all application documents. Some application fees may be higher based on type of application.
Certified Copies	\$ 20.00	Per document (does not include copies or printout fees)
Notary Fee	\$ 5.00	Per Notary Public signature; not to exceed \$15
Request for Noise Variance	\$ 35.00	Application Fee - On-Line Form (Public Events/Private Events/Construction)
Resolution #1815 - Memorial Placements	\$ 35.00	Application Fee
Resolution #2314 Public Records Policy		Based upon State Regulations
A. Copies, Printouts, Photographs, and Other Materials	\$ 0.25	Per page - public record copies
	\$ 17.00	Per recording - audio recordings
	\$ 83.00	Per recording - 911 recordings

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
B. Research and Retrieval Time	\$ -	First hour of research and retrieval time
	\$ 41.37	Each additional hour after the first hour
	\$ 41.37	Requests under the CCJRA per hour for search and retrieval of criminal justice records. Matches CORA amount.
LIQUOR LICENSE FEES	FEE / FINE	COMMENTS
Fermented Malt Beverage License - Off Premises	\$ 1,000.00	New City Application
	\$ 3.75	New City License
	\$ 1,003.75	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 3.75	Transfer City License
	\$ 753.75	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 3.75	Renewal City License
	\$ 103.75	Total City Renewal License Fee
Arts License	\$ 1,000.00	New City Application
	\$ 41.25	New City License
	\$ 1,041.25	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 41.25	Transfer City License
	\$ 791.25	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 41.25	Renewal City License
	\$ 141.25	Total City Renewal License Fee
Retail Establishment Permit	\$ 100.00	New City Application
	\$ 25.00	New City License
	\$ 125.00	Total City New License Fees
Bed and Breakfast Permit	\$ 100.00	New City Application
	\$ 25.00	New City License
	\$ 125.00	Total City New License Fees
	n/a	Transfer City Application
	n/a	Transfer City License
	n/a	Total City Transfer License Fee
	\$ -	Renewal City Application
	\$ 25.00	Renewal City License
	\$ 25.00	Total City Renewal License Fee
Beer and Wine License	\$ 1,000.00	New City Application
	\$ 48.75	New City License
	\$ 1,048.75	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 48.75	Transfer City License
	\$ 798.75	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 48.75	Renewal City License
	\$ 148.75	Total City Renewal License Fee
Brew Pub License	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Club License	\$ 1,000.00	New City Application
	\$ 41.25	New City License
	\$ 1,041.25	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 41.25	Transfer City License
	\$ 791.25	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 41.25	Renewal City License

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 141.25	Total City Renewal License Fee
Liquor Licensed Drugstore	\$ 1,000.00	New City Application
	\$ 22.50	New City License
	\$ 1,022.50	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 22.50	Transfer City License
	\$ 772.50	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 22.50	Renewal City License
	\$ 122.50	Total City Renewal License Fee
Distillery Pub	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total New City License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Hotel and Restaurant License	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total New City License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Hotel and Restaurant License with Optional Premises	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Lodging and OR Entertainment License (Separate Licenses)	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total New City License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Optional Premises License	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Retail Liquor Store License	\$ 1,000.00	New City Application
	\$ 22.50	New City License
	\$ 1,022.50	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 22.50	Transfer City License

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 772.50	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 22.50	Renewal City License
	\$ 122.50	Total City Renewal License Fee
Special Event(Fermented Malt Beverage) - Fees are per event - Cannot transfer or renew	\$ 100.00	City Application
		City License
	\$ 100.00	Total City License Fees
Special Event (Liquor)	\$ 100.00	City Application- fees are per event - cannot transfer or renew
	\$ -	City License
	\$ 100.00	Total City License Fees
Tavern License	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Vintner's Restaurant License	\$ 1,000.00	New City Application
	\$ 75.00	New City License
	\$ 1,075.00	Total City New License Fees
	\$ 750.00	Transfer City Application
	\$ 75.00	Transfer City License
	\$ 825.00	Total City Transfer License Fee
	\$ 100.00	Renewal City Application
	\$ 75.00	Renewal City License
	\$ 175.00	Total City Renewal License Fee
Application Fee for New License with Concurrent Review	\$ 1,000.00	New City Application
	\$ -	New City License
	\$ 1,000.00	Total City New License Fees
Application Fee for Additional Liquor-Licensed Drugstore with Concurrent Review	\$ 1,000.00	New City Application
	\$ -	New City License
	\$ 1,000.00	Total City New License Fees
Application Fee for Transfer of Ownership	\$ 750.00	City Application
	\$ -	City License
	\$ 750.00	Total City New License Fees
Application Fee for Additional Liquor-Licensed Drugstore	\$ 1,000.00	City Application
	\$ 22.50	City License
	\$ 1,022.50	Total City New License Fees
Change of Location	\$ -	City Application
	\$ 750.00	City License
	\$ 750.00	Total City License Fees
Change of Trade / Corporate Name	\$ -	City Application
	\$ -	City License
	\$ -	Total City License Fees
Corporation / LLC Change - per person	\$ -	City Application
	\$ 100.00	City License
	\$ 100.00	Total License Fees
Duplicate License	\$ -	City Application
	\$ -	City License
	\$ -	Total License Fees
Expansion / Add Optional Premises (to existing Hotel & Restaurant License)	\$ -	City Application
	\$ -	City License
	\$ -	Total License Fees

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
Hotel / Tavern Manager's Registration	\$ -	City Application
	\$ 75.00	City License
	\$ 75.00	Total License Fees
Late Renewal Application Fee	\$ 500.00	City Application
	\$ -	City License
	\$ 500.00	Total License Fees
Application Reissue Fee (more than 90 days but less than 180 days of license expiration date)	\$ 500.00	City Fee
Application Reissue Fine (more than 90 days but less than 180 days of license expiration date)	\$25/day	City Fee-Beyond 90-day expiration date
Mini-Bar Permit (with Hotel & Restaurant License)	\$ -	City Application-Fee directed by State Law
	\$ 48.75	City License
	\$ 48.75	Total City License Fees
Modification of Premises	\$ -	City Application
	\$ 150.00	City License
	\$ 150.00	Total City License Fees
Temporary Permit	\$ 100.00	City Application
	\$ -	City License
	\$ 100.00	Total City License Fees
COURT MUNICIPAL (JUDICIAL DEPARTMENT)		
Jury Fee		See: C.R.S. 13-10-114(3) if not assigned by Council
1.32.120 Docket Fee AKA Court Costs	\$ 30.00	
Law Enforcement Special Revenue Fund	\$ 45.00	
See Fine Schedule- EXCEPT Parking offenses; Section 10.04.010		
FINANCE DEPARTMENT		
BUSINESS LICENSE FEES	FEE / FINE	
Ch 5.04.030 General Business License - Non Retail	\$ 72.00	New - Micromobility business license falls in this category per Finance Director. 5% excise to be paid monthly, Ebikes subject to 3.8% use tax per Finance Director.
	\$ 44.00	Renewal
Ch 5.04.030 General Business License - Retail	\$ 134.00	New
	\$ 62.00	Renewal
Ch 5.05.010 Entertainment & Amusement	\$ 134.00	New
	\$ 25.00	Plus Additional per entertainment / amusement - New
	\$ 72.00	Renewal
	\$ 19.00	Plus Additional per entertainment / amusement - Renewal
Ch 5.05.020 Restaurant	\$ 134.00	New
	\$ 62.00	Renewal
Ch 5.05.030 Service Station	\$ 134.00	New
	\$ 62.00	Renewal
Ch 5.05.040 Horse Drawn Vehicles and Pedicabs	\$ 134.00	New
	\$ 62.00	Renewal
Ch 5.07 Massage Establishment	\$ 134.00	New
	\$ 62.00	Renewal
Ch 5.08 & Ch. 5.09 Medical and Retail Marijuana		In addition to Planning fees (see Planning Dept section) a general business retail license is required (see Ch. 5.04.030)
Ch 5.10 Non-Cigarette Tobacco Product Retail	\$ 184.00	New
	\$ 174.00	Renewal
Ch 18.40 Home Occupation	\$ 50.00	New
	\$ 32.00	Renewal
OTHER FINANCE FEES	FEE / FINE	COMMENTS
Ch 3.04 Collection fee	\$ 0.20	When unpaid & overdue amounts owed to the City are referred to a collection agency, this additional percentage will be added
Unaltered dog/cat/potbellied pig	No Fee	Unaltered guide dogs used by the blind, partially blind, deaf or partially deaf

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
1-year license	\$ 35.00	
3-year license	\$ 75.00	
1-year license	\$ 20.00	Citizens over 65 years of age
3-year license	\$ 55.00	Citizens over 65 years of age
Altered dog/cat/potbellied pig		Unaltered guide dogs used by the blind, partially blind, deaf or partially deaf
1-year license	\$ 20.00	
3-year license	\$ 40.00	
1-year license	\$ 10.00	Citizens over 65 years of age
1-year license	\$ 25.00	Citizens over 65 years of age
Late Fee	\$ 20.00	Late renewal fee in addition to license fee (30 days after license expiration)
Ch 7.08 Kennel License	\$ 300.00	

PROTECTION AGAINST FIRE & FIRE REVIEW FEES

	FEE / FINE	COMMENTS
6.32.030 Fire inspection, plan reviews, & permits		When unpaid & overdue amounts owed to the City are referred to a collection agency, these additional charges will be added.
Special Attendance	\$ 90.00	Per hour, 2 hour minimum
Pre-plan Submittal Consult	\$ 80.00	Per hour, 2 hour minimum
Development Plan Review	\$ 390.00	
Water Plan Review	\$ 140.00	Per structure & each hydrant / cistern connection
	\$ 50.00	Plus additional per connection
Construction Plan Review	\$ 575.00	A (Assembly building) - Occupancies up to and including 100,000 square feet
	\$ 1,650.00	A (Assembly building) - Occupancies more than 100,000 square feet
	\$ 550.00	B (Business building) - Occupancies up to and including 50,000 square feet
	\$ 1,650.00	B (Business building) - Occupancies more than 50,000 square feet
	\$ 775.00	E (Educational building) - Occupancies
	\$ 625.00	F (Factory Industrial building) - Occupancies
	\$ 1,150.00	H (High-hazard building) - Occupancies
	\$ 650.00	I (Institutional building) - Occupancies up to 60 patient beds
	\$ 1,150.00	I (Institutional building) - Occupancies 51 patient beds or more
	\$ 775.00	M (Mercantile building) - Occupancies up to and including 50,000 square feet
	\$ 1,650.00	M (Mercantile building) - Occupancies more than 50,000 square feet
	\$ 550.00	R (Residential building) - Occupancies up to and including 15 residential units
	\$ 1,150.00	R (Residential building) - Occupancies more than 15 residential units
	\$ 550.00	S (Storage building) - Occupancies
	\$ 170.00	U (Miscellaneous building) - Occupancies
	\$ 120.00	Interior Remodel and Finishes
6.32.040 Hazardous Materials		
Hazardous Materials	\$ 575.00	To review and inspect hazardous materials compliance in occupancies using, storing, or handling hazardous materials greater than the permit amounts as indicated in the applicable fire code
6.32.050 High-pile Storage		
High-pile Storage	\$ 575.00	To review and inspect high-pile storage compliance in occupancies storing high-pile stock as defined by the applicable fire code
Inspections		
Re-inspection after failed inspection	\$ 55.00	Per hour, 2 hour minimum
Fire Sprinkler Plan Review	\$ 500.00	0 - 100 devices (sprinkler head, flow switch, retard chamber, etc...)
	\$ 575.00	101 - 200 devices

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 675.00	201 or more devices
	\$ 120.00	Plus Additional for each floor above the first floor
	\$ 120.00	Plus Additional for each riser after the first riser
Fire Alarm Plan Review	\$ 475.00	0 - 50 devices (smoke detector, pull station, horn/strobe, etc)
	\$ 525.00	51 - 100 devices
	\$ 625.00	101 or more devices
Fixed Fire Plan Review	\$ 185.00	First system
	\$ 70.00	Each additional system within the same business
Shipping / Travel	\$ 90.00	Per hour - Retrofits, upgrades, or code compliance situations where only fire alarm monitoring is needed
Special Permits	\$ 75.00	Effective for one year; 1) Bonfires, rubbish fires, or open burning; 2) Explosives & blasting caps; 3) Dry-cleaning plants; 4) Fireworks; 5) Installations alteration, removal, abandonment, retirement from service or other disposal of flammable or combustible-liquid tanks; 6) Erecting or operating a tent or air-supported structure covering an area in excess of 200 sq. feet unless used exclusively for camping.
Structure Permit Fee for Public Events	\$ 28.00	Per structure (tents, canopies, etc...)
6.32.060 In-House Inspections and Reviews		
Legend / Unit (with 2006 Equivalents)	\$ 90.00	Plan Review (p)
	\$ 86.00	Inspection (i)
Engine (e)	\$ 346.00	First Hour - On Duty
	\$ 117.00	Each Subsequent Hour - On Duty
	\$ 404.00	Overtime - first hour
	\$ 176.00	Overtime - Each Subsequent Hour
Brush Truck (2 person - without Engine) (b)	\$ 281.00	First Hour - On Duty
	\$ 52.00	Each Subsequent Hour - On Duty
	\$ 307.00	Overtime - first hour
	\$ 79.00	Overtime - Each Subsequent Hour
Plan Reviews	\$ 180.00	Development per plan (2 Plan Reviews)
Pre-plan Submittal Consultations	\$ 180.00	Per hour (assessed after first 30 minutes, in 1/2 hour increments) (2 Plan Reviews)
Hazardous Materials - see Chapter 2 of the International Fire Code of occupancy classification examples		
	\$ 354.00	A (Assembly building) - (2 Plan Reviews + 2 hours)
	\$ 354.00	A (Assembly building) - (2 Plan Reviews + 2 hours)
	\$ 531.00	A (Assembly building) - (3 Plan Reviews + 3 hours)
	\$ 531.00	A (Assembly building) - (3 Plan Reviews + 3 hours)
	\$ 354.00	A (Assembly building) - (2 Plan Reviews + 2 hours)
	\$ 531.00	B (Business building) - (3 Plan Reviews + 3 hours)
	\$ 708.00	E (Educational building) - (4 Plan Reviews + 4 hours)
	\$ 708.00	F (Factory Industrial building) - Group 1 - (4 Plan Reviews + 4 hours)
	\$ 531.00	F (Factory Industrial building) - Group 2 - (3 Plan Reviews + 3 hours)
	\$ 885.00	H (High-hazard building) - Group 1 - (5 Plan Reviews + 5 hours)
	\$ 708.00	H (High-hazard building) - (4 Plan Reviews + 4 hours)
	\$ 531.00	H (High-hazard building) - (3 Plan Reviews + 3 hours)
	\$ 708.00	H (High-hazard building) - (4 Plan Reviews + 4 hours)
	\$ 1,149.00	H (High-hazard building) - Group 5 - Up to and including 100,000 square feet - (6 Plan Reviews + 7h)
	\$ 1,503.00	H (High-hazard building) - Group 5 - 100,001 to 200,000 square feet - (8 Plan Reviews + 9 hours)
	\$ 618.00	H (High-hazard building) - Group 5 - 200,001 or greater square feet, each additional square feet or fraction thereof - (3 Plan Reviews + 4 hours)
	\$ 354.00	I (Institutional building) - (2 Plan Reviews + 2 hours)

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 885.00	I (Institutional building) - (5 Plan Reviews + 5 hours)
	\$ 531.00	I (Institutional building) - (3 Plan Reviews + 3 hours)
	\$ 354.00	I (Institutional building) - (2 Plan Reviews + 2 hours)
	\$ 354.00	M (Mercantile building) - Up to and including 50,000 square feet - (2 Plan Reviews + 2 hours)
	\$ 885.00	M (Mercantile building) - 50,001 or greater square feet - (5 Plan Reviews + 5 hours)
	\$ 531.00	R (Residential building) - Group 1 - (3 Plan Reviews + 3 hours)
	\$ 354.00	R (Residential building) - Group 2 - (2 Plan Reviews + 2 hours)
	n/a	R (Residential building) -
	\$ 354.00	R (Residential building) - Group 4 (2 Plan Reviews + 2 hours)
	\$ 531.00	S (Storage building) - Group 1 - (3 Plan Reviews + 3 hours)
	\$ 354.00	S (Storage building) - Group 2 (2 Plan Reviews + 2 hours)
	\$ 354.00	U (Miscellaneous building) - (2 Plan Reviews + 2 hours)
High Piled Storage	\$ 528.00	Up to and including 75,000 square feet - (3 Plan Reviews + 3 inspections)
	\$ 1,056.00	75,001 or greater square feet - (6 Plan Reviews + 6 inspections)
Subsequent Plan Submittals	1.5x original Plan Review Fee	3rd & subsequent submittals
Overtime Plan Reviews	\$ 270.00	First two hours or portion of thereof - (+3 Plan Reviews)
	\$ 135.00	per hour - Subsequent hours - (+1.5 Plan Reviews)
Permit / Inspection	2 x Permit / Inspection Fee	Investigation (work without a permit), per incident
Construction Permits	Peak consulting fees	Automatic Fire Extinguishing
	Peak consulting fees	Fire alarm and detection systems
	Peak consulting fees	Hydrants
	Peak consulting fees	Standpipe systems
	\$ 174.00	Temporary membrane structures, tents, and canopies - (2 hours)
	See Development Plan review	Fire lanes / site development
Operational Permits - Special Events and Fairs	\$ 90.00	Review of street closures less than 3 blocks (all directions) - (1 Plan Review)
	\$ 262.00	Review and inspection of street closures 3 - 6 blocks (all directions) - (1 Plan Review + 2 inspections)
	\$ 393.00	Review and inspection of street closures greater than 6 blocks (all directions) - (1.5 Plan Reviews + 3 inspections)
	\$ 87.00	per permittable tent - Additional review and inspection fee for each permittable tent as part of a street closure - (1 hour)
Trip Fee	\$ 86.00	For third and each subsequent partial inspection - (1 inspections)
Reinspections	\$ 129.00	First and each subsequent incident - (1.5 inspections)
Overtime Inspections	\$ 258.00	First two hours or portion of thereof - (+3 inspections)
	\$ 129.00	per hour - Subsequent hours - (+1.5 inspections)
Search, Retrieval, and Copying of Documents and Records	\$ 20.00	per hour - Document search and retrieval (assessed in 1/4 hour increments)
	\$ 20.00	per hour - Document search and retrieval from archives (assessed in 1/4 hour increments)
	\$ 0.25	per page - Document copies and prints
	\$ 10.00	per page - Blueprint / Plotter copies and prints
	\$ 5.00	per hour or portion thereof - Inspection of documents
	\$ 20.00	plus costs of photo processing - Photographs prints, full and/or partial roll

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 20.00	plus cost per print - Digital images base rate
	\$ 20.00	per hour - Inspection, listening of recording or any audio / visual tape (assessed in 1/4 hour increments)
	\$ 8.00	per tape - Holding of tape for any criminal or civil matter
	\$ 50.00	per hour or portion thereof - Environmental and hazardous materials incident research
Standby Fire Watch	\$ 129.00	per person, per hour (1.5 inspections)
EMERGENCY SERVICES	FEE / FINE	COMMENTS
Engine or Truck Company (e)	\$ 346.00	First hour (On-Duty)
	\$ 117.00	each Subsequent Hour (On-Duty)
	\$ 404.00	First hour (Overtime)
	\$ 176.00	each Subsequent Hour (Overtime)
Brush Truck (Two Person - Without Engine) (b)	\$ 281.00	First hour (On-Duty)
	\$ 52.00	each Subsequent Hour (On-Duty)
	\$ 307.00	First hour (Overtime)
	\$ 79.00	each Subsequent Hour (Overtime)
EMS TRANSPORT SERVICES	FEE / FINE	COMMENTS
Basic Life Support Transport	\$ 1,811.25	Base rate for BLS transport
Advanced Life Support Transport	\$ 2,146.20	Base rate for ALS transport
Advanced Life Support - Level 2	\$ 2,994.60	Base rate for ALS Level 2 transport
	\$ 32.00	Rate per transport mile
MOBILITY AND PARKING		
PARKING CITATION FINES	FEE / FINE	COMMENTS
Fine schedule for PARKING OFFENSES - Section 10.04.010		
1203 - Parking for Certain Purposes Prohibited		
1203(a) Greasing, painting, or repairing vehicle - 10.04.010(c)	\$ 25.00	First Citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 50.00	Third Offense after additional 2 hours
1203(b) Displaying advertising	\$ 25.00	First Citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 50.00	Third Offense after additional 2 hours
1203(c) Over 42 hours	\$ 25.00	First Citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 50.00	Third Offense after additional 2 hours
1204 Stopping, Standing, or Parking Prohibited		
1204(1)(a) On sidewalk	\$ 55.00	First Citation
	\$ 65.00	Second Citation after additional 2 hours
	\$ 75.00	Third Offense after additional 2 hours
1204(1)(b) Within an intersection	\$ 55.00	First Citation
	\$ 65.00	Second Citation after additional 2 hours
	\$ 75.00	Third Offense after additional 2 hours
1204(1)(c) On a crosswalk	\$ 55.00	First Citation
	\$ 65.00	Second Citation after additional 2 hours
	\$ 75.00	Third Offense after additional 2 hours
1204(1)(e) Alongside or opposite street excavation or obstruction when obstructs traffic	\$ 55.00	First Citation
	\$ 65.00	Second Citation after additional 2 hours
	\$ 75.00	Third Offense after additional 2 hours
1204(1)(f) On the roadway side of any vehicle stopped or parked at the edge of curb or street	\$ 35.00	First citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(1)(g) On bridge or elevated highway structure or highway tunnel	\$ 25.00	First citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 45.00	Third Offense after additional 2 hours
1204(1)(i) On controlled access highway	\$ 25.00	First Citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 45.00	Third Offense after additional 2 hours

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
1204(1)(j) In area between roadways on divided highway	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(1)(k) Any other place where official signs prohibit	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(2)(a) Within 5' of public or private driveway	\$ 35.00	First citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(2)(b) Within 15' of a hydrant	\$ 150.00	First Citation
	\$ 250.00	Second Citation after additional 2 hours
	\$ 499.00	Third Offense after additional 2 hours
1204(2)(c) Within 20' of a crosswalk at an intersection	\$ 35.00	First citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(2)(d) Within 30' upon approach to a flashing signal, stop sign, yield sign, or traffic control signal	\$ 35.00	First citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(2)(e) Within 20' of the driveway entrance to any fire station, or on the opposite side of the street from the entrance, or within 75' when posted	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(3)(b) Fire Lane	\$ 150.00	First Citation
	\$ 250.00	Second Citation after additional 2 hours
	\$ 499.00	Third Offense after additional 2 hours
1204(5) Moving a vehicle not lawfully under control into prohibited area or away from curb unlawful distance	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(6) Violation of restrictions indicated by traffic control devices placed by local authority or violation of parking time limit - 10.04.010(f)	\$ 35.00	First citation
	\$ 75.00	Second Citation after additional 2 hours
	\$ 105.00	Third Offense after additional 2 hours
1204(7) Parking adjacent to any yellow curb or designated "Reserved" - 10.04.010(g)	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1204(8) Parking prohibited at designated bus stop, tour-bus stop, or trolley stop - 10.04.010(f)	\$ 55.00	First citation
	\$ 65.00	Second Citation after additional 2 hours
	\$ 75.00	Third Offense after additional 2 hours
1204(9) Violation of restrictions indicated by traffic control devices placed by local authority or violation of parking time limit - 10.04.010(f)	\$ 35.00	First Citation
	\$ 75.00	Second Citation after additional 2 hours
	\$ 105.00	Third Offense after additional 2 hours
1205 Parking at Curb or Edge of Roadway		
1205(1) Two way road more than 12" from curb	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
1205(1) One way road more than 12" from curb	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
1208 Parking Privileged for Person with Disabilities (see also 10.12.012)		
	\$ 150.00	First Citation
	\$ 250.00	Second Citation after additional 2 hours
	\$ 499.00	Third Offense after additional 2 hours
1212 All Night Parking Prohibited (other than physicians or persons on emergency calls - when signed 3:00 a.m. - 6:00 a.m.)		
	\$ 35.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 55.00	Third Offense after additional 2 hours
10.12.010 Parking Prohibited Where and When		
10.12.010(A) Metered Parking On-Street - Failure to Pay or Expired Meter, Failure to comply with posted rules	\$ 35.00	First Citation
	\$ 75.00	Second Citation after additional 2 hours
	\$ 105.00	Third Offense after additional 2 hours
10.12.010(B) Metered Parking On-Street - Failure to Pay or Expired Meter, Failure to comply with posted rules (no Reservation in Barr Lot)	\$ 70.00	First Citation
	\$ 100.00	Second Citation after additional 2 hours
	\$ 150.00	Third Offense after additional 2 hours
10.12.012 Handicapped Parking Spaces (see also 1208)	\$ 150.00	First Citation
	\$ 250.00	Second Citation after additional 2 hours
	\$ 499.00	Third Offense after additional 2 hours
10.12.014(C) Center Lane		
10.12.014(C)(1) Failure to Obtain/Display Required Permit or Placard	\$ 45.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 45.00	Third Offense after additional 2 hours
10.12.014(C)(2) with Vehicle Emergency Warning Lamps Flashing	\$ 45.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 45.00	Third Offense after additional 2 hours
10.12.014(C)(3) Over 15 Minutes and/or No Active Loading/Unloading	\$ 45.00	First Citation
	\$ 45.00	Second Citation after additional 2 hours
	\$ 45.00	Third Offense after additional 2 hours
10.12.014(C)(4) Within 20' of a Pedestrian Crosswalk	\$ 50.00	First Citation
	\$ 50.00	Second Citation after additional 2 hours
	\$ 50.00	Third Offense after additional 2 hours
10.12.015 Oversized Vehicles/Trailers/Recreational Vehicles	WARNING	First Citation
	\$ 35.00	Second Citation after additional 2 hours
	\$ 50.00	Third Offense after additional 2 hours
10.12.019 Parking In Residential Permit Parking Area		
10.12.019 Failure to Display Permit	\$ 5.00	First Citation
	\$ 10.00	Second Citation after additional 2 hours
	\$ 15.00	Third Offense after additional 2 hours
10.12.019 Unpermitted Parking RPP	\$ 70.00	First Citation
	\$ 100.00	Second Citation after additional 2 hours
	\$ 150.00	Third Offense after additional 2 hours
10.12.030 Violation - Authority to Boot Vehicle (Removal Fee)	\$ 100.00	3 - 5 unpaid tickets
	\$ 200.00	6 - 8 unpaid tickets
	\$ 300.00	9 + unpaid tickets
All parking offenses for which payment is not received within 30 days after the date of the offense, or which is not scheduled for a Court appearance, shall incur an additional fine of \$10.		

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
12.34.010 Roll-off dumpsters, storage pods, or other large immovable Objects		
12.34.010.A.3 Permit fees		
Paid Parking Areas:	\$ 100.00	1 week - on season *
	\$ 50.00	1 week - off season **
	\$ 300.00	2 weeks - on season *
	\$ 100.00	2 weeks - off season **
	\$ 400.00	Up to 30 days - on season *
	\$ 200.00	Up to 30 days - off season **
		Additional months or portions thereof charged 100% based fee up to three months in any 12-month period
All Other Streets or Sidewalks:	\$ 30.00	1 week - on season *
	\$ 15.00	1 week - off season **
	\$ 75.00	2 weeks - on season *
	\$ 40.00	2 weeks - off season **
	\$ 300.00	Up to 30 days - on season *
	\$ 200.00	Up to 30 days - off season **
* On-season is May 1 through September 30		
** Off-season is October 1 through April 30		
MOVING & CONSTRUCTION PERMIT FEES	FEE / FINE	COMMENTS
Construction Activity Permits	\$ 25.00	One on-street parking space for a specific vehicle up to one day (8 hours)
	\$ 15.00	Each add'l day over one, per day, up to 10 days. A discount may be applied at the discretion of the City for multiple permits issued for the same construction site and/or for multiple days over 10.
Moving Permits	\$ 15.00	One on-street parking space for a specific vehicle up to one day (8 hours)
	\$ 35.00	Two on-street parking spaces for a specific vehicle up to one day (8 hours)
	\$ 60.00	Three or more on-street parking spaces for a specific vehicle up to one day (8 hours)
	\$ 5.00	Each add'l day over one, per day
CENTER LANE PERMIT FEES	FEE / FINE	COMMENTS
10.12.014 Delivery vehicle of Manitou Ave center lane		
D. Application, eligibility, & requirements for delivery permits	\$10.00 initial/ \$3.00 annual renewal	Application - delivery permit
E. Application, eligibility, & requirements for Merchandise Pickup placards		Application fee - merchandise pick-up placard
	\$ 10.00	1st Replacement
	\$ 15.00	2nd Replacement
	\$ 20.00	3rd or more Replacement
PARKING LOT PERMIT FEES	FEE / FINE	COMMENTS
	\$30.00/mon	Annual Permit 24/7/365 Jan - Dec
PM Permit	\$ 50.00	4PM to 10AM
Senior Lunch Program Permit	\$0 - no charge	Up to 10 permits for Senior Lunch Program M-F 11am - 1:30pm Jan - Dec
Prospect Lot - 833 Prospect Pl (owned by City - 40 +/- spaces)	\$ 80.00	Annual Permit 24/7/365 Jan - Dec
Smischny Lot - 1134 Manitou Ave (owned by Metro District - 42 spaces)	\$ 240.00	Annual Permit 24/7/365 Jan - Dec
Wichita Lot - 708 Manitou Ave (owned by Metro District - 85 spaces)	\$ 240.00	Annual Permit 24/7/365 Jan - Dec
PM Permit	\$ 50.00	4PM to 10AM
RESIDENTIAL PARKING PERMIT FEES (RPP)	FEE / FINE	COMMENTS
Permit #1	Free	Each Residential Dwelling Unit (HOUSEHOLD) demonstrating need within a designated RPP Area will be provided one Permit minimum

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
Permit #2	Free	Subject to availability of parking inventory, a second permit may be issued
Permit #3	\$25.00/ household	Issuance of Permits 3-5 will be considered only after it is established that there is sufficient on-street inventory and demonstration of need
Permit #4	\$ 30.00	
Permit #5	\$ 40.00	
Resident Guest/Day Pass Permits	Included in initial permits	Guest Hang Tags - Up to two per dwelling *This will be charged per permit up to 10
	\$1.00 per	Day Pass Hang Tags - Up to 10 unless add'l approved by RPP Manager
Non-Resident Permits	\$ 5.00	Non-Resident Owner Permit
		Non-Resident of RPP Area Permit - Subject to availability within RPP Area
Business/Employee Permit	\$ 5.00	Business located in RPP Area
		Business located outside RPP Area - Subject to availability within RPP Area
		Lodging and B&B (in RPP)
		Church/Religious/Civic
Workman/Realtor	\$ 5.00	Day Pass - Specific to RPP Area
	\$ 75.00	Yearly Permit - Good for all RPP Areas
	\$ 30.00	Temporary Constructions - Good for up to 45 days
Replacement of Lost or Stolen Tags	\$ 10.00	Replacement of Lost or Stolen Tags
10.12.18 Permit to Block Driveway in RPP	\$ 30.00	Permit to allow occupant of property to block residential driveway in RPP area
Downtown Employee Parking Permit	\$ 100.00	Permit to allow downtown employees to park in 400 Manitou Ave. or the Prospect Lot.
PARKING RATES	FEE / FINE	COMMENTS
Zone 1 (Summer May1 - Sept 30)	\$ 2.00	1-3 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 5.00	4-5 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 10.00	6+ hours *See seasonal rate proposal, pricing may vary based on occupancy data
Zone 1 (Winter M-Th, Oct 1 - April 30)	\$ 1.50	each hour 1-3 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 2.00	each hour 4-5 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 5.00	each hour 6-7 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 10.00	each hour 7+ hours *See seasonal rate proposal, pricing may vary based on occupancy data
Zone 1 (Winter F,Sa,Sun, Oct 1 - April 30)	\$ 2.00	each hour 1-3 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 5.00	each hour 4-5 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 10.00	each hour 6+ hours *See seasonal rate proposal, pricing may vary based on occupancy data
Zone 2 (Year-round)	\$ 1.50	each hour 1-3 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 2.00	each hour 4-5 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 5.00	each hour 6-7 hours *See seasonal rate proposal, pricing may vary based on occupancy data
	\$ 10.00	7+ hours *See seasonal rate proposal, pricing may vary based on occupancy data
Zone 3 Economy (Year Round)	\$5 all day	*See seasonal rate proposal, pricing may vary based on occupancy data
Other Locations		*See seasonal rate proposal
Public Lots	See Zone Fees	See Zone Fees

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	See Zone Fees	Lots are now included in zones, no all day option
Barr Trail Parking Lot	\$20/ vehicle per day	*See seasonal rate proposal, pricing may vary based on occupancy data
Dillon Mobility Hub	Zone 2 (Year - Round)	* See seasonal rate proposal, pricing may vary based on occupancy data
Schryver Park	Zone 2 (Year - Round)	* See seasonal rate proposal, pricing may vary based on occupancy data
100 Block of El Paso	Zone 2 (Year - Round)	* See seasonal rate proposal, pricing may vary based on occupancy data
Winter Street and Ruxton Ave south of Osage	\$2.00	each hour ***See Note below
*** There is no paid parking in Ruxton RPP.		
Ruxton Ave from Manitou Ave to Osage Ave	\$ -	
Hiawatha Gardens parking spaces, reserved for exclusive use by event organizer (Event policy attached to end of fee schedule)	Included in Zone 2	Request must be submitted to Parking Dpt., at least 30 days prior to event for use of portion of the parking lot, no more than 1/2 of the area.
Hiawatha Gardens Reservation	\$ 16.00	3 hour reservation
	\$ 25.00	5 hour reservation
	\$ 50.00	All Day reservation
Parking Passcard	TBD	Pricing to be determined by Department
Resident Parking Recharge	TBD	Pricing to be determined by Department
Mobile Payment Convenience Fee per transaction	\$ 0.40	Convenience fee to cover cost of mobile parking service.
*Progressive Rate Structure - Parking rates may change in \$0.25 - \$0.50 increments up or down per hour based on occupancy data per zone. Barr Trail Lot rates may change in increments of \$2.50 up or down based on occupancy data.		
ELECTRIC VEHICLE PUBLIC CHARGING SERVICE	FEE / FINE	COMMENTS
		15% ADMIN FEE OVER CSU RATES CHARGED
Direct Current Fast Charger (DCFC)		
On-Peak, per kWh \$0.5400 + 15%	.62/kWh	
Off-Peak, per kWh \$0.2200 + 15%	.25/kWh	
Idle Rate, per minute \$0.3000 + 15%	.35/min	Idle rate applicable 15 minutes after charge is complete
Electric Vehicle Public Charging Service	.	Time-of-Day -- Level 2
On-Peak, per kWh \$0.3100 + 15%	.36/kWh	
Off-Peak, per kWh \$0.1200 + 15%	.14/kWh	
Idle Rate, per minute \$0.1000 + 15%	.12/min	Idle rate is applicable 15 minutes after charge is complete
NEIGHBORHOOD SERVICES		
Ch 6.08 Nuisances	\$ 275.00	Abatement of conditions of nuisance
	\$ 125.00	Per hour
Trash Violation- Citation (Daily)	\$ 250.00	1st First offense in 12 month period
	\$ 400.00	2nd Second offense in 12 month period
	\$ 700.00	3rd Additional offense in 12 month period
		4th Mandatory Citation to Appear in Court
Compliance Reinspection fine	\$ 250.00	First inspection for compliance following a notice to abate shall not incur a fee, each reinspection for compliance shall carry a \$250 fine.
Property Clean Up	\$ 1,100.00	Minimum Charge (1-2 Hours)
	\$ 700.00	Each additional hour
	\$ 400.00	Use of Heavy Equipment per hour

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT		COMMENTS
Disposal of Biohazard, Chemical, and/or Waste Materials	Actual	Additional Charge	
PARKS AND RECREATION			
CRYSTAL VALLEY CEMETERY FEES	FEE / FINE	COMMENTS (AMENDED 1/1/2025)	
12.28.040 Full Burial Plot	\$ 866.00	Resident	
	\$ 1,458.00	Non-Resident	
	\$ 315.00	Resident infants under 6 months	
	\$ 391.00	Non-Resident infant under 6 months	
Cremation Plot	\$ 394.00	Resident	
	\$ 605.00	Non-Resident	
12.28.091 Green Burials	\$ 1,077.00	Resident	
	\$ 1,678.00	Non-Resident	
Columbarium	\$ 925.00	One Niche - Resident (includes first engraving, first Opening/Closing)	
	\$ 1,850.00	One Niche - Non-Resident (includes first engraving, first Opening/Closing)	
	\$ 625.00	Ossuary - Resident (includes engraving & opening/closing)	
	\$ 1,250.00	Ossuary - Non-Resident (includes engraving & opening/closing)	
	\$ 250.00	Final Engraving (Niche)	
Maintenance Fee	10%	All customers - Added at time of purchase of Plot/Niche	
12.28.150 Opening/Closing	\$ 1,077.00	Full Burial & Green Burial	
	\$ 2,154.00	Full Burial & Green Burial Saturdays & Sundays. Per ordinance Sat & Sun are double the normal fees.	
	\$ 336.00	Infants under 6 months	
	\$ 672.00	Infants under 6 months Saturdays & Sundays. Per ordinance Sat & Sun are double the normal fees.	
	\$ 551.00	Cremation - Note - if more than one cremation to be interred in a full burial plot at the same time, then maximum fee charged is the rate for Full Burial	
	\$ 1,102.00	Cremation Saturdays & Sundays. Per ordinance Sat & Sun are double the normal fees. Note - if more than one cremation to be interred in a full burial plot at the same time, then maximum fee charged is the rate for Full Burial	
	\$ 142.00	Plus Additional per hour after 4 p.m. Monday - Friday	
	\$ 150.00	Columbarium Niche (Final or Additional Opening/Closing)	
12.28.090 Burials	\$ 236.00	Plus Additional per hour after 4 p.m. Monday - Friday	
	\$ 1,181.00	without an enclosure or vault requires much more maintenance	
Disinterment	\$ 1,181.00	Full Burial & Cremains	
	\$ 604.00	Infants and children under 10 years old	
12.28.160 Transfer recordation	\$ 50.00		
Deed/Burial rights reissuance	\$ 50.00		
PRIVATE & SPECIAL EVENT FEES	FEE / FINE	COMMENTS	
Applications:			
Private Event Application	\$ 35.00		
Minor Special Event Application	\$ 55.00		
Major Special Event Application	\$ 175.00		
Demonstration Application	\$ 35.00		
Events and Demonstrations Deposit - Road Closures	\$ 500.00		
Blocked Paid Parking Spot	\$0.50/hour		
Rates for use of City Staff for Events	\$ 50.00		
Law Enforcement	\$75/hr		
Parking Enforcement	\$ 50.00		
Public Works	\$ 50.00		
Ch 12.24.020 Vending Permits	\$ 15.00	Per booth, per day	
Banners	\$ 230.00	Hang Banner above street	

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 85.00	Street Light Banners - per street light pole
PUBLIC FACILITIES RENTAL FEES		
	FEE / FINE	COMMENTS
Alcohol Affidavit		See City Clerk Fees
Request for Noise Variance		See City Clerk Fees
Structure Permit Fee		See Fire Department Fees
Application Fee	\$ 35.00	
The Fields		
Security Deposit	\$ 100.00	Private events
	\$ 500.00	Special Event or Demonstration
Resident Use Fee	\$ 145.00	Per day- up to 200 people
	\$ 145.00	Plus additional fee per day - 201-500 people
Non-Resident Use Fee	\$ 240.00	per day- up to 99 people
	\$ 240.00	Plus additional fee per day - 100+ people
Mansions Pavilion		
Security Deposit	\$ 100.00	Private events
	\$ 300.00	Special Event or Demonstration
Resident Use Fee	\$ 110.00	Per day- up to 99 people
	\$ 110.00	Plus additional fee per day - 100 - 200 people
Non-Resident Use Fee	\$ 160.00	Per day- up to 99 people
	\$ 160.00	Plus additional fee per day - 100 - 200 people
Memorial Hall (City Hall)		
	\$ 500.00	Security Deposit
	\$ 150.00	Reserve another day for set-up or clean-up
Resident Use Fee	\$37/hour	Monday-Friday 2 hours
	\$ 415.00	Saturday & Sunday - all day, per day
Non-Resident Use Fee	\$83/hour	Monday-Friday 2 hours
	\$ 760.00	Saturday & Sunday - all day, per day
Memorial Park		
Security Deposit	\$ 100.00	Private events
	\$ 500.00	Special Events or Demonstrations
Resident Use Fee	\$ 145.00	Per day - up to 99 people
	\$ 55.00	Plus additional fee per day - 100-200 people
	\$ 145.00	Plus additional fee per day - 500+ people
Non-Resident Use Fee	\$ 240.00	per day- up to 99 people
	\$ 240.00	Plus additional fee per day - 100+ people
Schryver Park		
Full Park Use		
Security Deposit	\$ 100.00	Private events
	\$ 500.00	Special events or Demonstrations
Resident Use Fee	\$ 145.00	Per day- up to 99 people
	\$ 145.00	Plus additional fee per day - per each group of additional 50 people
Non-Resident Use Fee	\$ 240.00	Per day- up to 99 people
	\$ 240.00	Plus additional fee per day - per each group of additional 50 people
Seven Minute Spring Gazebo and Amphitheater		
Security Deposit	\$ 100.00	Private events
	\$ 300.00	Public or Special events
Resident Use Fee	\$ 290.00	3 hours
	\$ 437.00	all day
Non-Resident Use Fee	\$ 381.00	3 hours
	\$ 533.00	all day
Soda Springs Park with Bud Ford Pavilion		
	\$ 250.00	Key Deposit
Security Deposit	\$ 150.00	Private events
	\$ 500.00	Public or Special events
Resident Use Fee	\$ 145.00	Per day- up to 99 people
	\$ 145.00	Plus additional fee per day - 100+ people
Non-Resident Use Fee	\$ 240.00	Per day- up to 99 people
	\$ 240.00	Plus additional fee per day - 100+ people
Bud Ford Pavilion - pavilion only (formerly Soda Springs Pavilion)		
	\$ 250.00	Key Deposit
Security Deposit	\$ 100.00	Private events

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
	\$ 300.00	Public or Special events
Resident Use Fee	\$ 110.00	Per day
Non-Resident Use Fee	\$ 200.00	Per day
If a Public Services employee is called out during non-working hours because of a problem caused by the applicant's use per man-hour with minimum of 2 hours will be billed to applicant	\$ 50.00	Per hour rates also applied to cleaning
PLANNING DEPARTMENT		
DEVELOPMENT REVIEW FEES	FEE / FINE	COMMENTS (PLANNING UPDATED 3/1/2023)
Rezoning *	\$ 1,090.00	
Concept Plan *	\$ 550.00	
Conditional Use Permit *	\$ 1,090.00	
Variance *	\$ 650.00	Per Variance for the first two variances, then \$250 per each additional variance
Major Development Plan * **	\$ 1,200.00	With Preliminary Landscape Plan
	\$ 1,450.00	With Final Landscape Plan
	\$ 1,000.00	Major Development Plan - Deposit
Minor Development Plan * **	\$ 600.00	No required landscape plan required
	\$ 650.00	With Preliminary Landscape Plan
	\$ 700.00	With Final Landscape Plan
	\$ 950.00	Minor Development Plan - Deposit
Minor Modification *	\$ 220.00	
Minor Site Plan *	\$ 160.00	New Residential
	\$ 220.00	New Commercial
	\$ 110.00	Commercial or Residential Additions
Hillside Development Plan *	\$ 190.00	
Final Landscape Plan	\$ 200.00	When not included in a Major or Minor Development Plan
Grading Permit *	\$ 550.00	For Major Development
	\$ 220.00	For Minor Development
	\$ 950.00	Grading Permit - Deposit
Temporary Sign Permit	\$ 55.00	
Regular Sign Permit	\$ 80.00	
Planned Sign Program	\$ 200.00	
Signs installed or placed without permits	2x Sign Permit Fee	
Annexation * **	\$ 1,090.00	Less than 3 acres
	\$ 950.00	Less than 3 acres - Deposit
	\$ 1,650.00	3 to 100 acres
	\$ 2,500.00	3 to 100 acres - Deposit
	\$ 1,900.00	101 + acres
	\$ 44.00	Per additional acre above 101 acres
	\$ 2,500.00	101 + acres - Deposit
Wireless Facility Permit	\$ 510.00	New
	\$ 290.00	Annual Rental Fee for Small Cell/5G on City Owned Property- Right of way, Equipment, Pole, etc. (per facility)
SUBDIVISION REVIEW FEES	FEE / FINE	COMMENTS
Major Subdivision * **	\$ 650.00	
	\$ 950.00	Major Subdivision - Deposit
Minor Subdivision * **	\$ 330.00	
	\$ 950.00	Minor Subdivision - Deposit
Revised Final Plat *	\$ 350.00	
Waiver of Replat *	\$ 200.00	
Boundary Adjustment *	\$ 200.00	
Vacations - Easement *	\$ 380.00	
Vacations - Rights-of-Way *	\$ 600.00	
Waiver *	\$ 430.00	
HISTORIC PRESERVATION REVIEW FEES	FEE / FINE	COMMENTS
Material Change of Appearance Certification	\$ 130.00	

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
Demolition (Administrative)	\$ 175.00	
Demolition (City Council)	\$ 900.00	Commercial (first 1000 sqft)
	\$ 60.00	Commercial (each additional 1000 sqft)
	\$ 2,000.00	Demolition (City Council) - Deposit (Commercial)
	\$ 330.00	Residential (first 1000 sqft)
	\$ 33.00	Residential (each additional 1000 sqft)
	\$ 1,500.00	Demolition (City Council) - Deposit (Residential)
State Historic Tax Credit Application Fees (Project Costs - 2014 Program)		
\$5,000 - \$15,000	\$ 98.00	Part 1 Application
	n/a	Part 2 Application
\$15,001 - \$50,000	\$ 348.00	Part 1 Application
	n/a	Part 2 Application
\$50,001 - \$100,000	\$ 498.00	Part 1 Application
	n/a	Part 2 Application
\$100,001 +	\$ 748.00	Part 1 Application
	n/a	Part 2 Application

PROPERTY IMPROVEMENT & BUILDING PERMIT REVIEW FEES	FEE / FINE	COMMENTS
Property Improvement Permit - Use Tax	\$ 0.038	Modification - 3.8% of cost of material (fee amended due to MACH passage)
	\$ 0.83	Square foot - including basement and attached garage
	\$150 + 2x Use Tax	Property Improvement Permit late fee of 200% of the normal application fee (two times the normal fee)
	\$ 30.00	Minor Work (decks, fences, retaining walls, etc)
	\$ 100.00	Demolition (nonhistoric)
Building Permit - Fire Review Fees	\$ 360.00	Commercial
	\$ 144.00	Residential
	\$ 30.00	Minor Work (decks, fences, retaining walls, etc)

APPEALS	FEE / FINE	COMMENTS
Appeals of Administrative or Commission Decisions	\$ 150.00	

FLOOD MANAGEMENT & WATERSHED	FEE / FINE	COMMENTS
Flood Management Variance	\$ 500.00	
	\$ 250.00	Flood Management Variance - Deposit
Watershed District Permit Application	\$ 100.00	

MARIJUANA	FEE / FINE	COMMENTS
Recreational	\$ 2,000.00	Initial Operating License Fee
	\$ 2,000.00	Renewal Operating License Fee
	\$ 5,000.00	Initial Operating Marijuana License
	\$ 5,000.00	Renewal Operating Marijuana License
	Cost	Background Check Fee
	\$ 998.00	Transfer of Ownership Fee
	\$ 1,000.00	Change in Location Fee
	\$ 2,500.00	Transfer of Ownership Fee
	\$ 2,500.00	Change of Location Fee
Medical	\$ 2,000.00	Initial Operating License Fee
	\$ 2,000.00	Renewal Operating License Fee
	\$ 5,000.00	Initial Operating Marijuana License
	\$ 5,000.00	Renewal Operating Marijuana License
	Cost	Background Check Fee
	\$ 1,000.00	Transfer of Ownership Fee
	\$ 1,000.00	Change in Location Fee
	\$ 2,500.00	Transfer of Ownership Fee
	\$ 2,500.00	Change of Location Fee

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
MICROMOBILITY		
Micromobility Program License Fee	\$ 3,000.00	5.13.010F
Land Rental Fee	\$ 200.00	Equipment installed on City owned property or Right of Way; Annual fee per facility
Technology/Professional Fees	Varies	Fees associated with review assessed at the cost incurred by the City
Micromobility-share vehicle retrieval fines	\$ 96.00	First offense
	\$ 192.00	Second offense
	\$ 288.00	Third offense
OTHER PERMITS, CERTIFICATIONS, AND LETTERS		
Revocable Permit *	\$ 55.00	* Additional review by Colorado Springs Utilities billed directly to the applicant
Revocable License *	\$ 120.00	* Additional review by Colorado Springs Utilities billed directly to the applicant
Revocable License * (Annual Renewal)	\$ 55.00	* Additional review by Colorado Springs Utilities billed directly to the applicant
Short-Term Rental Permit (New)	\$ 350.00	
Annual Renewal	\$ 120.00	
Long-Term Occupancy Permit (New)	\$ 350.00	
Short-Term Rental Permit (Annual Renewal)	\$ 120.00	
Temporary Use Permit (Minor)	\$ 100.00	
Temporary Use Permit (Major)	\$ 200.00	Long-Term Occupancy Permit (5-year Renewal)
Zoning Verification or Certification Letter	\$ 55.00	
With Inspection	\$ 200.00	
Rebuild Letter	\$ 55.00	
Legal Nonconforming Use/Structure Letter	\$ 55.00	
MICELLANEOUS ADMINISTRATIVE FEES		
Postage fees (per postcard)	\$ 0.60	
Poster fee (per poster)	\$ 5.00	
Recording fee	Per El Paso County Recorder	Recording fee may vary depending on document type and are set by the El Paso County Recorder's Office
Certificate of Occupancy Inspection	\$ 248.00	First two inspections shall not incur a fee, each additional inspection shall carry a \$250 fine
NOTES		
* Review by Colorado Springs Utilities will be billed directly to the applicant at a rate published in the Utilities Rules & Regulations Tariff		
** Land dedication, or fees-in-lieu, may be required for Parks, Open Space, and Schools per Title 18 of the Municipal Code.		
1. Application deposits may be waived by the Planning Director as appropriate. Deposits are collected to reimburse the city for any technical and/or professional services incurred during the review of the request. If a deposit is waived, and additional technical review is required, the Planning Department may invoice the applicant the additional costs.		
2. Development application review fees will be waived for all public school projects.		
3. Development application review fees may be partially reimbursed for developments containing affordable units recorded in a development agreement held by the City of Manitou Springs.		
4. All fees shall be paid in full at the time of application submittal.		
5. Poster and postage fees must be paid prior to a public hearing or issuance of an approval letter.		
6. Recording fees must be paid prior to issuance of an approval letter.		
POLICE DEPARTMENT		
Ch 9.56 Alarms	\$ 25.00	One time fee - registration of alarm system
Copies & Printouts	\$ 0.25	Per page
Fingerprints	\$ 15.00	Per card, full set of fingerprints
Notarization		See City Clerk fees
Sex Offender Registration	\$ 20.00	
Vin Inspection	\$ 20.00	per Vin #
	\$ 83.00	Per recording - 911 recordings

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
PUBLIC WORKS		
STORMWATER RATES AND FEES	FEE / FINE	COMMENTS
13.36 Storm Drainage and Flood Management Utility	\$ 21.00	Per month - On each water utility account. As of 2025 no longer discontinued with suspension of water/sewer account.
STREET RATES AND FEES	FEE / FINE	COMMENTS
12.04.060 / 070 Excavation Permit Fees	\$ 50.00	Application Fee
	\$0	Excavation on private property for landscaping, planting tree, or other minor projects may not require excavation fees unless it affects municipal systems. Reach out to Public Services if questions.; Application and Inspection fees still apply
	\$ 160.00	Excavation in Right of Way (ROW) less than 100' long, no intersection*
	\$ 215.00	Excavation in Right of Way (ROW) from 100' - 500' long, no intersection*
	\$ 310.00	Excavation in Right of Way (ROW) from 501'+ long, no intersection*
	\$ 310.00	Additional fee for excavations in intersections Road closure - See Traffic Management Fee **note - Fire Dept, Police Dept, and Public Services Dept must be notified
Compaction Test Deposit	\$ 1,000.00	Upon receipt of accepted compaction tests or proof of Flow-Fill use, deposit will be returned. Test results must be emailed to Streets Superintendent within 15 business days.
12.06 Cutting, Refilling, and Resurfacing of Public Streets	\$ 275.00	Additional fee for excavation in ROW if within 1 year period of newly paved/installed street
	\$ 110.00	Additional fee for more than 60 square feet if within 1 year period of newly paved/installed street
12.22 - Permit for Installation/Replacement of Concrete jobs Sidewalk, driveway, curbs, gutter, crossspan, etc...	\$ 160.00	Less than 100' long
Concrete work without permit	2x permit cost	1st offense
	3x permit cost	Each offense after the 1st offense
Inspection Fees		(See Charges and Fees for Sewer Services and Water Connections)
	\$ 100.00	Street
	\$ 100.00	Curb / Gutter
	\$ 100.00	Sidewalk / Driveways / other concrete work
	\$ 100.00	Drainage
Excavation without permit	2x permit cost	1st offense
	3x permit cost	Each offense after the 1st offense
(*) Performance Bonds for \$5,000 with 1-year minimum or \$10,000 with 3-year minimum are required as well as a current Certificate of Insurance		
TRAFFIC MANAGEMENT FEES	FEE / FINE	COMMENTS
	\$ 50.00	Application Fee (note - if the Traffic Management Request application is submitted with the Excavation Permit application, only one application fee for both applications will apply.)
	\$ 50.00	Road closure, per day
	\$ 100.00	Install/Replace Signage
	\$ 150.00	Install Replace Signage with post
Traffic Control Services by City Staff	\$ 300.00	per day - up to 3 crew members (only if City Staff is available)
	\$ 150.00	For each additional crew member after 3 - per day
Traffic Cones for rent	\$4/day	Rental traffic cones - daily rate for each individual traffic cone

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
10.02.030 Traffic Engineer-Requests by the Public	fee based on cost	Members of the public may request changes to or studies of any of the items within the powers and duties of the Traffic Engineer.

WATER & SEWER RATES AND FEES	FEE / FINE	COMMENTS
13.16.10 Water Rates Established		Rates approved by Ordinance 0924 11/19/2024
Service Charge per month for all customer classes	\$ 21.78	0.75" meter
	\$ 36.97	1.0" meter
	\$ 73.93	1.5" meter
	\$ 118.28	2.0" meter
	\$ 236.56	3.0" meter
Volume Charge per 1,000 gallons for Residential	\$ 10.27	First 7,500 gallons per month, per 1,000 gallons
	\$ 13.78	7,501 to 15,000 gallons per month, per 1,000 gallons
	\$ 17.43	Over 15,000 gallons per month, per 1,000 gallons
Volume Charge per 1,000 gallons for Commercial	\$ 11.98	Uniform Volume Rate per 1,000 gallons
Inactive Rate	13/month	Inactive amount per month to support infrastructure & capture water usage
13.16.030 Rates and Charges - Sewer rates established)		Rates approved by ordinance 11/19/2024
A.1. Flat fee for Sewer (all customers with sewer)	\$ 22.00	
A.2. Volume Charge per 1,000 gallons	\$ 9.04	Residential allocation
	\$ 9.04	Commercial - actual metered water
13.16 Turn-on/Turn-off - Fees and Penalties		
13.16.050 B.	\$ 42	Fee to restore service after it has been turned off for delinquency + delinquent amount
13.16.050 C.	\$ 30	Fee for each turn-on performed by the city after it has been turned off at the request of the owner, unless emergency shut off.
13.16.050 D.	\$ 10	Fee charged for each turn-on performed by other persons after it has been turned off at the request of the owner (private turn on)
13.16.070	\$ 10	Water Turn-off for failure to pay bill by due date.
13.20 Charges for Connection to Water System		
Water System Improvement Fee		
13.20.040 A.	\$ 17,400	Single-family residence
13.20.040 B.1/13.20.040 B.2/13.20.040 B.3	\$ 14,800	For each dwelling unit - Duplex Residential OR Multi-Family Units (85% of Single-family residence fee)
Commercial Users - based on size of Tap to Main (in inches)	\$ 21,000	0.75"
	\$ 28,000	1.0"
	\$ 56,000	1.5"
	\$ 68,000	2.0"
	\$ 480,000	4.0"
	\$ 1,200,000	6.0"
13.20.040 C.		
Water Tapping Charges - based on size of Tap (in inches)		
Size of Tap - .075"	\$ 150	
Size of Tap - 1.0"	\$ 150	
Size of Tap - 1.5"	\$ 250	
Size of Tap - 2.0"	\$ 250	
Size of Tap - 4.0"	\$ 1,500	
Size of Tap - 6.0"	\$ 1,500	
Size of Tap - 8.0"	\$ 1,500	

CITY OF MANITOU SPRINGS FEES AND FINES

DEPARTMENT - FEE/FINE	AMOUNT	COMMENTS
13.20.040 Expansion of Demand Fee - Water: Remodeling or Reconstruction that incorporates water in excess of what is currently installed	\$ 120	1 - 3 Additional Fixtures, Appliances, or Facilities
	\$ 250	4 or more Additional Fixtures, Appliances, or Facilities
Water Connection Inspection Fees	\$ 100	Single-family residence
	\$ 110	For each dwelling unit - Duplex Residential Units
	\$ 150	For each dwelling unit - Multi-family Residential Units
13.20.050 Schedule of Charges and Fees for Sewer Services		
	\$ 5,300	Single-family residence
	\$ 4,100	For each dwelling unit - Duplex Residential Units (85% of Single-family residence fee)
Commercial Users - based on size of Tap to Main (in inches)	\$ 6,000	4.0"
	\$ 7,000	6.0"
	\$ 8,000	8.0"
	\$ 9,000	10.0"
Inspection Fees	\$ 100	Single-family residence
	\$ 110	For each dwelling unit - Duplex Residential Units
	\$ 150	For each dwelling unit - Multi-family Residential Units
	\$ 120	1 - 3 Additional Fixtures, Appliances, or Facilities
	\$ 250	4 or more Additional Fixtures, Appliances, or Facilities
Late Fee - Backflow Testing		<i>HB24-1344 requires the testing, inspection, and repair of backflow devices.</i>
If not completed by October 1	\$ 200	<i>Fine One</i>
If not completed by November 1	\$ 300	<i>Fine Two (In addition to Fine 1)</i>
If not completed by December 1	\$ 600	<i>Fine Three & Water Turn-off for failure to comply with State regulations. (In addition to Fines 1 & 2).</i>
13.28 Water Usage for Irrigation and Other Outside Purposes		
13.28.040	\$ 150	Exemption or partial exemption from water use restrictions
13.28.050	\$ 150	Alternate watering plan during periods of water use restrictions
Ch 6.26 Solid Waste Disposal	\$ 345	Application for Certification of designation
13.12 WATER METERS		
New Water Meter Installation	\$ 462	Meter/ERT/Register
Water Meter Replacement	\$ 462	Meter/ERT/Register -Exception- Mechanical failure of equipment
Inspection Fees	\$ 110	Inspection of water meter not installed by the City (eg: meters for irrigation water - 13.12.050).
Customer Requested Meter Removal/Install	\$ 75	For both removal and install to cover cost of personnel
Meter Tampering Fine	\$ 1,000	Municipal code. 13.12.002 & 13.12.006 Court fines may also apply, if brought before the Judge.
Charge when access is denied		
	\$ 75	During regular business hours; per denied access; When clear access is denied for two successive meter readings, or for any other function after written notice is mailed to the customer or conspicuously posted on the premises, and no response is made by the customer to such notice within 10 days, an appointment is thereafter made with the customer for reading the meter or performing such other function
	\$ 300	During off-duty hours and weekends; per denied access & requested on/off service.



Memorandum

Title: Council Consideration and Potential Position on County Approved Electronic Billboard at Highway 24 and Ridge Road

From: Mayor John Graham

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 Minutes

September 9, 2025

Purpose:

To consider the effects of a proposed lighted, electronic billboard sign and, potentially, to take a position regarding it with the County Commissioners.

Background:

At their Sept. 11 meeting, the El Paso County Commissioners will consider two applications from Lamar Advertising to allow electronic billboards along US 24. One is to replace a large 378 square foot “static” billboard just west of the intersection of US 24 and Ridge Road with an electronic sign capable of changing displays every 4 to 8 seconds. The location is across from the Red Rock Canyon Open Space, on the north side of Highway 24, and would face westbound traffic.

The second application is to replace a static billboard in Cascade where the Pikes Peak Highway joins US 24. It would have two faces, each 378 square feet.

Both locations are within unincorporated El Paso County and would be among the largest in the region.

It is appropriate for the public and public organizations to express opinions and concerns to the Commissioners regarding this matter.

The existing billboard, which would be replaced, measures 378 square feet. It was constructed in 1992 and is “not an illuminated electronic sign.

New billboards are limited to 245 square feet, unless “credits” are used by the billboard company.

The El Paso County Planning Commission has approved this billboard (AL282: 3627 W. Colorado Ave.), and the one in Cascade (AL 256: 8655 W. Highway 24, Cascade), to become electronic billboards.



The applicant is Lamar Advertising. The property owner is 143 Mellville Columbia SC LLC, of Gilbert, AZ, and it leases the land to Lamar.

When Red Rock Canyon was purchased by the City for Open Space, at least two existing billboards near the entrance to Red Rock Canyon were purchased by the City of Colorado Springs. After the existing leases for advertisements expired, Colorado Springs took those billboards down.

CONSIDERATIONS AND CONCERNS

The electronic billboard will be seen by people using Red Rock Canyon Open Space doing outdoor activities. The lighted, flashy billboard will be noticed – that is what it would be designed to do. This section of Highway 24 is poorly lit at night, thereby increasing the visual impact of the area and its effect on drivers.

The sign's location puts it within El Paso County's jurisdiction, although it is sandwiched between Manitou Springs and Colorado Springs, both of which do not allow electronic billboards. Teller County also does not allow electronic billboards.

- A billboard which distracts drivers would increase the danger of animal-vehicle collisions, as well as pedestrian and bicycle accidents. The intersection already has safety concerns and presents hazards for pedestrians and cyclists. Wildlife routinely crosses the Highway from Red Rocks Canyon Open Space to access water from Fountain Creek.
- Red Rock Canyon entrance marks an important transition from an urban area to the “wild and natural areas” many people use and enjoy. The electronic billboard would degrade the experience.

The stated purpose of the billboard provisions in the El Paso County sign code (see below) recognizes the impact of billboards on community aesthetics and transportation safety. The introduction of electronic billboards, particularly in this view corridor, which presents perspectives of Pikes Peak, the Garden of the Gods, and the foothills, would degrade the view shed while compromising transportation safety.

Highway safety considerations:

- Digital advertising takes driver's eyes away from the road for extended, demonstrably unsafe periods of time.
- Eyes are drawn to objects of different brightness regardless of the context. Safety will be diminished.
- CDOT has planned to replace the intersection with a grade-separated one.



However, budget cutbacks will delay this, continuing a dangerous situation. At this uncontrolled location, pedestrian and cyclist traffic will be increasingly endangered.

- Billboards are seen as eyesores, ugly things that increase neighborhood blight -- in short, visual pollution. Property values are reduced in neighborhoods next to billboards. This area – long known as “no man’s land,” is already suffering from blight and economic deterioration. An electronic billboard will further depress property values and hinder economic development.

Aesthetic considerations:

US Highway 24 is a scenic gateway whose appearance is important to residents, tourists, and businesses. The visual environment is a precious resource to protect. Red Rock Canyon Open Space adjacent to US 24 benefited from the elimination of at least two billboards after the property was acquired by the City of Colorado Springs.

Billboard Provisions and Requirements in the El Paso County Land Development Code

Purpose: “To limit the impact of billboards on the community; to improve the appearance of entryways into the community such as Interstate 25, Highway 24...to insure compatibility between billboards and adjacent land uses, especially residential uses; to limit the impact of sign clutter...to promote transportation safety; and to provide for the visual enjoyment of the community’s natural setting. The County recognizes that billboards are a necessary and appropriate advertising medium and that there are acceptable and viable locations for billboards within the Community.” (6.2.9)

“Special Use Required for Mechanical or Electronic Message Display; Any change in display type from a static poster display to mechanical or electrical electronic message display will require approval...”

Electronic message display: Hold times of at least 4 to 8 seconds; transition between messages shall be instantaneous. (6.2.9)(B)(3)(b)

No billboard, except for existing billboards, shall exceed 245 square feet. A new billboard may exceed 245 square feet only if a billboard credit for a larger size is being used. (6.2.9)(B)(1). Billboards between 378 sf and 400 sf are not required to be downsized.(6.2.9)(C)(3)

Brightness to include auto dimming up to nighttime dimming of up to 500 NIT. (6.2.9)(B)(c)(vi)



Pros and Cons:

Pros: Provides an opportunity for Manitou Springs to express its opinion to the County.

Cons: Possible increasing safety hazards; degradation of quality of life.

Fiscal Impact:

No direct impact but may affect tourism.

Workload Impact:

Minimal

Recommended Action:

Take a position relative to the El Paso County Commissioners' consideration of the matter and send them a letter to that effect. Possibly attend the meeting and speak to the issue.

NO RESORT FEES

THE BRASS ASS CASINO MCGILL'S HOTEL CASINO MIDNIGHT ROSE CASINO

Cripple Creek, Colorado

Gambling problem? Call or text 1-800-GAMBLER.

TRIPLE CROWN CASINOS

LAMAR

61886

NOTICE

VENUE ELECTRONIC
BOARD CONVERSION

PUBLIC HEARING DATES:

PLANNING COMMISSION
AUGUST 21st, 2025, AT 9:00 A.M.
2960 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910

BOARD OF COUNTY COMMISSIONERS
SEPTEMBER 11th, 2025, AT 9:00 A.M.
1001 CASCADE AVE, STE 100
COLORADO SPRINGS, CO 80903

FOR MORE INFORMATION, VISIT: COLORADO COUNTY PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT AT: 719-520-6300
VISIT: EPCDEV.DENVER.GOV
SEARCH FILE NUMBER: AL252

Re: Two Applications by Lamar in 2025 for Billboards in El Paso County

August 25, 2025

File # AL282: 3627 W. Colorado Ave., Colorado Springs 80804 (Ridge Road across from Red Rock Canyon Open Space)

File #AL 256: 8655 W. Highway 24, Colorado Springs 80809 (Cascade)

Billboard Provisions and Requirements in Land Development Code

Purpose: "To limit the impact of billboards on the community; to improve the appearance of entryways into the community such as Interstate 25, Highway 24...to insure compatibility between billboards and adjacent land uses, especially residential uses; to limit the impact of sign clutter...to promote transportation safety; and to provide for the visual enjoyment of the community's natural setting. The County recognizes that billboards are a necessary and appropriate advertising medium and that there are acceptable and viable locations for billboards within the Community." (6.2.9)

"Sign, Billboard or Board:" An off premise large format advertising displays intended to viewing from a distance..."

"Sign, off premise: Any sign which is not on the same premises as the business or use with which it is identified..."

"Special Use Required for Mechanical or Electronic Message Display; Any change in display type from a static poster display to mechanical or electrical electronic message display will require approval..."

Electronic message display: Hold times of at least 4 to 8 seconds; transition between messages shall be instantaneous.(6.2.9)(B)(3)(b)

No billboard, except for existing billboards, shall exceed 245 square feet. A new billboard may exceed 245 square feet only if a billboard credit for a larger size is being used. (6.2.9)(B)(1)

Billboards between 378 sf and 400 sf are not required to be downsized.(6.2.9)(C)(3)

Brightness to include auto dimming up to nighttime dimming of up to 500 NIT. (6.2.9)(B)(c)(vi)

Two Application Requests from Lamar

US 24 Colorado Ave at Ridge Road: Convert 1 existing static billboard face to electronic. Size of 378 sf

US 24, Cascade: Convert 2 existing static faces to electronic faces. Relocate to eastern side of property. Use billboard credits to increase size of faces to 378 sf on each side

Comments

The stated purpose of the billboard provisions in the sign code recognizes the importance of billboards for appearance of the community and transportation safety. The introduction of electronic billboards further diminishes appearance and compromises transportation safety.

There are 67 billboards permitted under El Paso County jurisdiction. This includes 11 electronic billboards. Lamar owns virtually all the county billboards. Lamar also manages the advertising on bus shelters.

There are hundreds of alternatives to advertising on electronic billboards. Just think of the multitude of social media options and other new forms of advertising compared to when the county code was adopted in 2008.

Highway safety is compromised by billboards.

- Distracting driver's eyes off the road has been estimated to cause more than 23% of all crashes. (Klauer, VA Tech, 2006)Pro
- Eyes are drawn to an object of different illuminance regardless of any interest in this irrelevant stimulus. (Theeuwes, 1999)
- Distractions of 2 seconds or longer increase the likelihood of a crash by 3.7 times.(Klauer, VA Tech, 2006)
- Digital advertising attracts driver's eyes away from the road for extended, demonstrably unsafe periods of time. (Report of National Cooperative Highway Research Program, Wachtel, p 182)

Property values are reduced in neighborhoods next to billboards. Electronic billboards would further depress property values.

- Property values within 500 feet of billboards declined \$30,825 per home when sold in 2010 in Philadelphia. (J. Snyder, November 2011)
- Cities with stricter billboard controls have greater economic prosperity

Numerous polls report public opinion being against billboards: Florida 90%, Houston 81%, Missouri 78%, Rhode Island 67%, and Colorado 80%.

Billboards are seen as eyesores, ugly, trash and neighborhood blight, in short visual pollution.

US Highway 24 is a scenic corridor whose appearance is important to residents, tourists, businesses, and military. Protect the view shed of Pikes Peak, or bust.

Red Rock Canyon Open Space adjacent to US 24 benefited from the elimination of at least two billboards after the property was acquired by the City of Colorado Springs.

Restricting billboards is good for business and tourism as indicated by prohibitions in many jurisdictions.

In Colorado, many counties ban new billboards, including electronic billboards, in Teller, Douglas, Denver, Jefferson, Boulder, Clear Creek, Summit, and Larimer.

In addition many municipalities in Colorado ban electronic billboards, including Colorado Springs, Fort Collins, Boulder, Greeley, Estes Park, Lakewood, Littleton, Pagosa Springs, Steamboat Springs, and Vail.

The visual environment is a precious resource for the region and should not be contaminated with bright, intrusive, unsightly, electronic billboards.

Recommendation

Deny the applications for electronic billboards. Protect “America the Beautiful” from more visual pollution. And do not reduce highway safety along the scenic corridor of US 24.

By: Larry Barrett, Scenic Colorado, barrettlarry@comcast.net, 719-964-0825

Dear County Commissioners,

The Manitou Springs City Council wishes to express its concerns regarding an application by Lamar Adversting at your Sept. 11 meeting. This is for the approval of an electronic billboard sign at the intersection of Highway 24 and Ridge Road.

In brief, Lamar's request is to replace a large 378 square foot "static" billboard just west of the intersection of US 24 and Ridge Road with an electronic sign capable of changing displays every 4 to 8 seconds.

Manitou Springs's concerns are with transportation safety and the effect on the quality of life for our residents, visitors, and businesses. All of us on City Council and most, if not all, residents, are very familiar with this stretch of highway. Potential safety hazards and visual degradation in this area are very disturbing worries. The highway is usually busy and often crowded.

Under your code, new billboards are limited to 245 square feet, but Lamar will apparently use "credits" to maintain the existing 378 square foot size. This portion of Highway 24 is a scenic gateway whose appearance is important to everyone. The view shed is precious, not be contaminated with bright, intrusive, and unsightly electronic billboards.

Please recognize that when Red Rock Canyon was purchased by the City for Open Space, at least two existing billboards near the area's entrance were purchased by the City of Colorado Springs, which subsequently tore those signs down.

A lighted, flashy billboard is designed to attract attention to itself, at the expense of a driver's awareness or at the aesthetic cost of enjoying the mountain landscape or the night sky. This section of Highway 24 is poorly lit at night -- the visual effect on drivers will be disturbing.

While the sign's location puts it within El Paso County's jurisdiction, it is sandwiched between Manitou Springs and Colorado Springs, both of which do not allow electronic billboards. Additionally, Manitou residents have welcomed "dark skies" provisions in our city policies, and a lighted sign is the opposite of what people have supported.

The billboard would distract drivers and increase the danger of wildlife, pedestrian and bicycle accidents. Wildlife routinely crosses the Highway from Red Rocks Canyon Open Space to access water from Fountain Creek. Count the deer carcasses alongside the roadway to better understand the problem.

For both aesthetic and safety reasons, we seriously believe that approving the application would increase traffic accidents. It would further damage property values in the county's "no man's land," sandwiched between Manitou Springs and Colorado Springs. Visually it

would be a nightmare. It would undermine the appeal of the Pikes Peak Region, possibly with negative impacts on tourism as well as our residents' quality of life.

We ask that you seriously consider the effects such a sign approval would have on the community and deny the request.

Sincerely,

John Graham

Mayor, for the Manitou Springs City Council