



MANITOU SPRINGS CITY COUNCIL REGULAR MEETING AGENDA

City Council meetings are held in hybrid form by 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

November 18, 2025

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR
TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- F. POLICE DEPARTMENT AWARDS**
- G. CONSENT CALENDAR**
 - 1. Presentation of Warrants
 - 2. October 7, 2025 City Council Minutes
 - 3. Consider Reappointing Cory Sutela to the Mobility and Parking Board
 - 4. Consider Reappointing Karl Stang to the Mobility and Parking Board
 - 5. Consider Reappointing Bill Koerner to the Mobility and Parking Board
 - 6. Consider Reappointing Luke Prince to the Mobility and Parking Board
- H. BUSINESS**
 - 1. Consider Appointing Avrie Tomsik to the Historic Preservation Commission

2. Discussion Regarding Complaints Concerning Council Member Shada's Alleged Conduct

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

J. CITY ADMINISTRATOR REPORT

K. EXECUTIVE SESSION

1. An Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to Section 5.1(d) of the City of Manitou Springs Municipal Charter, concerning a personnel matter.
2. An Executive Session to hold a conference with the City Attorney pursuant to Section 5.1(c) of the City of Manitou Springs City Charter, concerning the dissolution of the Manitou Springs Metropolitan District.

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: Presentation of Warrants
From: Rebecca Davis, CPFO, Finance Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 5 Minutes

November 18, 2025

Purpose:

To present warrants, written from October 1, 2025 through October 31, 2025, to City Council.

Background:

City Code 4.2. Powers and duties of Council
...the Council shall have the responsibility and power to:
(d) Prepare and administer an annual budget, and post monthly in City Hall *and make available to the public the line by line expenditures authorized by the Council.*

Pros and Cons:

N/A

Fiscal Impact:

Total checks written: 259
Total amount: \$1,619,228

Workload Impact:

15 minutes

Recommended Action:

Acknowledge presentation of the warrants by approval of the Consent Calendar.

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
10/25	10/28/2025	22048	615	CARDMEMBER SERVICE	10-202-100	9,748.16	M
10/25	10/29/2025	22049	615	CARDMEMBER SERVICE	10-202-100	1,799.27	M
10/25	10/23/2025	251316	20220908	DATAWORKS PLUS LLC	39-202-100	3,334.00-	V
10/25	10/27/2025	251357	391	RICK'S GARDEN CENTER	10-202-100	386.73-	V
10/25	10/14/2025	252201	396	BASELINE ASSOCIATES INC	10-202-100	1,404.00-	V
10/25	10/01/2025	252252	145724	AMAZON CAPITAL SERVICES	10-202-100	1,094.84	
10/25	10/01/2025	252253	848	CENTURYLINK	10-202-100	99.95	
10/25	10/01/2025	252254	761	CITY OF COLORADO SPRINGS	10-202-100	3,366.00	
10/25	10/01/2025	252255	384	CLEARWAY ENERGY GROUP	10-202-100	3,332.47	
10/25	10/01/2025	252256	1124	CLEARWAY ENERGY GROUP LLC	52-202-100	2,972.64	
10/25	10/01/2025	252257	177	COLORADO SPRINGS UTILITIES	52-202-100	6,139.11	
10/25	10/01/2025	252258	443	HINKLE & COMPANY, PC	10-202-100	6,400.00	
10/25	10/01/2025	252259	436	HOME DEPOT CREDIT SERVICES	10-202-100	154.99	
10/25	10/23/2025	252260	160025	PRODUCTION PRINTING D11	10-202-100	.00	V
10/25	10/01/2025	252261	20221144	REMINGTON BUILDERS GROUP	39-202-100	127,213.50	
10/25	10/01/2025	252262	20200156	T2 SYSTEMS CANADA INC	55-202-100	1,500.00	
10/25	10/01/2025	252263	160263	TALL TIMBERS TREE & SHRUB SERVICE INC	10-202-100	225.00	
10/25	10/01/2025	252264	20220751	TEMP FENCE USA	55-202-100	190.00	
10/25	10/01/2025	252265	20220970	TIMBERLINE BUILDING SYSTEMS LLC	39-202-100	1,765.64	
10/25	10/01/2025	252266	1027	WESTERN PAPER DISTRIBUTORS, INC.	10-202-100	1,439.29	
10/25	10/03/2025	252267	145724	AMAZON CAPITAL SERVICES	10-202-100	3,042.93	
10/25	10/03/2025	252268	145724	AMAZON CAPITAL SERVICES	10-202-100	13,898.15	
10/25	10/03/2025	252269	426	AMERICAN LOCK & KEY	55-202-100	116.00	
10/25	10/03/2025	252270	1516	CASELLE INC	10-202-100	2,431.00	
10/25	10/03/2025	252271	20220017	CYBERSOURCE CORPORATION	55-202-100	548.00	
10/25	10/03/2025	252272	188	GALLS, LLC	10-202-100	1,050.99	
10/25	10/03/2025	252273	432	GRAINGER	10-202-100	14.46	
10/25	10/03/2025	252274	577	MIDWEST BARRICADE-SIGN CENTER	55-202-100	153.00	
10/25	10/03/2025	252275	145606	MILE HIGH ACE HARDWARE	10-202-100	132.67	
10/25	10/03/2025	252276	20221184	OWEN'S FRAM CLEANING SERVICE LLC	10-202-100	535.00	
10/25	10/03/2025	252277	20200156	T2 SYSTEMS CANADA INC	55-202-100	8,012.72	
10/25	10/03/2025	252278	1194	TARGETSOLUTIONS LEARNING LLC	10-202-100	1,016.00	
10/25	10/03/2025	252279	170078	TWIN BEARS	10-202-100	6.00	
10/25	10/07/2025	252280	20221186	633 CONSTRUCTION LLC	54-202-100	139,762.90	
10/25	10/07/2025	252281	20200281	ALL COPY PRODUCTS INC	10-202-100	143.94	
10/25	10/07/2025	252282	145724	AMAZON CAPITAL SERVICES	52-202-100	1,841.79	
10/25	10/07/2025	252283	426	AMERICAN LOCK & KEY	10-202-100	230.85	
10/25	10/07/2025	252284	20221143	BLADES GROUP LLC	10-202-100	1,426.00	
10/25	10/07/2025	252285	726	BURLAP BAG	53-202-100	400.00	
10/25	10/07/2025	252286	848	CENTURYLINK	10-202-100	190.25	
10/25	10/07/2025	252287	2021025	CHAVEZ CONSULTING INC	54-202-100	3,262.50	
10/25	10/07/2025	252288	160124	COLORADO ADVERTISING PRODUCTS	10-202-100	637.51	
10/25	10/07/2025	252289	20220883	DIVISION OF CHILD SUPPORT	10-202-100	312.00	
10/25	10/07/2025	252290	20221189	FERNANDEZ, LUIDMILA	10-202-100	500.00	
10/25	10/07/2025	252291	20221188	FINSTERWALD, ABREE	10-202-100	100.00	
10/25	10/07/2025	252292	160344	FLAIR DATA SYSTEMS	10-202-100	2,755.88	
10/25	10/07/2025	252293	188	GALLS, LLC	10-202-100	55.95	
10/25	10/07/2025	252294	1024	GOODYEAR AUTO SERVICE CTR	10-202-100	30.00	
10/25	10/07/2025	252295	20221190	HERNANDEZ, SUZANNE	10-202-100	37.50	
10/25	10/07/2025	252296	20221104	IICON CONSTRUCTION COLORADO LLC	55-202-100	162,126.94	
10/25	10/07/2025	252297	144289	ITRON, INC.	52-202-100	12,000.00	
10/25	10/07/2025	252298	144886	KIEWIT INFRASTRUCTURE CO	10-202-100	802.15	
10/25	10/07/2025	252299	145563	LIGHTNING BOLT, INC.	10-202-100	17.00	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/25	10/07/2025	252300	20220734	MALLORY SAFETY & SUPPLY LLC	54-202-100	103.00
10/25	10/07/2025	252301	145606	MILE HIGH ACE HARDWARE	10-202-100	36.74
10/25	10/07/2025	252302	301	NALCO COMPANY	52-202-100	18,680.97
10/25	10/07/2025	252303	2021089	NATIONSEARCH.COM LLC	52-202-100	68.40
10/25	10/07/2025	252304	20221067	NTIVA ACCOUNTING DEPT	39-202-100	5,714.85
10/25	10/07/2025	252305	20221187	PAGE, LOUISE	10-202-100	100.00
10/25	10/07/2025	252306	202148	R & R AUTO GLASS	55-202-100	85.00
10/25	10/07/2025	252307	20220647	RIDERS CONSTRUCTION	55-202-100	1,721.17
10/25	10/07/2025	252308	855	ROCKY MOUNTAIN AIR SOLUTIONS	52-202-100	2,878.19
10/25	10/07/2025	252309	143	SCHMIDT CONSTRUCTION	10-202-100	302.95
10/25	10/07/2025	252310	20200287	SHELDON'S AUTO REPAIR	10-202-100	95.74
10/25	10/07/2025	252311	145602	SITEONE LANDSCAPE SUPPLY	52-202-100	363.55
10/25	10/07/2025	252312	20200156	T2 SYSTEMS CANADA INC	55-202-100	4,165.40
10/25	10/07/2025	252313	20200170	UNITED SITE SERVICES	55-202-100	3,966.00
10/25	10/07/2025	252314	144398	UNIVAR SOLUTIONS	52-202-100	1,566.91
10/25	10/07/2025	252315	10064	WASTE CONNECTIONS	10-202-100	1,528.40
10/25	10/07/2025	252316	20220024	WOLFCO COMMERCIAL SERVICES	52-202-100	125.00
10/25	10/09/2025	252317	20221191	ALLEN, JOSHUA	10-202-100	2,000.00
10/25	10/09/2025	252318	20220035	AMERITAS LIFE INSURANCE COMPANY	10-202-100	754.12
10/25	10/09/2025	252319	20220036	AMERITAS LIFE INSURANCE CORP	10-202-100	3,320.04
10/25	10/09/2025	252320	20220880	AUTOMATED BUSINESS PRODUCTS OF COLORAD	10-202-100	9.60
10/25	10/09/2025	252321	20221192	BUCKLEY, CHRISTOPHER	10-202-100	60.00
10/25	10/09/2025	252322	726	BURLAP BAG	10-202-100	36.10
10/25	10/09/2025	252323	170	CIRSA	10-202-100	1,493.49
10/25	10/09/2025	252324	20221028	FILANC	52-202-100	95,373.41
10/25	10/09/2025	252325	188	GALLS, LLC	10-202-100	105.99
10/25	10/09/2025	252326	15009	JR ENGINEERING LLC	52-202-100	647.50
10/25	10/09/2025	252327	43	LEGAL SHIELD	10-202-100	627.90
10/25	10/09/2025	252328	160255	LIFEMED SAFETY, INC.	10-202-100	467.95
10/25	10/09/2025	252329	20221067	NTIVA ACCOUNTING DEPT	10-202-100	16,274.66
10/25	10/09/2025	252330	20220025	WOLFCO COMMERCIAL SERVICES	10-202-100	165.00
10/25	10/14/2025	252331	144506	ADVANCE AUTO PARTS	54-202-100	330.86
10/25	10/14/2025	252332	37	AFLAC	10-202-100	34.40
10/25	10/14/2025	252333	145724	AMAZON CAPITAL SERVICES	10-202-100	563.16
10/25	10/28/2025	252334	14005	AMERICAN OVERHEAD DOOR	54-202-100	.00 V
10/25	10/14/2025	252335	20220956	BASELINE ENGINEERING CORPORATION	10-202-100	1,404.00
10/25	10/14/2025	252336	137	BILL'S EQUIPMENT AND SUPPLY INC	10-202-100	33.50
10/25	10/14/2025	252337	726	BURLAP BAG	10-202-100	159.60
10/25	10/14/2025	252338	170	CIRSA	10-202-100	1,000.00
10/25	10/14/2025	252339	235	CLEAN AIR LAWN CARE	25-202-100	14,475.00
10/25	10/14/2025	252340	266	COLORADO DEPT OF PUBLIC HEALTH	54-202-100	410.00
10/25	10/14/2025	252341	141955	COLORADO RURAL WATER ASSOC.	52-202-100	475.00
10/25	10/14/2025	252342	177	COLORADO SPRINGS UTILITIES	10-202-100	31.78
10/25	10/14/2025	252343	1806	COMCAST	54-202-100	649.63
10/25	10/14/2025	252344	642	CORE & MAIN LP	52-202-100	2,322.42
10/25	10/14/2025	252345	20220140	ECOSWEEPING INC	55-202-100	5,940.00
10/25	10/14/2025	252346	658	EL PASO COUNTY PUBLIC HEALTH LABORATORY	10-202-100	391.00
10/25	10/14/2025	252347	321	EL PASO COUNTY SHERIFFS OFFICE	10-202-100	12,500.00
10/25	10/14/2025	252348	651	EXHAUST READERS	10-202-100	110.00
10/25	10/14/2025	252349	346	GLASER WELDING / GLASER STEEL	53-202-100	112.63
10/25	10/14/2025	252350	148807	HOFFMANN, PARKER, WILSON & CARBERRY	10-202-100	29,854.26
10/25	10/14/2025	252351	436	HOME DEPOT CREDIT SERVICES	10-202-100	476.79
10/25	10/14/2025	252352	20220780	JOHN DEERE FINANCIAL	10-202-100	88.98
10/25	10/14/2025	252353	20221182	LENZ ELECTRIC, INC.	10-202-100	155.59
10/25	10/14/2025	252354	145563	LIGHTNING BOLT, INC.	52-202-100	30.54
10/25	10/14/2025	252355	56	LOWE'S	10-202-100	612.23
10/25	10/14/2025	252356	20220267	LUCKY DOG CONTRACTING	10-202-100	344.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/25	10/14/2025	252357	202158	MACDOUGALL & WOLDRIDGE PC	52-202-100	405.00
10/25	10/14/2025	252358	142003	MASTER BLASTER, INC.	52-202-100	1,500.00
10/25	10/14/2025	252359	20220651	MBI MEDICINE FOR BUSINESS & INDUSTRY	10-202-100	140.00
10/25	10/14/2025	252360	1118	MELCON COMMUNICATIONS LLP	10-202-100	3,050.00
10/25	10/14/2025	252361	145606	MILE HIGH ACE HARDWARE	55-202-100	193.23
10/25	10/14/2025	252362	180050	MINCH, NEALE	10-202-100	1,266.90
10/25	10/14/2025	252363	187	O'REILLY AUTO PARTS / FIRST CALL	10-202-100	45.88
10/25	10/14/2025	252364	20220576	PIKES PEAK BULLETIN	10-202-100	40.25
10/25	10/14/2025	252365	20220421	POO FREE PARKS	10-202-100	1,599.90
10/25	10/14/2025	252366	18922	PREFERRED DOCUMENT SOLUTIONS	10-202-100	57.49
10/25	10/14/2025	252367	134	RED WING SHOES	10-202-100	144.49
10/25	10/14/2025	252368	749	RESPEC	52-202-100	2,215.00
10/25	10/14/2025	252369	20211013	RH BORDEN	53-202-100	1,755.00
10/25	10/14/2025	252370	529	ROCKY MOUNTAIN RESERVE	10-202-100	153.00
10/25	10/14/2025	252371	144342	ROCKY TOP RESOURCES, INC.	10-202-100	2,274.84
10/25	10/14/2025	252372	170027	SAVATREE LLC	10-202-100	224.00
10/25	10/14/2025	252373	17001	STAPLES BUSINESS ADVANTAGE	55-202-100	121.33
10/25	10/14/2025	252374	20221035	TALOS TECHNOLOGIES LTD	52-202-100	9,813.00
10/25	10/14/2025	252375	940	TIMBER LINE ELECTRIC	52-202-100	2,920.00
10/25	10/14/2025	252376	170078	TWIN BEARS	10-202-100	317.50
10/25	10/14/2025	252377	10064	WASTE CONNECTIONS	10-202-100	748.20
10/25	10/14/2025	252378	202195	WATTERS H2O SERVICES	52-202-100	5,798.75
10/25	10/14/2025	252379	1027	WESTERN PAPER DISTRIBUTORS, INC.	10-202-100	524.85
10/25	10/14/2025	252380	213	WHISLER INDUSTRIAL SUPPLY	52-202-100	11.20
10/25	10/14/2025	252381	20220024	WOLFCO COMMERCIAL SERVICES	10-202-100	135.00
10/25	10/14/2025	252382	20220358	WOLFCO COMMERCIAL SERVICES	10-202-100	100.00
10/25	10/15/2025	252383	170	CIRSA	10-202-100	3,564.56
10/25	10/15/2025	252384	160224	COLORADO SPRINGS UTILITIES	55-202-100	5,451.81
10/25	10/15/2025	252385	150063	E-470 PUBLIC HIGHWAY AUTHORITY	10-202-100	21.65
10/25	10/15/2025	252386	20200294	FLEMING MASONRY INC.	10-202-100	7,460.00
10/25	10/15/2025	252387	160394	GUIRY'S INC.	10-202-100	206.39
10/25	10/15/2025	252388	1009	MARCUS ELECTRIC LLC	52-202-100	4,895.00
10/25	10/15/2025	252389	20220190	RIVET ENGINEERING GROUP LLC	39-202-100	1,340.25
10/25	10/16/2025	252390	20220956	BASLINE ENGINEERING CORPORATION	10-202-100	187.75
10/25	10/16/2025	252391	580	ENGELHARDT, BENJAMIN LEO	10-202-100	38,405.47
10/25	10/16/2025	252392	148807	HOFFMANN, PARKER, WILSON & CARBERRY	10-202-100	47,771.32
10/25	10/16/2025	252393	106	MANITOU SPRINGS CHAMBER OF COMMERCE	10-202-100	131,313.75
10/25	10/16/2025	252394	551	XEROX FINANCIAL SVCS/MARLIN LEASING CORP	10-202-100	1,670.69
10/25	10/16/2025	252395	177	COLORADO SPRINGS UTILITIES	53-202-100	50,439.54
10/25	10/16/2025	252396	17001	STAPLES BUSINESS ADVANTAGE	10-202-100	139.21
10/25	10/16/2025	252397	170078	TWIN BEARS	55-202-100	336.00
10/25	10/16/2025	252398	20221181	WHISTLE EXPRESS CAR WASH	10-202-100	63.00
10/25	10/20/2025	252399	144506	ADVANCE AUTO PARTS	10-202-100	4.00
10/25	10/20/2025	252400	145724	AMAZON CAPITAL SERVICES	10-202-100	196.86
10/25	10/20/2025	252401	20220956	BASLINE ENGINEERING CORPORATION	10-202-100	1,404.00
10/25	10/20/2025	252402	726	BURLAP BAG	10-202-100	200.00
10/25	10/20/2025	252403	125	CEM SALES & SERVICE	10-202-100	102.93
10/25	10/20/2025	252404	690	CENTURYLINK	10-202-100	2,330.80
10/25	10/20/2025	252405	170	CIRSA	10-202-100	70,131.60
10/25	10/20/2025	252406	20220604	COLORADO GOLF AND TURF INC	55-202-100	63.83
10/25	10/20/2025	252407	20221105	GRANITE TELECOMMUNICATIONS LLC	52-202-100	438.30
10/25	10/20/2025	252408	20220738	HARBOR FREIGHT COMMERCIAL ACCOUNT	53-202-100	164.97
10/25	10/20/2025	252409	947	ICMA MEMBERSHIP RENEWALS	10-202-100	1,115.40
10/25	10/21/2025	252410	1118	MELCON COMMUNICATIONS LLP	10-202-100	.00 V
10/25	10/20/2025	252411	145606	MILE HIGH ACE HARDWARE	55-202-100	6.29
10/25	10/20/2025	252412	2021013	NAGELS NORTH AMERICA LLC	55-202-100	2,495.00
10/25	10/20/2025	252413	187	O'REILLY AUTO PARTS / FIRST CALL	10-202-100	38.99

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/25	10/20/2025	252414	20220774	ORGANIC GARDENING SERVICES LLC	10-202-100	3,502.80
10/25	10/20/2025	252415	202165	PORTABLE COMPUTER SYSTEMS INC	55-202-100	12,864.00
10/25	10/20/2025	252416	20220647	RIDERS CONSTRUCTION	55-202-100	12,752.00
10/25	10/20/2025	252417	20200156	T2 SYSTEMS CANADA INC	55-202-100	142.25
10/25	10/20/2025	252418	231	VERIZON WIRELESS	52-202-100	10,165.47
10/25	10/21/2025	252419	1118	MELCON COMMUNICATIONS LLP	10-202-100	3,050.00
10/25	10/21/2025	252420	145724	AMAZON CAPITAL SERVICES	10-202-100	1,509.99
10/25	10/21/2025	252421	20220035	AMERITAS LIFE INSURANCE COMPANY	10-202-100	754.12
10/25	10/21/2025	252422	20220036	AMERITAS LIFE INSURANCE CORP	10-202-100	3,320.04
10/25	10/21/2025	252423	170	CIRSA	10-202-100	121,301.37
10/25	10/21/2025	252424	177	COLORADO SPRINGS UTILITIES	55-202-100	15,519.62
10/25	10/21/2025	252425	20221195	ENGELHARDT, BEN	10-202-100	13,373.70
10/25	10/21/2025	252426	580	ENGELHARDT, BENJAMIN LEO	10-202-100	24,986.90
10/25	10/21/2025	252427	436	HOME DEPOT CREDIT SERVICES	10-202-100	1,509.76
10/25	10/21/2025	252428	20221067	NTIVA ACCOUNTING DEPT	39-202-100	1,405.35
10/25	10/21/2025	252429	20221194	VOYVODIC, ROBERT	10-202-100	25.00
10/25	10/22/2025	252430	20220927	AQUEOUS SOLUTION, THE	10-202-100	307.81
10/25	10/22/2025	252431	358	BOUND TREE MEDICAL, LLC.	10-202-100	1,452.64
10/25	10/22/2025	252432	125	CEM SALES & SERVICE	39-202-100	3,527.28
10/25	10/22/2025	252433	20220883	DIVISION OF CHILD SUPPORT	10-202-100	312.00
10/25	10/22/2025	252434	436	HOME DEPOT CREDIT SERVICES	10-202-100	834.23
10/25	10/22/2025	252435	56	LOWE'S	10-202-100	152.34
10/25	10/22/2025	252436	20200300	MORENO, MARCUS	39-202-100	3,155.00
10/25	10/22/2025	252437	20221196	NUZZO, BRIANA	10-202-100	52.50
10/25	10/22/2025	252438	269	THE GAZETTE	10-202-100	104.81
10/25	10/23/2025	252439	20221193	6151 INVESTMENTS LLC	01-202-100	79.97
10/25	10/23/2025	252440	20221198	BAYCOM INC	39-202-100	3,334.00
10/25	10/23/2025	252441	350	COLORADO COMPRESSED GASES	10-202-100	24.90
10/25	10/23/2025	252442	20220331	VERIZON CONNECT FLEET USA LLC	55-202-100	773.50
10/25	10/24/2025	252443	20221159	BAILEYS TRAFFIC CONTROL SERVICES INC	55-202-100	2,000.00
10/25	10/24/2025	252444	20220844	PALADIN TECHNOLOGIES (USA) INC	55-202-100	7,160.52
10/25	10/24/2025	252445	20221197	ROSS, SHANNON	10-202-100	60.00
10/25	10/24/2025	252446	20200287	SHELDON'S AUTO REPAIR	10-202-100	150.00
10/25	10/24/2025	252447	20200170	UNITED SITE SERVICES	55-202-100	737.00
10/25	10/24/2025	252448	10064	WASTE CONNECTIONS	10-202-100	49.92
10/25	10/27/2025	252449	144506	ADVANCE AUTO PARTS	10-202-100	45.64
10/25	10/27/2025	252450	145724	AMAZON CAPITAL SERVICES	10-202-100	140.02
10/25	10/27/2025	252451	20221200	BELL, JENNIFER	10-202-100	25.00
10/25	10/27/2025	252452	160177	CREATIVE ALLIANCE MANITOU SPRINGS	25-202-100	1,564.00
10/25	10/27/2025	252453	356	EVIDENT INC.	10-202-100	190.10
10/25	10/27/2025	252454	20221199	FRED'S TOWING LLC	10-202-100	258.50
10/25	10/27/2025	252455	594	HORD, COPLAN, MACHT	39-202-100	10,678.50
10/25	10/27/2025	252456	144777	L.N. CURTIS & SONS	10-202-100	3,225.28
10/25	10/27/2025	252457	391	RICK'S GARDEN CENTER	10-202-100	628.84
10/25	10/27/2025	252458	662	TAYCO SCREEN PRINTING	10-202-100	160.50
10/25	10/27/2025	252459	20221172	TIMBERLINE TRAILCRAFT, LLC	23-202-100	18,772.39
10/25	10/28/2025	252460	20200132	ALLEN, MICHAEL T	10-202-100	1,862.50
10/25	10/28/2025	252461	145724	AMAZON CAPITAL SERVICES	10-202-100	97.95
10/25	10/28/2025	252462	20220808	AMERICAN LEAK DETECTION OF SOUTHERN CO	39-202-100	1,855.00
10/25	10/28/2025	252463	125	CEM SALES & SERVICE	39-202-100	2,176.24
10/25	10/28/2025	252464	145606	MILE HIGH ACE HARDWARE	55-202-100	34.62
10/25	10/29/2025	252465	145724	AMAZON CAPITAL SERVICES	10-202-100	333.00
10/25	10/29/2025	252466	1090	AMERICAN SIGNAL CORPORATION	39-202-100	11,368.97
10/25	10/29/2025	252467	20221201	BAILEY, SAMAVA	10-202-100	60.00
10/25	10/29/2025	252468	530	CIVICPLUS	55-202-100	22,973.07
10/25	10/29/2025	252469	384	CLEARWAY ENERGY GROUP	10-202-100	2,808.31
10/25	10/29/2025	252470	1124	CLEARWAY ENERGY GROUP LLC	52-202-100	2,505.06

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/25	10/29/2025	252471	20221004	DETECTACHEM, INC.	10-202-100	190.38
10/25	10/29/2025	252472	20220022	ESO SOLUTIONS INC.	10-202-100	10,809.85
10/25	10/29/2025	252473	356	EVIDENT INC.	10-202-100	184.22
10/25	10/29/2025	252474	160344	FLAIR DATA SYSTEMS	10-202-100	7,975.05
10/25	10/29/2025	252475	5010	INTERNAL REVENUE SERVICE	10-202-100	67.79
10/25	10/29/2025	252476	20220651	MBI MEDICINE FOR BUSINESS & INDUSTRY	10-202-100	139.00
10/25	10/29/2025	252477	1700049	PIKES PEAK MARATHON, INC	10-202-100	294.00
10/25	10/29/2025	252478	20220630	PRESERVATION STUDIO INC, THE	39-202-100	2,500.00
10/25	10/29/2025	252479	20220907	PYRAMID CONSTRUCTION INC	26-202-100	51,680.00
10/25	10/29/2025	252480	17001	STAPLES BUSINESS ADVANTAGE	55-202-100	76.41
10/25	10/29/2025	252482	244	DH PACE COMPANY INC	54-202-100	8,938.00
10/25	10/30/2025	252483	144506	ADVANCE AUTO PARTS	10-202-100	82.10
10/25	10/30/2025	252484	145600	AMERICAN BATTERY CORPORATION	10-202-100	330.50
10/25	10/30/2025	252485	20220677	ARTAIC GROUP, LLC	26-202-100	3,610.00
10/25	10/30/2025	252486	266	COLORADO DEPT OF PUBLIC HEALTH	52-202-100	977.00
10/25	10/30/2025	252487	642	CORE & MAIN LP	10-202-100	1,357.40
10/25	10/30/2025	252488	867	DREXEL, BARRELL & CO	54-202-100	6,157.50
10/25	10/30/2025	252489	150063	E-470 PUBLIC HIGHWAY AUTHORITY	53-202-100	17.65
10/25	10/30/2025	252490	1572	ELEVATED ENTRANCES	54-202-100	1,166.00
10/25	10/30/2025	252491	20220676	FROST SOLUTIONS, LLC	10-202-100	14,750.00
10/25	10/30/2025	252492	432	GRAINGER	53-202-100	39.24
10/25	10/30/2025	252493	144886	KIEWIT INFRASTRUCTURE CO	52-202-100	1,292.80
10/25	10/30/2025	252494	43	LEGAL SHIELD	10-202-100	627.90
10/25	10/30/2025	252495	20220734	MALLORY SAFETY & SUPPLY LLC	10-202-100	182.90
10/25	10/30/2025	252496	1009	MARCUS ELECTRIC LLC	10-202-100	125.00
10/25	10/30/2025	252497	20220219	MATRIX DESIGN GROUP, INC	55-202-100	3,002.50
10/25	10/30/2025	252498	20220913	PURCELL TIRE & SERVICE CENTERS	10-202-100	1,184.30
10/25	10/30/2025	252499	194	RAMPART	52-202-100	36.70
10/25	10/30/2025	252500	749	RESPEC	52-202-100	250.00
10/25	10/30/2025	252501	20220393	ROCKSOL CONSULTING GROUP INC	26-202-100	6,110.54
10/25	10/30/2025	252502	855	ROCKY MOUNTAIN AIR SOLUTIONS	52-202-100	198.00
10/25	10/30/2025	252503	144342	ROCKY TOP RESOURCES, INC.	10-202-100	1,725.36
10/25	10/30/2025	252504	1027	WESTERN PAPER DISTRIBUTORS, INC.	10-202-100	1,187.72
10/25	10/30/2025	252505	213	WHISLER INDUSTRIAL SUPPLY	10-202-100	27.33
10/25	10/03/2025	20250463	145724	AMAZON CAPITAL SERVICES	10-202-100	3,042.93- V
Grand Totals:		259				1,619,228.27

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"



Memorandum

Title: October 7, 2025 City Council Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

To review and approve the meeting minutes from the October 7, 2025 City Council meeting.

Background:

The City Council met in regular session on October 7, 2025.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Approximately eight hours to attend the meeting and to prepare and review the minutes.

Recommended Action:

Approve the October 7, 2025 City Council regular meeting minutes through the approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
October 7, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, October 7, 2025, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor John Graham
Mayor Pro Tem Natalie Johnson
Councilor John Shada
Councilor Julie Wolfe
Councilor Nancy Fortuin
Councilor Michelle Whetherhult

COUNCIL MEMBERS ABSENT FOR ROLL CALL:

Councilor Judith Chandler (Excused)

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:02 PM.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call, except for Councilor Chandler.

D. APPROVAL OF AGENDA

City Administrator Denise Howell requested that the City Council pull item H1, Second Reading and Public Hearing of Ordinance 1825, from the agenda. She explained that the ordinance was intended to apply only to streets and public rights-of-way and acknowledged confusion about its potential impact on other areas. She stated her intent to work with the City Attorney to clarify the language.

Mayor Graham suggested moving item G6, Resolution 1425, to the beginning of the Business Section.

Councilor Shada moved to approve the agenda as amended with item H1 removed and G6 moved to the beginning of the Business Section. The motion was seconded by Councilor Whetherhult. The motion carried unanimously (6-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

F. CONSENT CALENDAR

1. Request to Purchase Axon Generation 4, Body Worn Cameras for the Police Department
2. Approval of a General Services Agreement with Front Range Arborists, LLC for Black Canyon Open Space Fired Mitigation

Note for the Record – This item was pulled from the consent calendar and moved to the end of the Business Section as requested by Councilor Shada.

3. September 16, 2025 City Council Regular Meeting Minutes

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

Councilor Shada moved to approve the consent calendar as amended. The motion was seconded by Councilor Fortuin. The motion carried unanimously (6-0).

F3. September 16, 2025 City Council Regular Meeting Minutes

Councilor Shada moved to approve the minutes as presented. The motion was seconded by Councilor Fortuin. The motion was carried (4-0) with Councilor Wolfe and Mayor Graham recusing.

G. BUSINESS

6. Resolution No. 1425, A Resolution of the City of Manitou Springs City Council, Urging the Registered Electors of Manitou Springs to Vote “Yes” on the Ballot Issue 2A Seeking Approval of a 9% Excise Tax Increase Generating \$2.5 Million for the City at the November 4, 2025 Election

Mayor Graham opened the floor for public comment.

Ted Johnston, General Manager of the Manitou and Pikes Peak Cog Railway (COG), voiced concerns about Ballot Initiative 2A, which he described as a “triple tax” on local attractions. He criticized the lack of communication from the City Council with affected businesses, including his, which he noted contributes approximately 90% of the current amusement tax. Manager Johnston emphasized the COG’s history of partnership with the City and highlighted several costly accommodations the business has made at the City’s request. He questioned the validity of the City’s stated \$4.6 million budget deficit and warned that the tax increase could deter visitors, ultimately reducing overall tax revenue and negatively impacting local businesses and residents.

Leigh Ann Wolfe, owner of the Flying W Ranch, criticized the proposed tax increase and emphasized the significant economic benefits that the COG brings to Manitou Springs. She reiterated concerns about lack of communication.

Jack Damioli, President of the COG and The Broadmoor, warned that Ballot Initiative 2A would discourage tourism. He added the measure would give the City Council unchecked authority to raise the tax up to 14% without limits or sunset provisions. He echoed concerns about lack of transparency and communication.

Robert Hefner, owner and operator of the Manitou Cliff Dwellings, opposed Ballot Initiative 2A, highlighting again the absence of communication with local businesses. He stated that tourism is essential to the City's economy and that approving the increase would make Manitou Springs the highest-taxed city in Colorado, hurting all local businesses, not just attractions.

Doug Price, President and CEO of Visit Colorado Springs, opposed Ballot Initiative 2A on behalf of the organization's board of directors, which he stated voted unanimously against the measure. He noted that only six local businesses would shoulder the tax burden and called it unfair to single out a few for a citywide issue. President Price emphasized Manitou Springs' importance to regional tourism and urged the Council to vote no on the resolution, suggesting instead that the city work collaboratively with the broader business community on a more equitable solution.

Greg Cobble, owner of Manitou e-Bike Company, echoed concerns about driving customers away and stated his opposition to Ballot Initiative 2A. He noted his business was already down 8% last year and emphasized that higher costs would further reduce demand, especially in a short, weather-dependent season.

Nina Davis, organizer of the Manitou Comedy Festival, expressed concern about the measure's impact on performance artists. She noted that the festival pays its performers through ticket sales and that the proposed tax could make that financially unsustainable. She urged the Council to consider how the measure affects smaller arts organizations, not just major attractions.

Tom Haggard, owner of Santa's Workshop, voiced opposition to Ballot Initiative 2A. While the tax would not directly impact his business, he cautioned that increasing the cost of visitor experiences would discourage spending at a time when tourists are already showing growing reluctance to spend.

Douglas Edmondson, 15 Keithley Road, expressed opposition to the tax initiative as currently worded and called for its reconsideration. He stated that while the Council's role is to bring issues before the voters, it is not their role to influence the outcome. He suggested that the resolution be removed from the agenda altogether.

Jennifer Cobble, 1207 Manitou Avenue, spoke in opposition to Ballot Initiative 2A, sharing that tourism directly supports her household through her husband's business, Manitou eBike. She expressed concern that the tax targets too few businesses and

urged City Council to explore more creative, equitable solutions to budget issues before placing the burden on a small group.

Martin Lays, General Manager of the Cliff House, shared his apprehension about Ballot Initiative 2A, noting that while the tax would not directly apply to his business, it reflects a broader trend of rising tourism costs in Manitou Springs. He cautioned that continued increases could make the city less attractive to visitors and raised concern that it may set a precedent for future lodging tax hikes.

Patricia McPherson, Executive Director of Pikes Peak Region Attractions, expressed concern that Ballot Initiative 2A would confuse and deter visitors. She noted that a 14% tax could discourage families from visiting local attractions. She also cautioned that most tourists are unlikely to distinguish between amusement tax and sales tax or understand city boundaries, meaning the impact could extend beyond Manitou Springs to neighboring businesses in Colorado Springs.

Mayor Graham closed the floor to public comment.

Councilor Whetherhult stated that she does not support Ballot Initiative 2A but emphasized the importance of public participation in the upcoming budget process. She reflected on a recent community meeting that addressed potential service reductions, including snow removal. She also expressed disappointment in a former Council decision to approve marijuana sales, suggesting it contributed to the City's current financial challenges.

Councilor Fortuin stated that she supports the placement of the measure on the ballot and letting voters decide the outcome. She acknowledged concerns about losing both tourists due to increased taxes and essential city services if a new source of revenue is not found. Councilor Fortuin noted that the Council has already taken steps to cut costs, including a \$600,000 budget reduction and leaving staff positions unfilled. She explained that the funds received from marijuana tax revenue have allowed the Council to prioritize deferred infrastructure maintenance. Councilor Fortuin added that the Council has been planning for a financial shortfall for years and that while alternative revenue sources should be pursued, immediate funding is now necessary.

Councilor Wolfe supported the resolution and challenged claims that the tax would significantly harm local businesses or tourism. She cited COG ridership data reported to the state that showed increased patronage despite past ticket price hikes and emphasized that the proposed tax would result in relatively small cost increases. Councilor Wolfe added that previous public engagement had occurred and questioned the viability of suggested alternative funding ideas. She noted that the measure's flexibility would allow the City Council to adjust the rate as needed.

Councilor Shada added that he checked the COG website and found current ticket prices are \$78.99, compared to \$32 in 2018. He noted that while the COG has supported local projects such as restrooms at Hiawatha Gardens, their online checkout process redirects users to out-of-town adventure offerings. He cited Public Utilities

Commission (PUC) records showing the COG reported a 32% net profit in 2024, up from 28% in 2018, and stated that a tax increase would raise COG ticket prices by only \$7.11, suggesting there may be pricing flexibility for the business to absorb the cost. While expressing concern for smaller businesses, he suggested the Council explore an economic rebate or incentive program to support them.

There was a brief discussion about the legality and purpose of the resolution, during which City Attorney Jeff Parker explained that it is legal and represents the primary way a city council may express its position on a ballot issue under the Fair Campaign Practice Act. He noted that while the Council is not required to adopt the resolution, it is their one formal opportunity to take an official stance.

Mayor Graham expressed support for the resolution. He estimated that the City has 18 to 24 months of reserves remaining and added that inflation is reducing that cushion. He pointed to recent infrastructure failures, public safety concerns such as fire risk, and rising operational costs as signs of increasing financial pressure. While he acknowledged concerns from local businesses, he explained that the Council's responsibility is to maintain essential services for residents and visitors. Mayor Graham noted that Council and staff have worked to build reserves, secure grants, and plan ahead, but warned that continued progress may not be possible without additional revenue.

Councilor Shada moved to approve Resolution No. 1425, A Resolution of the City of Manitou Springs City Council, Urging the Registered Electors of Manitou Springs to Vote "Yes" on the Ballot Issue 2A Seeking Approval of a 9% Excise Tax Increase Generating \$2.5 Million for the City at the November 4, 2025 Election. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried (5-1), with Councilor Whetherhult as the dissenting vote.

Note for the Record – The City Council took a break at 7:05 PM and reconvened at 7:21 PM.

1. Consider Appointing Keith Harper to the City Planning Commission

Alan Delwiche, City Planning Commission (CPC) Chair, shared that Applicant Keith Harper had attended a commission meeting and understands the role of the commission is to make decisions based on the Land Use and Development Code (LUDC).

Applicant Harper stated that he is a lifelong resident of the City and expressed interest in serving the community.

There was a brief discussion about the workload required and process for applying the LUDC when serving on the commission, during which Applicant Harper confirmed that he is willing to do the work and follow processes as necessary.

Councilor Wolfe moved to approve the appointment of Keith Harper to CPC. The motion was seconded by Councilor Whetherhult. The motion carried unanimously (6-0).

2. First Reading of Ordinance No. 1925 Concerning Accessory Dwelling Units, Occupancy Limits for Dwelling Units, and Parking Restrictions for Multifamily Residential Development

Planning Director Fred Rollenhagen presented proposed revisions to Titles 13 and 18 of the Municipal Code in response to three state housing laws passed in 2024. The proposed ordinance aimed to expand housing options in Manitou Springs and ensure compliance with state requirements. The ordinance addressed occupancy limits by redefining "household" based on safety and building codes rather than family relationships. It also exempts certain multifamily and adaptive reuse projects within state-defined transit service areas from minimum parking requirements. The ordinance established accessory dwelling units (ADUs) as a permitted use in general residential, low-density residential, and hillside low-density residential zones. ADUs can be internal, attached, or detached, and must meet all building, fire, habitability, and historic preservation codes. ADUs are not subject to density limits and can be up to 750 square feet or 50% of the main dwelling's size, whichever is greater. The ordinance would allow ADUs to be used as short-term rentals under existing city rules. Off-street parking would only be required if on-street parking were prohibited. ADUs would be reviewed through an administrative minor site plan process. The ordinance would also allow ADUs to share utility service lines with the main unit if lines are properly sized and independently metered. A reduced meter fee was proposed. CPC, with input from the Housing Advisory Board (HAB), supported the ordinance. Staff confirmed it met the criteria for a code amendment and aligned with the city's comprehensive plan.

There was a brief discussion about the meaning of the term "adaptive reuse", during which Planning Director Rollenhagen explained it refers to converting non-residential buildings, such as offices, into residential use, and not simply modifying existing homes.

There was a brief discussion about language stating that additional ADUs would be subject to density requirements, during which Planning Director Rollenhagen acknowledged the language was unnecessary and should be removed.

Planning Director Rollenhagen confirmed that recreational vehicles and trailers were discussed while the ordinance was being drafted and that the issue would be addressed by the requirement that an ADU must comply with the building code.

City Attorney Parker further clarified that because ADUs must comply with the building code, sanitation and safety regulations apply as well.

Councilor Shada noted that typically garages are 240 square feet and that under the proposed ordinance a garage that is at least 250 square feet could potentially be converted into an ADU. He inquired about parking requirements in this scenario.

Planning Director Rollenhagen explained that through the Minor Site Plan process for ADU approval the property would have to comply with code which would ensure that the ADU would not create any nonconformities, even with parking requirements.

There was a brief discussion about whether short-term rentals could be restricted, during which Planning Director Rollenhagen confirmed that the ordinance could be amended to restrict short-term rentals.

Councilor Wolfe expressed concern that the proposed ordinance does not meet the LUDC review criterion stating that amendments should not result in significant adverse impacts. She stated that increased density would lead to greater water use, more traffic, and added strain during emergencies such as wildfires. She also noted potential impacts to the natural environment and said she was uncomfortable with language suggesting there would be no significant impacts. Councilor Wolfe suggested replacing the finding with language that acknowledges likely impacts while clarifying the ordinance is being adopted to comply with state law.

Mayor Graham expressed frustration with state mandates on land use, describing the ordinance as a forced compromise. He noted that while the city must comply, the regulations do not suit the City's unique infrastructure and challenges.

There was a general discussion regarding the LUDC review criteria that the proposed municipal code amendments were required to meet, during which Councilor Wolfe suggested revising the LUDC to include language allowing for exceptions when complying with state law. City Attorney Parker advised that City Council could clarify in the staff report that the criteria are not intended to apply when state law supersedes.

Councilor Fortuin clarified that HAB submitted a letter with recommendations rather than a letter of support and noted that most suggestions were included. She expressed concern that the ordinance allows ADUs to be used as short-term rentals, questioning how that aligns with the intent to promote affordable housing.

Planning Director Rollenhagen explained that CPC supported allowing ADUs to be used as short-term rentals for several reasons. The City is nearing its cap on short-term rentals, and few eligible locations remain. Commissioners also wanted to give property owners the option to apply for a license if desired and felt that current short-term rental regulations were adequate to manage potential impacts.

Councilor Fortuin supported prohibiting ADUs from being used as short-term rentals and suggested amending the ordinance accordingly. She also expressed appreciation for the proposed 50% reduction in tap fees, noting that it supports affordability goals.

There was a discussion about whether an ADU could be in the front lawn, particularly in a Historic District. City Attorney Parker advised that ADUs must follow the same setback rules as primary homes and Historic Preservation regulations still apply to new construction. He confirmed that ADUs could be restricted in the front yard and clarified that side and rear setbacks cannot be changed.

Councilor Wolfe agreed with Councilor Fortuin that affordable housing is the intent. Councilor Wolfe raised a concern that the new law might eliminate open space requirements and allow properties to be fully built out with little separation between structures.

Planning Director Rollenhagen clarified that requirements such as setbacks, height limits, and open space still apply. The only standard that would no longer apply to ADUs is the density requirement, which previously required a minimum lot size for a second residence.

City Attorney Parker advised that if the City Council wanted to restrict front setbacks, wording could be added to state that front setbacks for ADUs shall be no closer than the rear portion of the primary structure.

Mayor Pro Tem Johnson expressed that she would be open to the idea that existing front-facing garages could qualify as ADUs.

Councilor Fortuin stated that she thinks the suggested amendment for front setbacks would be unnecessarily restrictive.

Councilor Wolfe suggested that the front setback restrictions could be applied specifically to properties in the Historic District.

There was a brief discussion about whether staff had received any comments regarding the emergency ADU ordinance passed on July 15, 2025. Planning Director Rollenhagen stated that no comments had been received, though there had been a few inquiries and a couple of pre-application meetings with individuals interested in building ADUs.

Councilor Shada moved to approve on first reading, Ordinance No. 1925 Concerning Accessory Dwelling Units, Occupancy Limits for Dwelling Units, and Parking Restrictions for Multifamily Residential Development, with wording changes for the City Council's consideration at second reading, including adding a clause to address the exception from the LUDC, revising Section Four of the ordinance to remove the sentence regarding additional ADUs subject to density restrictions, and adding language to restrict front setbacks and short-term rentals. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (6-0).

3. First Reading of Ordinance No. 2025, An Ordinance Vacating a Portion of the Old Man's Trail Right-of-Way Adjacent to the Property Known as 10 Old Man's Trail

Senior Planner Chelsea Royston noted that the presentation would cover both items, G3 and G4, to cover ordinances 2025 and 2125, because the two are closely intertwined. She explained that the City is requesting to rezone the Hiawatha Gardens property from Commercial to Public Facility and to vacate a portion of Old Man's Trail. These actions are part of a larger project that includes a forthcoming Major Development Plan, subdivision, and grading permit. CPC recommended approval of both the rezoning and right-of-way vacation following administrative review. The proposed changes would consolidate the site into a single platted lot, as required for permit issuance, and would align the Old Man's Trail right-of-way with existing improvements to clarify public and private boundaries. Staff found that the right-of-way vacation meets all applicable review criteria, including consistency with the

Comprehensive Plan and Transportation and Mobility Master Plan, improved pedestrian safety, and no negative impact on utilities or access. The rezoning also meets required criteria, including compatibility with surrounding uses, consistency with city plans, and limitations on development in flood-prone areas. The Public Facility zoning designation reduces height limits, prohibits residential use, and does not require minimum lot frontage. No conditions were recommended, and the major components of the project will be considered in the upcoming Major Development Plan review.

Councilor Shada moved to approve on first reading, Ordinance No. 2025, An Ordinance Vacating a Portion of the Old Man's Trail Right-of-Way Adjacent to the Property Known as 10 Old Man's Trail. The motion was seconded by Councilor Wolfe. The motion carried unanimously (6-0).

4. First Reading of Ordinance No. 2125, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 2 Parcels Also Known by Assessor's Office as Schedule Numbers 74054-226-002 and 74054-26-001 to Public Facility Zone District

Councilor Shada moved to approve on first reading, Ordinance No. 2125, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 2 Parcels Also Known by Assessor's Office as Schedule Numbers 74054-226-002 and 74054-26-001 to Public Facility Zone District. The motion was seconded by Councilor Wolfe. The motion carried unanimously (6-0).

5. First Reading of Ordinance No. 2225, an Ordinance of the City of Manitou Springs, Colorado, Amending the Manitou Springs Municipal Code to Allow Digital Publication of Certain Publication Notices

City Attorney Jeff Parker explained that the ordinance proposes changes to the Municipal Code to allow digital publication of certain notices on the City's website instead of in a newspaper. He noted that publishing in newspapers has been costly, and that the City can shift to digital publication for any items not required by state law or that are considered matters of local concern.

There was a general discussion about the front window at City Hall. City Administrator Howell explained that staff still plans to post notices there as usual, but the code change would allow website posting to fulfill legal requirements if a notice cannot be posted at City Hall. City Attorney Parker advised against requiring front window posting for all notices, noting that different types of postings have different legal requirements. He expressed concern that mandating physical posting could create compliance issues if something were missed, even unintentionally.

Mayor Graham moved to approve on first reading, Ordinance No. 2225, an Ordinance of the City of Manitou Springs, Colorado, Amending the Manitou Springs Municipal Code to Allow Digital Publication of Certain Publication Notices. The motion was seconded by Mayor Pro Tem Johnson. The motion carried unanimously (6-0).

F2. Approval of a General Services Agreement with Front Range Arborists, LLC for Black Canyon Open Space Fired Mitigation

David Conley, Chair of the Open Space Advisory Committee (OSAC), provided an overview of the fire mitigation efforts planned for Black Canyon Open Space. He emphasized OSAC's responsibility for managing open space properties and noted that the fire mitigation work is aligned with the Black Canyon Master Plan, which was approved by the City Council in February. Chair Conley explained that fire mitigation is a key element of the plan and is intended to take place before trail construction begins.

Fire Lieutenant Mike Willie stated that the scope of work was developed in coordination with the Colorado Springs Fire Department and Colorado Springs Utilities. The plan includes a 50% reduction in fuels across the site. All work will be completed by hand, followed by chipping using a tracked chipper. Chipped material will be laid no deeper than four inches to allow vegetation to regrow and to help create a fire-resilient landscape. Lieutenant Willie shared that two bids were received, and the lowest responsible bid came in at \$150,000.

Chair Conley stated that OSAC has the funds available to recommend that City Council approve the expenditure. He noted that the cost is higher than the Deer Park fire mitigation project due to limited access and the steepness of the slopes at Black Canyon. He explained that crews will not be able to bring trucks onto the property and will access the site on foot, using a track-mounted chipping machine. Chair Conley shared that they visited the site earlier that day with the contractor. During the site visit, he confirmed that the contractor is sensitive to the proposed trail alignment outlined in the master plan and is experienced in preserving key landscape and tree features during fire mitigation work.

Councilor Shada referred to a fire hazard map of Manitou Springs and noted that Black Canyon Open Space is categorized as low risk. He expressed concern about allocating significant funds to the project when other city-owned properties are shown as higher risk.

Lieutenant Willie responded that although the area may be classified as a light fire hazard, no part of the City is considered low risk. He emphasized that opening the space to the public raises fire risk due to increased human activity, making mitigation necessary to protect the community.

Councilor Shada stated a preference for allocating funds to higher-risk open spaces. He confirmed that there are city-owned open spaces that are highlighted as higher-risk on the fire hazard map.

Lieutenant Willie noted that recent mitigation work by Colorado Springs Fire just north of the site increases the effectiveness of the Black Canyon project by expanding the contiguous mitigated area.

Councilor Shada reiterated his concern about prioritizing Black Canyon for fire mitigation, noting that existing mitigation efforts and natural barriers, such as U.S.

Highway 24, already reduce the risk to the community. He questioned the decision to allocate a large amount of discretionary open space funding to a low-risk area, especially when this may be the only fire mitigation project the city undertakes in the coming year.

There was a brief discussion about whether OSAC has a list of projects related to fire mitigation, during which Chair Conley stated that the committee does not currently have a list of priorities. He added that this is the first fire mitigation project of any size undertaken by OSAC, aside from some limited work along trail corridors.

Councilor Wolfe agreed with Councilor Shada and shared that a resident had contacted her with similar concerns. Councilor Wolfe referenced overgrown conditions on city-owned property, specifically near Miramont Castle and Montcalm Street. She expressed interest in referring the matter to OSAC for further review and holding a work session to discuss prioritizing mitigation efforts in higher-risk areas, given limited funding.

There was a brief discussion about whether delaying the agreement would cause any issue, to which Chair Conley confirmed that there is no grant involved and that OSAC funds could carry over into the next budgeted year. Concerns were noted about opening the space to the public and ensuring that mitigation work does not negatively impact wildlife during nesting or mating seasons.

Councilor Fortuin questioned OSAC's shift from reserving funds for land acquisition to using them for fire mitigation, while expressing support for the mitigation efforts.

Councilor Shada suggested that OSAC and the Fire Department develop a fire mitigation plan for high-risk areas near parcel 7405314023, citing city fire hazard data and the threat to downtown from south and southeast winds. He noted that while mitigation at Black Canyon has lowered risk there, residents near Red Mountain are facing difficulties obtaining homeowners insurance due to the elevated risk shown on the maps.

Fire Lieutenant Willie clarified that the map is not the City's, but the State of Colorado's.

Councilor Fortuin requested that OSAC and the Fire Department consider grant opportunities during review of open space for fire mitigation. She also suggested that they consider more experienced and less expensive contractors such as Mile High Youth Corps.

Councilor Wolfe stated that once funding is allocated for open space, the City should also assess the cost to address other high-risk areas on the fire hazard map to better protect the community.

The consensus of the City Council was to request that OSAC and the Fire Department collaborate to create a list of prioritized open space properties for fire mitigation efforts.

Councilor Shada moved to deny the proposed agreement and to direct staff, the Fire Department, and OSAC to return with alternative fire mitigation plans. The motion was seconded by Councilor Wolfe. The motion carried unanimously (6-0).

H. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 1825, an Ordinance of the City of Manitou Springs, Colorado, Adding a New Chapter 12.40 of the Manitou Springs Municipal Code to Prohibit Unpermitted Work in the City

Note for the Record – The second reading and public hearing of Ordinance 1825 was removed from the agenda under Section D, Approval of Agenda.

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

There was a discussion regarding free parking for residents, during which it was clarified that residents may get up to 50 hours of free parking.

Councilor Fortuin suggested that the City Council should be very careful when answering questions on social media or simply direct the public to city staff, to avoid future issues and confusion.

Councilor Wolfe suggested that free parking for residents should be advertised better, as many residents are unaware of the free parking.

Mayor Pro Tem Johnson announced that Saint Andrews Community Center is having a fundraiser on Saturday, October 11, 2025 from 11:00 AM to 6:00 PM, and proceeds will go towards launching the community center.

Mayor Graham inquired if a budget retreat on Saturday, November 22, 2025 from 9:00 AM to 2:00 PM would work for the Council. He reminded the Council that there will be no meeting the week of Thanksgiving, November 4, 2025 which is Election Day or November 11, 2025, Veteran's Day. He announced that the upcoming weekend is Indigenous Peoples Day Weekend, to include a potluck, and storytelling.

There was a brief discussion about the city audit. City Administrator Howell explained the delay is due to staffing challenges, noting that all materials have been submitted and the timeline now depends on the auditors. Staff is responding to questions and aiming for completion by the end of October.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following:

- The Creek Walk bump outs will include trees and pollinator gardens.
- Ruxton Avenue water line repairs will begin next week.
- The Drafted 2026 Budget will be provided by October 15, 2025.

ADJOURN

With no other items to discuss, Councilor Shada moved to adjourn the meeting. The motion was seconded by Mayor Graham. The motion carried unanimously (6-0).

The meeting adjourned at 9:36 PM.

Attest:

John Graham, Mayor

Elena Krebs, City Clerk

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



Memorandum

Title: Consider Reappointing Cory Sutela to the Mobility and Parking Board

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

For the City Council to review and consider approving the request for the reappointment of Cory Sutela to the Mobility and Parking Board as a regular member.

Background:

Cory Sutela has been serving as a member of the MAP Board since 2021, and his current term is set to expire December 31, 2025. The Board voted unanimously to endorse his reappointment request during their October meeting.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Approve reappointing Cory Sutela as a regular member of the Mobility and Parking Board through the approval of the consent calendar.

Elena,

Can you please consider this email my formal request for another term. I will let the others know they need to do this if they want to continue - and then we can vote at the board meeting Oct 22 to make an endorsement.

thanks

Cory

Kristen,

As the Vice Chair of the Mobility and Parking board I recommend that Cory Sutela be reappointed for another term on the MAP Board. Wednesday evening the MAP board voted unanimously to reappoint all 4 board members whose term is expiring December 31, 2025.

-Karl



Memorandum

Title: Consider Reappointing Karl Stang to the Mobility and Parking Board

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

For the City Council to review and consider approving the request for the reappointment of Karl Stang to the Mobility and Parking Board as a regular member.

Background:

Karl Stang has been serving as a member of the MAP Board since 2021, and his current term is set to expire December 31, 2025. The Board voted unanimously to endorse his reappointment during their October meeting.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Approve reappointing Karl Stang as a regular member of the Mobility and Parking Board through the approval of the consent calendar.

Elena,

Please accept this email as my formal request to be considered for reappointment to the Manitou MAP board. Thank you for facilitating the process.

-Karl

Hi Elena,

Last night we discussed the reappointment of myself, Karl, Luke and Bill.

As chair I support reappointment of all 4, following our discussion yesterday.

I have seen the formal expression of intent from me, Luke and Karl.

Last night, Bill expressed his desire to serve another term. I let him know this can happen if he sends in his formal expression of interest.

For now please add me, Karl and Luke to the next convenient council agenda for reappointment. I understand this will be part of a consent agenda and so nothing else is needed from the board.

If you receive the statement of interest from Bill, I support including him also.

Could you please let me know when that happens.

Thanks

Cory



Memorandum

Title: Consider Reappointing Bill Koerner to the Mobility and Parking Board

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

For the City Council to review and consider approving the request for the reappointment of Bill Koerner to the Mobility and Parking Board as a regular member.

Background:

Bill Koerner has been serving as a member of the MAP Board since 2012, and his current term is set to expire December 31, 2025. The Board voted unanimously to endorse his reappointment request during their October meeting.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Approve reappointing Bill Koerner as a regular member of the Mobility and Parking Board through the approval of the consent calendar.

Elena,

I wish to serve another term on the MAP Board. My present term expires in December this year.

Thanks,

Bill Koerner

Hi Elena,

Last night we discussed the reappointment of myself, Karl, Luke and Bill.

As chair I support reappointment of all 4, following our discussion yesterday.

I have seen the formal expression of intent from me, Luke and Karl.

Last night, Bill expressed his desire to serve another term. I let him know this can happen if he sends in his formal expression of interest.

For now please add me, Karl and Luke to the next convenient council agenda for reappointment. I understand this will be part of a consent agenda and so nothing else is needed from the board.

If you receive the statement of interest from Bill, I support including him also.

Could you please let me know when that happens.

Thanks

Cory



Memorandum

Title: Consider Reappointing Luke Prince to the Mobility and Parking Board

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

For the City Council to review and consider approving the request for the reappointment of Luke Prince to the Mobility and Parking Board as a regular member.

Background:

Luke Prince has been serving as a member of the MAP Board since 2021, and his current term is set to expire December 31, 2025. The Board voted unanimously to endorse his reappointment request during their October meeting.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Approve reappointing Luke Prince as a regular member of the Mobility and Parking Board through the approval of the consent calendar.



LUKE HARPER PRINCE

Manitou Springs, Colorado

📞 [REDACTED]

📧 [REDACTED]

✉ [REDCATED]

Dear Members of the Mobility & Parking Board and City Clerk's Office,

I would like to formally request reappointment to the Manitou Springs Mobility & Parking Board for another term beginning January 1. My current term expires December 31, and I would be honored to continue serving alongside this board.

It's been a privilege to contribute to our discussions and initiatives around safe, accessible, and balanced mobility within Manitou Springs. I remain committed to helping our community navigate parking, pedestrian, and transit needs in ways that support both residents and visitors.

If the Board is willing to provide an endorsement of my reappointment, I would greatly appreciate that support so the request can be forwarded to City Council for approval.

Thank you all for your consideration and for the continued collaboration on behalf of our community.

Sincerely,
Luke Harper Prince
Manitou Springs, CO
[REDACTED]

Hi Elena,

Last night we discussed the reappointment of myself, Karl, Luke and Bill.

As chair I support reappointment of all 4, following our discussion yesterday.

I have seen the formal expression of intent from me, Luke and Karl.

Last night, Bill expressed his desire to serve another term. I let him know this can happen if he sends in his formal expression of interest.

For now please add me, Karl and Luke to the next convenient council agenda for reappointment. I understand this will be part of a consent agenda and so nothing else is needed from the board.

If you receive the statement of interest from Bill, I support including him also.

Could you please let me know when that happens.

Thanks

Cory



Memorandum

Title: Consider Appointing Avrie Tomsik to the Historic Preservation Commission

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

November 18, 2025

Purpose:

City Council to consider appointing Avrie Tomsik to serve as a regular member on the Historic Preservation Commission (HPC).

Background:

Avrie Tomsik has submitted an application and resume for the Council's consideration. HPC Chair Kindseth has also submitted a letter of recommendation on behalf of the commission, supporting Ms. Tomsik's appointment.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Move to appoint Avrie Tomsik as a regular member of HPC.



City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

Which Board are you Applying For? Historic Preservation Committee (HPC)

Membership Requested • Regular

Full Name Avrie Tomsik

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Phone [REDACTED]

Email [REDACTED]

Do you have any special interests? If so, please briefly provide details below: I received a degree in Architecture in the summer (2025) and picked up a special interest in adaptive reuse. I am also interested in place keeping and having the community heavily involved in decisions regarding their home. As a lifetime resident of Manitou, I am also very driven by the arts and personal artistic expression.

Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children.
(Amendment No. 8, adopted and approved January 14, 1975)

Do you have an immediate family member on City Council? No

Please attach a resume:

 Avrie Tomsik Resume - historic preservation.pdf

Date

10/23/2025

AVRIE TOMSIK

RESUME

CONTACT



[REDACTED]



[REDACTED]

PORTFOLIO LINK

<https://issuu.com/avrietomsikportfolio/docs/2022-2024portfolio-tomsika>

EDUCATION

B.S. ARCHITECTURE

University of Colorado Denver

Graduation Date: August 2025

3.95 GPA

Deans List/Summa cum laude

SECONDARY SCHOOL

Manitou Springs High School

Graduated 2021

3.89 GPA

SOFTWARE PROFICIENCY

- Adobe Suites
- Lumion
- Microsoft Word
- Bluebeam
- Excel

SKILLS

- Organization
- Detail Oriented
- Creative design
- Strong Verbal and Written Communication Skills
- Team Collaboration
- Customer Service
- Problem-Solving

SUMMARY

I am a dedicated employee looking for an external opportunity to engage with my community while gaining experience in the field of historic preservation. I am proficient in various design software, as well as skills in creative and graphic design, along with customer service expertise.

EXPERIENCE

ARCHITECTURAL DESIGNER - INTERN

Electra Johnson Design & Planning LLC - Manitou Springs, CO

Summer 2023

- Developed conceptual design ideas in accordance with client requirements.
- Conducted site visits to assess conditions of existing structures.
- Presented designs at public meetings and hearings before regulatory boards or committees.
- Hand-drafted master plans for rural designs.
- Built models for the master plans.

ARCHITECTURAL DESIGNER

Compass Architecture, Colorado Springs, CO

Summer 2024 - Present

- Developed conceptual design ideas in accordance with client requirements.
- Conducted site visits to assess conditions of projects in progress.
- Drafted architectural drawings using Revit.
- Assessed existing conditions using hand drafted construction documents, and drafted new drawings for additions and renovations.
- Designed renderings using Lumion, and Photoshop.
- Participated in client and coordination meetings.
- Engaged in consistent communication with supervisors to ensure understanding, and to produce out high-quality work.

MANAGER, SERVER, HOST, AND LINE COOK

Savelli's LLC - Manitou Springs, CO

2019 - Present

General Manager, and multi-trained employee

- Coached, mentored, and trained team members.
- Provided excellent customer service.
- Responded to guest inquiries and complaints professionally.
- Greeted and seated guests, and performed bussing duties.
- Handled transactions, and prepared food and drinks.

Laura Kindseth
[REDACTED]
Manitou Springs CO 80829

November 4, 2025

Manitou Springs City Council
% Kristen Dukoi
Deputy City Clerk
City of Manitou Springs
606 Manitou Avenue
Manitou Springs, CO 80829

Re: HPC Recommendation

Dear Honorable City Council Members,

HPC Vice Chair Matt Rose and I have met with Avrie Tomsik, current applicant to the Historic Preservation Commission. Ms. Tomsik is a life long resident of Manitou Springs and recent graduate of the University of Colorado at Denver with a BS in Architecture. She is employed as an Architectural Designer at Compass Architecture, where she has gained experience in design development, design presentation to clients and regulatory boards, and evaluation of existing building conditions for renovation projects. Ms. Tomsik's goal is to be involved with and learn from more historic preservation projects and eventually open her own architecture firm with a focus on historic preservation.

With her architectural knowledge, passion for historic preservation and desire to engage with her community, Ms. Tomsik would be an asset to the HPC. On behalf of the Manitou Springs Historic Preservation Commission, I recommend Avrie Tomsik as a regular member of the Manitou Springs Historic Preservation Commission.

Please let me know if you have questions about this applicant or recommendation. I can be reached at [REDACTED] or [REDACTED].

Thank you for your consideration.

Sincerely,

Laura Kindseth, Chair
Manitou Springs Historic Preservation Commission



Memorandum

Title: Discussion Regarding Complaints Concerning Council Member Shada's Alleged Conduct

From: Mayor John Graham

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

November 18, 2025

Purpose:

For Council to discuss complaints concerning Council Member Shada's alleged conduct.

Background:

At the October 21, 2025 City Council meeting during the Council Correspondence portion, Council Member Nancy Fortuin read a statement citing complaints about Council Member John Shada's behavior and called on him to resign and, that if he did not resign, for Council to discuss the complaints at the next regular Council meeting. The matter was scheduled for the November 18, 2025, meeting.

Among the concerns Councilors and citizens have are:

- Mr. Shada's run-in with Kurt Schroeder from Colorado Springs Park and Recreation with a complaint from a credible witness.
- While walking his dog in Downtown Manitou Springs, the dog bit a young woman. When she asked him for his name, Shada responded "Fred Smith." He later did contact the woman after he was identified on Facebook, and he provided veterinary information concerning his dog. She asked to have an Executive Session with City Council regarding the matter but declined to pursue the issue when she was told the meeting would have to be in open session.
- Confrontation with PPLD Chief Librarian John Spears in City Hall, circa 2021, witnessed by numerous people.
- Complaints voiced by city staff; possibly subject to investigation. A recent CORA request disclosed a confrontation with a Code Enforcement Officer on September 5, 2024.
- An incident following an executive session earlier this year when Shada pocketed the thumb drive containing confidential information. (The City Administrator retrieved this before he could leave City Hall.)
- Confrontation with Jenna Wells at the Dillon Lot, Oct. 17.



- Confrontation with Cory Sutela at a recent PACMAN meeting (Sutela email Oct. 18, 2025).
- September 2025 texting with depreciating remarks about the police department and City Administrator; violation of state Sunshine Law.

Legal Considerations — Advice provided by City Attorney Jeff Parker

- The matter is up to the Mayor and the rest of the City Council.
- It can be formally set on an agenda at a City Council meeting for discussion by the entire City Council if that is the direction deemed appropriate by Mayor Graham.
- The City Council has no authority to take action to remove or suspend one of its members.
- There is nothing in the City Code establishing a formal censure process for anything but violations of the City Council's rules of procedure in Chapter 2.08 of the City Code. Nothing like Council Member Shada's alleged actions is covered in that Chapter. So, the censure process in that Chapter does not apply.
- Regardless, if the City Council wanted to discuss this matter, they could do so and provide any input they felt necessary.
- The only people with the power to remove a Council member are the electors via the removal (recall) process.
- There is no executive session basis to discuss this matter. So, it must occur in public.

Pros and Cons:

Pros:

The discussion will:

- Allow Councilor Shada to provide an explanation of the allegations.
- Allow Councilors to ask questions, make comments or recommendations, and express opinions.
- Allow the public to better understand the requirements of the law and the City's limited options.

Cons:

- The discussion is in public, which some people will find awkward.



- Councilors may express opinions but have no effective authority, according to the legal considerations above.

Fiscal Impact:

N/A

Workload Impact:

Undetermined.

Recommended Action:

This is for discussion purposes only.

Recently, a police report was filed by one of our residents concerning Councilor Shada. The report details an encounter in the Dillon parking lot, where a discussion escalated to the point that the resident felt unsafe. This type of behavior is unacceptable under any circumstances and is especially troubling when it involves a member of the City Council.

This incident marks the third occasion of which I am aware of where Mr. Shada has failed to behave as one would expect.....and as we should demand of our City leaders. These repeated occurrences not only reflect poorly on Mr. Shada but also put the credibility of our governing body at risk, since we have been aware of each incident and have taken little or no action.

The first incident took place several years ago, when Mr. Shada accosted an employee of the City of Colorado Springs. The employee felt so bullied that he reported his concerns to Manitou Springs.

The second incident involved Mr. Shada's dog biting a resident. Instead of apologizing and offering assistance, Mr. Shada did not reveal his true identity to the victim. Only after being identified on Facebook did he take the appropriate steps.

These mark three serious incidents, but I know I have personally felt the intimidation and chilling effects of Mr. Shada's bullying tactics and have witnessed Mr. Shada's rude behavior towards staff and presenters. This suggests a very troubling pattern. I believe it is likely that others have also felt threatened or intimidated by him but have not publicly reported it. Notably, we have let otherwise good staff members go after only one such incident, yet Mr. Shada has not faced any consequences.

All three incidents reflect negatively not only on Mr. Shada but also on the City Council and the city itself, as he serves as a representative of our community. While it is important to acknowledge Mr. Shada's tireless work and deep passion for improving Manitou Springs (which I value), we must also recognize that such passion can sometimes manifest as intimidation and threats. Unfortunately, this appears to be the case in these situations.

Given these concerns, I am respectfully requesting that Mr. Shada resign from his position on the City Council before the situation escalates further or results in more serious consequences. Additionally, I am aware of rumors regarding a possible recall initiative. To save the city from the expense and divisiveness of a special election, I urge Mr. Shada to step down voluntarily.

If Mr. Shada chooses not to resign, I request that this issue be placed on the agenda for our next regular meeting so that we may discuss available options to address these concerns.

THANKYOU



Request for Records

This form is to be utilized to request copies or review documents in the possession of the City of Manitou Springs, subject to the provisions and restrictions of the Open Records Act (C.R.S. Article 72)

Requestor Full Name: Ann L. Schmitt
Street Address: [Redacted]
City: Manitou Springs
State: CO
Zip Code: 80829
Phone Number: [Redacted]
Email: [Redacted]
Document(s) Requested: I would like all documents relating to complaints filed against Councilperson John Shada over the past 6 years. I would also like to request a copy of the recall paperwork relating to any former council members in the past 10 years.
Is this records request related to the Police Department?: No

Response Time pursuant to the Colorado Open Records Law:
24-72-203 The date and hour set for the inspection of records not readily available at the time of the request shall be within a reasonable time after the request. As used in this subsection (3), a "reasonable time" shall be presumed to be three working days or less. Such period may be extended if extenuating circumstances exist.

Access to and Denial of Records pursuant to the Colorado Open Records Law:
24-72-305.5 Records of official actions and criminal justice records and the names, addresses, telephone numbers, and other information in such records shall not be used by any person for the purpose of soliciting business for pecuniary gain. The official custodian shall deny any person access to records of official actions and criminal justice records unless such person signs a statement which affirms that such records shall not be used for the direct solicitation of business for pecuniary gain.

By signing this form, I acknowledge that I have read and understand the above Colorado Revised State Statutes. I am not requesting official actions or criminal justice records for the purpose of solicitation of business or for pecuniary gain.

Requestor's Signature

Ann L. Schmitt

Date

10/20/2025 5:19 PM (MDT)

Accessibility Accommodations: If you require requested records in an accessible format (such as large print, Braille, screen-reader-friendly PDFs, or another format), please check the box below and describe your request.

No, I do not need accessibility assistance.

Format needed?

- Screen-reader-friendly PDF

For further assistance, contact the [ADA Coordinator by email \(Link\)](#) or 719-306-3533



CITY OF MANITOU SPRINGS

606 Manitou Avenue • Manitou Springs, CO 80829
Phone: (719) 685-2604 • cityclerk@manitouspringsco.gov

CITY CLERK OFFICE

October 24, 2025

Ann Schmitt
[REDACTED]

Manitou Springs, CO 80829

Sent via electronic mail transmission to: [REDACTED]

Re: Your October 20, 2025, Open Records Request Pursuant to the Colorado Open Records Act (“CORA”)

Ann,

This letter is in response to your request to review certain records pursuant to the Colorado Open Records Act (“CORA”). In particular, you requested “all documents relating to complaints filed against Councilperson John Shada over the past 6 years”, as well as “recall paperwork relating to any former council members in the past 10 years”.

Documents responsive to your request are available for your review and attached to this email. Please note that names and any other identifying information of the complaining parties have been redacted pursuant to C.R.S. § 24-72-204(6)(a).

Sincerely,

Elena Krebs

Elena Krebs
City Clerk
City of Manitou Springs

October 17, 2025

To Whom it May Concern,

This is a recounting of my experience today with Manitou Springs City Councilor John Shada.

Mid Afternoon I visited the Dillon Mobility Hub to drop off Visitor's Guides and BID maps to hand out to visitors that ask questions in the new parking office location.

After dropping off the guides, I was on my way out of the parking lot and saw Councilor Shada walking his dogs. I called out to say hello and engage in conversation. He approached the driver side of my car and upon entering a conversation on why I came to the Dillon, he became instantly visibly irritated and even noted that I might tell his aggravation by his tone and inflection. I concurred, but continued to converse about how we were interested in putting our mobile kiosk for visitor use at the Dillon. He started to frame the reason for no visitor guidance to be the fault of the Chamber after nearly 2 years of planning that nothing ever was organized by our office to navigate visitors to the City's businesses or attractions. I apologized for not being privy to those conversations, and he pointed at me and said it didn't matter, everything that happened before is still a fault of mine that I needed to be held accountable for. He went on to recount many times acting as a visitor himself to strike a conversation with people at the bus stops and taking an active role as an ambassador.

He said the chamber staff "hides out" at the Visitor Center. That the only thing he has seen from our office has been a recent crappy powerpoint lacking any real metrics or data, a "waste" of all the grant support from the Colorado Tourism Office that accepted us as recipients for the 2024 Destination Blueprint Grant.

I requested an opportunity to meet with him, as a way to discuss his concerns and also all of the former and ongoing efforts our office takes part in for the community. My hope was to settle his near tangible anger towards our efforts as the Chamber, Visitors Center and Office of Economic Development and to offer facts and educate him on all of the hard work that our 4 full time staff is responsible for. He confirmed to meet for coffee after 11/4 election day and I suggested we meet later in that week. He requested this years' budget in it's entirety by line item, and for the last 5 years for his review, and could I send that by November 1st? I offered to reach out to our bookkeeper for current and former budgetary information and would follow up.

I noted that I had reached out several times via email in the last few months to set up a time to have coffee but was getting undeliverables back. He said that he gets 20 emails a day, no problem. I asked for the best way to communicate given the undeliverables that I had received, and he still said "City email" and indicated it was my problem if I wasn't getting an email to go through. (I had also asked Leslie Lewis for a suggestion on contact, and she too indicated that her emails are returned from his City email address).

Councilor Shada was talking continuously about his efforts in and around the City, including his 14 years of service on City Council, his wayfinding app he developed and QR codes he taped onto

City parking kiosks, his hours of walking each day and monitoring everything that occurs in parks, parking lots, sidewalks, downtown, engaging with visitors all thru town, taking the shuttle. He said that he was repeatedly in the City Administrators office, that he asks for things like the Dillon sign to remove “motel” and put “mobility hub” and “can’t the city get a new plastic piece for that sign?” Councilor Shada noted that the City Administrator is probably tired of hearing from him about all these things, but he’s passionate about the community (and admitted that sometimes people can think that comes off as being rude).

We spoke a good bit about positive things that he and others do to support visitor experiences. Many of these topics were met with small smiles and relative warmth. It was like a roller coaster of emotions, starting with aggression towards no Chamber activation at the Dillon, to positive moments of agreement - like when there was passing out visitor guides and BID maps at the Wichita lot.

He asked that the Chamber stop all organizing of events in the summer. I asked what events he was referring to, and he said “all of them, that should be for off season times”. I said we only do 1 event, Wine Fest, in early June. When met with that response, he did not respond but continued to ramble on events being only to bring visitors outside of high season. When I noted that the upcoming Emma Crawford Coffin Races were the following weekend, in the off season, he got visibly frustrated again, raising his voice and sharpening his tone while uttering statements about how he didn’t care about that event at all, it shouldn’t happen, it taxes the City that doesn’t have the resources to support doubling our population in a day- not enough trash, bathrooms, restaurants. When I noted that the event brings in services to support all of these things, he shut down further remarks outside of disparaging the entire event as bad for Manitou.

At one point, he indicated that the Chamber is responsible for the unfriendly parking attendants at Hiawatha who greet visitors with “you press cancel, cancel” as their first interaction in town. I asked for other opportunities that he sees where we have a chance to make a difference. He didn’t really have anything to note on that. He said that he worked an entire year (as a volunteer, mind you) on 2A to pass, but if it doesn’t, they have cuts to make and that “all of council” would take” all Chamber funding” because we are “worthless” and have nothing to show metrics on what it is we are actually doing to support the tourism economy.

I asked for an opportunity to show what our newly transitioned staff is capable of doing with the Chamber and tourism promotion, that we have fresh energy and ideas. He said it’s been months and hes seen nothing at all, we haven’t done a thing. When asked what specifically he was referring to, it was a hamster wheel of an answer with no real tangible to-do.

The pleasantness of the conversation seemed to dissipate the most around the time where he remarked that the funding spent on marketing was a waste. I asked if he felt that the same number of visitors would come to town even if we spent no money on marketing? He said absolutely. When I asked what data he had to support this point, he said, by defunding you for a year and putting out a bid after that if it’s deemed important to continue marketing at all.

I asked if he truly felt that was best for the community. At this point, he stood up and backed away a few feet from my vehicle, got flustered and asked me to get those 5 years of budget numbers and audits on our financials then to him by the end of *this* week. When I said that wasn't possible with our largest event upcoming, he took 1 hand and moved it across his neck in a cutting motion and said "you're finished, your done!" and waved a hand in the air erratically as I pulled out of the Dillon lot, while he continued to repeat "done, finished!" in front of visitors that were pulling in and waiting for the shuttle.

Outside of the utter lack of professionalism and decorum exhibited by someone who is supposed to be leading our City as an elected official, I took this hand motion and final words as a threat he posed that was directly from "all of City Council" to end the livelihood and careers of 4 hard working people, and potentially it could be construed as a threat on my own life. As Councilor Shada is currently my next-door-neighbor, this added an additional fear for the safety of myself and my family.

Given the above, I request a review by our City Attorney and leadership to evaluate the continuance of service of Councilor Shada as an elected official on our City Council. Manitou Springs deserves to be represented by reputable individuals that encourage collaboration and a bridging of gaps, constructive conversations and a willingness to listen, be kind.

A complaint has been filed with Officer Perkins of MSPD, Case # 2500983.

Thank you,

[REDACTED]

[REDACTED]. 13 year Manitou Springs resident, former member of PARAB, co-owner of a local business, parent of Manitou Springs High School student, former President of 2 local non-profits, served on Manitou Springs Heritage Museum Board and Manitou Springs Women's Club Board, community activist.

09/05/2024 10:26 AM

The trash dumpster across from 19 Dudley Road was overflowing and has not been emptied this week.

██████████ went to property that morning.

██████████ walked down the steps to talk to the renters that the dumpster serviced at 505 Canon Av. ██████████ talked with the renters and they told us that they had already called up Republic Trash services Multiple times to get a pickup. The renters gave us the name of the property management company. The property was managed by Broadway Management. <https://boardwalk-rent.com/> 719-752-5400.

██████████ called Broadway Management, and they too called the dumpster company. ██████████ talked to Republic Trash services for over 30 minutes, and they said that they would have a truck come and clean up all the mess and empty the dumpster in the next few hours. ██████████ and ██████████ drove to the property at 4:00 pm and Republic had not done what was promised.

The next morning at approximately 9:45AM 09/06 ██████████ drove up to see the status of dumpster. As he drove up, he could see that the dumpster was not emptied yet. Animals had gotten into the dumpster that evening spreading the trash around even more. While ██████████ was getting out of the ATV, a red faced angry man walked up to him yelling very loudly. ██████████ held out his hand to shake this man's hand and apologized for the situation 3 different times while this man continued to yell.

At no time in 15 minutes did this man use a normal voice while ██████████ was trying to make a phone call to Republic. ██████████ asked this man his name and this man yelled, "it is not important what my name is, what is important is the Owners name of the property and why don't you have it". He yelled this same question loudly 3 times.

This man yelled about the mess. He yelled about the renters and their history. He yelled that the city was not doing their job. He yelled "if he needed to call the Local News and get a camera crew up here." Three times he yelled this same threat.

He continued to yell while ██████████ was on the phone trying to talk to Republic. ██████████ could not communicate with the trash company because he could not hear them over this man's yelling. ██████████ had to raise his voice and ask this man to please be quiet for a minute so that he could

hear what Republic was saying. [REDACTED] believes that the angry man did not feel respected and yelled that he was going to call Denise.

This red-faced man finally sat down for 60 seconds and continued to point his camera at Larry. While Larry was still on the phone this man could not stop the threats and the yelling. He again started to yell threats that he was going to "call the news stations and get cameras up here and call up Denise." He repeatedly yelled threats. At no time did this gentleman talk to [REDACTED] in a normal tone. Not even one sentence.

[REDACTED] then drove back to the office. Seeing that Republic trash was not going to come out by the end of the day, [REDACTED] recommended to Fred Rollenhagen Planning Director that the city take care of the trash and charge the owners. [REDACTED] met the crew as they cleaned up the trash and empty half of the dumpster.

After everything was cleaned up. This angry man came out and continued to complain. He was not yelling this time because there were other homeowners outside too. The city picked up 99% of the trash and two nice homeowners helped [REDACTED] pick up the last little bits of paper on the ground. A homeowner helped [REDACTED] to animal proof the dumpster.

This angry man continued to only stand around and complain that the city better not be charged for this time. [REDACTED] assured this man that the city will indeed charge the owners of the home. [REDACTED] shook this man's hand and asked if there was anything else he could do to help. [REDACTED] promised to drive by the area every week and make sure the Dumpster situation was being taken care of and that the ladder and wood was picked up. This angry man became a little bit calmer, but still complained nonstop and was only negative. When I shook the hand of another man who helped pick up the little bit of trash left, both men laughed that both of their names were John. I laughed because my last name is [REDACTED]

The next day I noticed that the angry man's photo was up the wall of the Manitou Springs City Council. His full name is John Shada.

|

|

[REDACTED] 9/10/2024

Denise Howell

From: [REDACTED]<[REDACTED]@coloradosprings.gov>
Sent: Thursday, September 3, 2020 3:35 PM
To: Roy C. Chaney
Cc: [REDACTED] Denise Howell; John Graham
Subject: RE: Interaction with Councilor Shada

Thank you Roy. I don't believe this matter needs to go further but felt it necessary to share the experience.

Thanks again.

[REDACTED]

[REDACTED]
[REDACTED]<[REDACTED]@coloradosprings.gov>
(719) 385-6555

From: Roy C. Chaney <rchaney@manitouspringsco.gov>
Sent: Thursday, September 3, 2020 3:28 PM
To: [REDACTED]<[REDACTED]@coloradosprings.gov>
Cc: [REDACTED]<[REDACTED]@coloradosprings.gov>; Denise Howell <dhowell@manitouspringsco.gov>; John Graham <jgraham@manitouspringsco.gov>
Subject: RE: Interaction with Councilor Shada

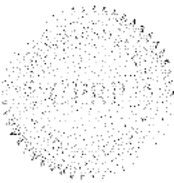
CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi [REDACTED] thank you for the information and I forwarded it to Denise and the Mayor.

I will be in touch and apologize for your experience as you were just there doing your job.

I'll be in touch and thanks for all you have done and the Colorado Springs Staff over the past several weeks. It is appreciated.

Roy Chaney - CPRP
Deputy City Administrator
City of Manitou Springs
Cell: 719-499-1642
rchaney@comsgov.com
www.manitouspringsgov.com



"Knowing is not enough, we must apply. Willing is not enough, we must do." Bruce Lee

From: [REDACTED]@coloradosprings.gov>

Sent: Thursday, September 3, 2020 11:57 AM

To: Roy C. Chaney <rchaney@manitouspringsco.gov>

Cc: [REDACTED]@coloradosprings.gov>

Subject: Interaction with Councilor Shada

Importance: High

Hi Roy,

I need to share with you that I had a confrontational interaction today around 10:45 am with Councilor Shada at the incline. I was leaving from a small official celebration we had at tie 1300 recognizing completion of the first portion of the northern return trail. Attending the celebration was a Colorado Springs City Council Member, our Parks Director, a City PIO, a park advisory board member, representatives of Friends of the Incline and Medicine Wheel Trail Advocates, and other park staff. I was parked in a city vehicle along the wall just west of where the road turns up toward the incline and the espresso shop. Park staff has permission from the Cog to park there as well as in the couple spots adjacent to the espresso shop when we are needing access to the incline. Mr. Shada was on his bicycle, stopped and questioned me what the MOU said about parking when accessing the incline. I didn't recognize him at first then realized who it was. Addressing him as Mr. Shada, I said it says to park at Hiawatha or Iron Springs and indicated we had permission to park where I was at from the Cog. He repeated the same question three, possibly four more times and I responded with the same answer. At least twice he also stated that I would interpret the MOU anyway I wanted to and that "you feel privileged don't you". Honestly, it was all very baffling. I was there in a City vehicle (sitting in it during the interaction with the City logo plainly in sight), on City business, with permission from the private property owner on whose property I was parked. He was unprofessional, aggressive and I really felt harassed. With me was the park advisory board member (who happens to have his office in Manitou Springs) who was also about to leave in his personal car that was parked in front of me. He was standing beside my vehicle talking to me when Mr. Shada arrived, and witnessed the exchanged and likewise felt the aggression of Mr. Shada. Mr. Shada also stated "it's all very funny to you isn't it but you don't have to live with it". I do not know where he got an idea that I was finding humor in the situation because I am quite sure that there was an incredulous expression on my face and was definitely finding no humor in the exchange.

I imagine you, or possibly Denise or Mayor Graham, might hear something about this but the bottom line is that Mr. Shada was very out of line, disrespectful at best, and downright harassing at worst.

[REDACTED]

[REDACTED]

[REDACTED]@coloradosprings.gov

(719) 385-6555

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Petition to recall John Graham from the office of Mayor.

Members of the Committee who shall represent the signers in all matters affecting this Petition:

1. Sidney J. Nichols, 25 Ute Trail, Manitou Springs, CO, 80829
2. Ila Quinn, 357 Pilot Knob, Manitou Springs, CO 80829
3. Linda S. Morlan, 37 Minnehaha Ave, Manitou Springs, CO 80829

Statement

Mayor Graham has failed his constituents on many levels:

1. The Mayor has failed to represent/inform his constituents on issues of great impact. Failed to openly and consistently inform them of negotiations and or plans to forever alter the character and livability of the City. He has met **PRIVATELY** with Norwood and other influential development designers (Chris Lieber of NES, Inc.), property owners, The COG and influential Colorado leaders since February 2024. He has been in discussion with David and or Chris Jenkins of Norwood Development since 2020.
2. The Mayor has misled the citizens as to his participation and knowledge of plans to develop the west side of the City.
3. The Mayor has disregarded the majority citizen opposition to any construction of a road and parking lot that will bring more cars, pollution, noise and destruction to the City.
4. Mayor failed to involve the City Council in these discussions until after meeting with developers, planners and others.

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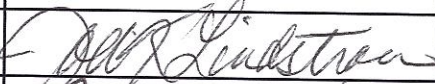
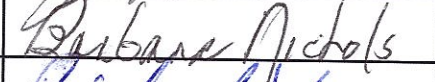
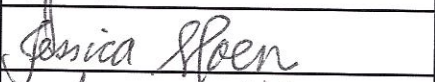
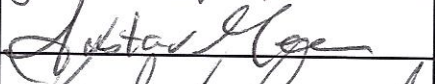
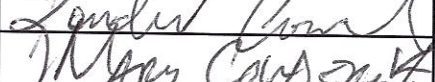
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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
1.		Jodi K. Lindstrom	23 Ute Trail, Manitou Springs, CO El Paso	8/5/24
2.		BARBARA NICHOLS	17 Via P. Edras MANITOU SPRINGS CO EL PASO COUNTY	8/5/24
3.		Richard Larson	120 Beckers Ln Manitou Springs CO	8/5/24
4.		Pamela Smith	116 Beckers Ln Manitou Springs CO	8/5/24
5.		John Holdaway	25 Minnehaha Ave Manitou Springs CO	8/5/24
6.		Jessica Moen	202 Pawnee Avenue, Manitou Springs	8/6/24
7.		Gustav Moen	202 Pawnee Avenue, Manitou Springs	8/6/24
8.		Kendrick Cordery	11 Delaware Rd, Manitou Springs	8-7-24
9.		Mary Conner	1 DELAWARE RD MS	8/8/24
10.		Karlyna Aguirre	131 Washington Ave.	8/12/24

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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
11.		Ramon Aguirre	131 Washington Ave	8-12-24
12.		Bill Wilson	204 Chelton	8/12/24
13.		Harmony Collier	25 Minnehaha Ave	8/16/24.
14.				
15.				
16.				
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19.				
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21.				

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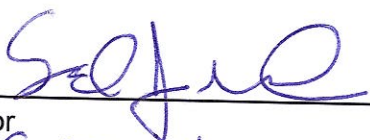
Petition to recall John Graham from the office of Mayor.

Circulator's Affidavit:

Name (printed): SID NICHOLS

Address: 25 Ute TRAIL

Undersigned affiant affirms that the affiant is eighteen years of age or older, that the affiant circulated the said petition, that the affiant made no misrepresentation of the purpose of such petition to any signer of the petition, that each signature on the petition was affixed in the affiant's presence, that each signature on the petition is the signature of the person whose name it purports to be, that to the best of the knowledge and belief of the affiant each of the persons signing said petition was at the time of signing a registered elector, and that the affiant neither has paid nor shall pay and that the affiant believes that no other person has so paid or shall pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to sign such petition.

Signed: 
Circulator
Dated: 9-30-24

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Petition to recall John Graham from the office of Mayor.

COLORADO NOTARY

State of Colorado
County of El Paso

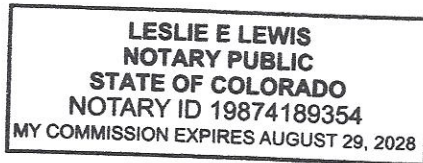
Subscribed and sworn to me on this 30 of Sept, 2024 by Sid Nichols [SIGNER NAME].

Notary's Official Signature: Leslie E Lewis

Title of Office: Notary Public

My Commission Expires: August 29, 2028

(Seal)



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Petition to recall John Graham from the office of Mayor.

*Recd 10/1/2024
@10:56 am
EK*

Members of the Committee who shall represent the signers in all matters affecting this Petition:

1. Sidney J. Nichols, 25 Ute Trail, Manitou Springs, CO, 80829
2. Ila Quinn, 357 Pilot Knob, Manitou Springs, CO 80829
3. Linda S. Morlan, 37 Minnehaha Ave, Manitou Springs, CO 80829

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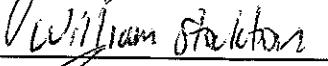
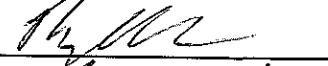
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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
1.		JOHN (KIP) EHRKE	123 ROCK RD. MANITOU SPRINGS EL PASO	9/17/2024
2.		William IV Stults	68 Minnehaha Ave Box 8082 MANITOU SPRINGS EL PASO	9/19/24
3.		Ray Jack	58 Minnehaha Ave Box 80829 MANITOU SPRINGS EL PASO	9/24/24
4.		FERNANDO FLORES	1541/2 LAZARTE ST. EL PASO	9/27/2024
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10.				

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Petition to recall John Graham from the office of Mayor.

Circulator's Affidavit:

Name (printed): JOHN K EHRKE

Address: 123 ROCK RD., MANITOU SPRINGS, CO. 80829

Undersigned affiant affirms that the affiant is eighteen years of age or older, that the affiant circulated the said petition, that the affiant made no misrepresentation of the purpose of such petition to any signer of the petition, that each signature on the petition was affixed in the affiant's presence, that each signature on the petition is the signature of the person whose name it purports to be, that to the best of the knowledge and belief of the affiant each of the persons signing said petition was at the time of signing a registered elector, and that the affiant neither has paid nor shall pay and that the affiant believes that no other person has so paid or shall pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to sign such petition.

Signed: John K. Ehrke
Circulator
Dated: 10/1/2024

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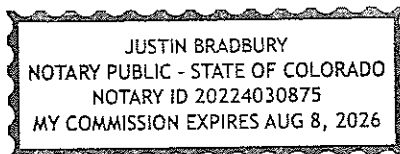
COLORADO NOTARY

State of Colorado
County of El Paso

Subscribed and sworn to me on this 1ST of October, 2024 by John Ehrke [SIGNER NAME].

Notary's Official Signature: Justin Bradbury
Title of Office: Notary Public
My Commission Expires: 8/8/2026

(Seal)



Rec'd 10/1/2024
@ 1:59 pm
EK

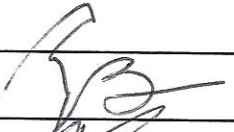
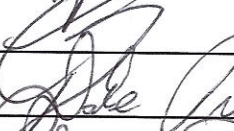
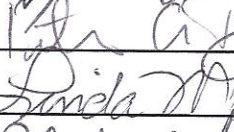
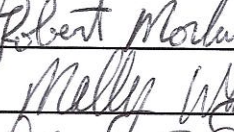
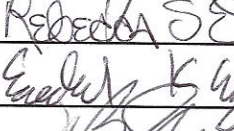
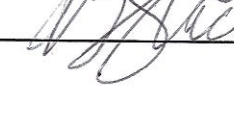
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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
1.		Rick Barry	Manitou 115 Rock Rd. El Paso Co.	8/13
2.		Cindy Barry	115 Rock Rd. Manitou Springs CO	8/13
3.		Dac Parice	27 Minnehaha Ave Manitou Springs CO	8/13
4.		PETER G DAVIS	212 ILLINOIS AVE MANITOU SPRING EL PASO COUNTY	8/16/2024
5.		Linda Morlan	37 Minnehaha Ave W/SCO El Paso County	8/17/24
6.		Robert Morlan	37 Minnehaha Ave Manitou Springs CO El Paso County	8/17/24
7.		Molly Watkins	1109 Manitou Ave, Manitou Springs CO El Paso County	8/20/2024
8.	REBECCA S EIDER	Rebecca S Eider	313 Plainview Place Manitou Sp El Paso City	8/21/24
9.		Edward Kelzarian	110 Ruxton Ave Manitou Springs El Paso City	8/21/24
10.		PRISCILLA B STACHEL	321 ELKHORN RD MSCO EL PASO CO	8-29-24

WARNING:

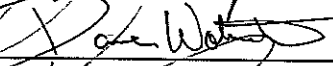
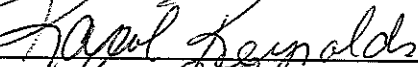
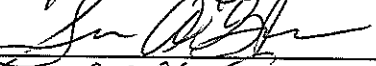
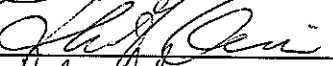
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Petition to recall John Graham from the office of Mayor.

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		John A. Maynard	1320 Indian Oaks Place El Paso	9/24/24
11.		Dave Wolverton	Manitou Springs CO 213 Pilot Knob Ave. Manitou Spgs	9/25/24
12.		KAROL Reynolds	El Paso County 106 mesa Ave, m/s, CO 80829	9/27/24
13.		Simon A. Greenberg	El Paso CO 104 mesa Ave Manitou Spgs	9/27/24
14.		LCA QUINN	El Paso City MS CO 357 Pilot Knob Ave 80829	10-1-24
15.		John Adams	El Paso City MS. CO 357 Pilot Knob Ave 80829	10-1-24
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Petition to recall John Graham from the office of Mayor.

Circulator's Affidavit:

Name (printed): Linda S. Mordan

Address: 37 Minnehaha Ave W/S CO 80829

Undersigned affiant affirms that the affiant is eighteen years of age or older, that the affiant circulated the said petition, that the affiant made no misrepresentation of the purpose of such petition to any signer of the petition, that each signature on the petition was affixed in the affiant's presence, that each signature on the petition is the signature of the person whose name it purports to be, that to the best of the knowledge and belief of the affiant each of the persons signing said petition was at the time of signing a registered elector, and that the affiant neither has paid nor shall pay and that the affiant believes that no other person has so paid or shall pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to sign such petition.

Signed: Linda S. Mordan
Circulator
Dated: Oct. 1 - 2024

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Petition to recall John Graham from the office of Mayor.

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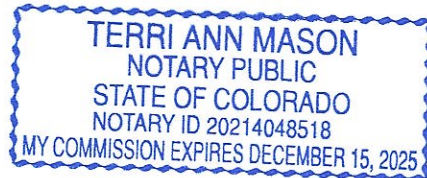
Subscribed and sworn to me on this 1 of October, 2024 by Linda Morlan [SIGNER NAME].

Notary's Official Signature: TERRI ANN MASON

Title of Office: Senior MSR

My Commission Expires: 12/15/25

(Seal)





October 4, 2024

Linda S. Morlan
37 Minnehaha Ave.
Manitou Springs, CO 80829

Transmitted Electronically: ameliajane262@gmail.com

Re: Petition to Recall John Graham from the office of Mayor

This letter is to provide my findings as to the sufficiency on the above referenced petition that was submitted to my office October 1, 2024.

Pursuant to C.R.S. §31-4-502(1)(d) the requisite number of qualified signatures needed to obtain was 485. The submitted petition contained 32 signatures.

Therefore, I have determined that the submitted petition shall be deemed **insufficient**.

Respectfully,

Elena Krebs
City Clerk



August 1, 2024

Linda Morlan
37 Minnehaha Ave.
Manitou Springs, CO 80829

Ms. Morlan,

This letter is to acknowledge receipt of your revised Petition, submitted July 31, 2024. The submitted petition to recall John Graham from the office of Mayor contains a total of 49 pages including the General Statement; Petition Warning Statement and Signature Pages (46 sheets labeled Page 2 through Page 47); and Affidavit of Circulator.

As the City Clerk of the City of Manitou Springs, I am required to approve or disapprove a petition as to form, pursuant to Colorado Revised Statute 31-4-502 II (c). My review has been concluded and here are my findings.

The petition as described above is **approved as to Form**.

This petition is required to have all pages stapled with pages in order prior to circulation, with that staple remaining intact upon submission to the Clerk's office.

Sincerely,

Elena Krebs
City Clerk

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Petition to recall John Graham from the office of Mayor.

Members of the Committee who shall represent the signers in all matters affecting this Petition:

1. Sidney J. Nichols, 25 Ute Trail, Manitou Springs, CO, 80829
2. Ila Quinn, 357 Pilot Knob, Manitou Springs, CO 80829
3. Linda S. Morlan, 37 Minnehaha Ave, Manitou Springs, CO 80829

Statement

Mayor Graham has failed his constituents on many levels:

1. The Mayor has failed to represent/inform his constituents on issues of great impact. Failed to openly and consistently inform them of negotiations and or plans to forever alter the character and livability of the City. He has met **PRIVATELY** with Norwood and other influential development designers (Chris Lieber of NES, Inc.), property owners, The COG and influential Colorado leaders since February 2024. He has been in discussion with David and or Chris Jenkins of Norwood Development since 2020.
2. The Mayor has misled the citizens as to his participation and knowledge of plans to develop the west side of the City.
3. The Mayor has disregarded the majority citizen opposition to any construction of a road and parking lot that will bring more cars, pollution, noise and destruction to the City.
4. Mayor failed to involve the City Council in these discussions until after meeting with developers, planners and others.

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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
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Petition to recall John Graham from the office of Mayor.

	Signature	Printed Name	Address (include street and number, municipality and county)	Date
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	Signature	Printed Name	Address (include street and number, municipality and county)	Date
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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

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Petition to recall John Graham from the office of Mayor.

Circulator's Affidavit:

Name (printed): _____

Address: _____

Undersigned affiant affirms that the affiant is eighteen years of age or older, that the affiant circulated the said petition, that the affiant made no misrepresentation of the purpose of such petition to any signer of the petition, that each signature on the petition was affixed in the affiant's presence, that each signature on the petition is the signature of the person whose name it purports to be, that to the best of the knowledge and belief of the affiant each of the persons signing said petition was at the time of signing a registered elector, and that the affiant neither has paid nor shall pay and that the affiant believes that no other person has so paid or shall pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to sign such petition.

Signed: _____

Circulator

Dated: _____

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Petition to recall John Graham from the office of Mayor.

COLORADO NOTARY

State of Colorado
County of El Paso

Subscribed and sworn to me on this _____ of _____, 2024 by _____[SIGNER NAME].

Notary's Official Signature: _____

Title of Office: _____

My Commission Expires: _____

(Seal)



July 29, 2024

Linda S. Morlan

37 Minnehaha Ave.

Manitou Springs, CO 80829

Ms. Morlan,

This letter is to acknowledge receipt of the Petition that was submitted to City Clerk's office on July 26, 2024, which includes: Petition to recall John Graham from the office of Mayor; General Statement; Listed Committee Members; and Affidavit of Circulator (5 sheets of paper).

As the City Clerk of the City of Manitou Springs, I am required to approve or disapprove a petition as to form, pursuant to Colorado Revised Statute 31-4-502 II (c). My review has been completed and below are my findings.

1. The warning and notice required by C.R.S § 31-4-502 (1)(a)(II) are not at the top of each page. What is shown as "page 1", which lists the reasons for the recall, does not contain the warning.
2. The "WARNING: IT IS AGAINST THE LAW" should not be italicized.
3. The Petition needs to identify the three listed individuals as members of the Petition Committee. The following language will suffice: "Members of the Committee who shall represent the signers in all matters affecting this Petition:"
4. The address line should identify the residence street and number, municipality, and county. This can be done by creating separate spaces for that information or by stating next to the Address heading "(include street and number, municipality, and county)". Please see C.R.S § 31-4-503(1)(b).
5. To ensure that the petition has not been disassembled during circulation the address lines need to be numbered consecutively and the entirety of the petition packet pages should be numbered consecutively.
6. The circulator affidavit should reflect affidavit language rather than the acknowledgement as it is drafted. See C.R.S § 31-4-503
7. The overall organization of the petition needs to be fixed as follows:
 - a. Warning and notice required by C.R.S. § 31-4-502(1)(a)(II) at top of each page immediately followed by "Petition to recall John Graham from the office of Mayor".
 - b. On the first page, the language listed in subsection (a) above should be immediately followed by the Committee members' information.

- c. On the first page, the language listed in subsection (b) above should be immediately followed by the grounds for the recall.

Petition as submitted is denied as to form.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elena Krebs', written over the printed name.

Elena Krebs

City Clerk

Mayor Graham has failed his constituents on many levels.

1. The Mayor has failed to represent/ inform his constituents on issues of great impact. Failed to openly and consistently inform them of negotiations/plans to forever alter the character and livability of the City.
He has met **PRIVATELY** with Norwood and other influential development designers (Chris Lieber of NES Inc.), property owners, The COG and influential Colorado leaders since February 2024. He has been in discussion with a David and/or Chris Jenkins of Norwood Development since 2020.
2. The Mayor has mislead the citizens as to his participation and knowledge of plans to develop the west side of the City.
3. Mayor has disregarded the majority citizen opposition to any construction of a road and parking lot that will bring more cars, pollution, noise and destruction to the City.
4. Mayor failed to involve City Council in these discussions until after meeting with developers, planners and others.

WARNING:

registered elector.

must be a citizen of Colorado and registered to vote in Manitou Springs, CO.

measure in its entirety and understand its meaning.

Petition to recall John Graham from the office of Mayor.

[illegible]

Sidney J. Nichols

25 Ute Trail

Manitou Springs, CO 80829

Ila Quinn

357 Pilot Knob

Manitou Springs, CO 80829

Linda S. Morlan

37 Minnehaha Ave

Manitou Springs, CO 80829

Circulator's Affidavit:

Name (printed): _____

Address: _____

Undersigned affiant affirms that he or she has read and understand the laws governing the circulation of petitions; that he or she was a citizen of the United States and at least eighteen years of age at the time the section of the petition was circulated and signed by the listed electors; that he or she circulated the section of the petition; that each signature thereon was affixed in the circulator's presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of the circulator's knowledge and belief each of the persons signing the petition section was, at the time of signing, a registered elector; that he or she has not paid or will not in the future pay and that he or she believes that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition; that he or she understands that he or she can be prosecuted for violating the laws governing the circulation of petitions, including the requirement that a circulator truthfully completed the affidavit and that each signature thereon was affixed in the circulator's presence; and that he or she understands that failing to make himself or herself available to be deposed and to provide testimony in the event of a protest shall invalidate the petition section if it is challenged on the grounds of circulator fraud.

Signed: _____

Circulator

Dated: _____

COLORADO NOTARY ACKNOWLEDGMENT

State of Colorado _____

This record was acknowledged before me on _____ of _____, 2024 by
_____[SIGNER NAME].

Notary's Official Signature: _____

Title of Office: _____

My Commission Expires: _____

(Seal)

From: [Elena Krebs](#)
To: ameliajane262@gmail.com
Bcc: [Denise Howell](#); [Kristen Dukoi](#)
Subject: Response to Petition Review
Date: Thursday, August 1, 2024 4:53:00 PM
Attachments: [image001.png](#)
[Response to Petition and Attachment.pdf](#)

Hello Linda,

Attached is an emailed response regarding your recall petition submission for review “as to form”. Along with my letter of response. I have attached your submitted petition as part of this record. I will also email you a hard copy of my response for your records. Pursuant to CRS 31-4-502 II (c), a notice to Mayor Graham has been issued as well.

Regards,



Elena Krebs

City Clerk

City of Manitou Springs

Office | (719) 685-2603

Cell | (719) 640-6444

ekrebs@manitouspringsco.gov

606 Manitou Avenue

Manitou Springs, CO 80829

www.manitouspringsgov.com

From: [Judy Morgan](#)
To: howell.001@gmail.com
Cc: [Judy Morgan](#)
Subject: response to petition review
Date: Thursday, March 19, 2020 11:19:12 AM
Attachments: [03-19-2020 letter to Committee regarding response on petition as to form and attachment.pdf](#)
[image002.jpg](#)

Hello Mr. Howell,

Attached is an emailed response regarding your recall petition submission for review "as to form". Along with my letter of response, I have attached your submitted petition as part of this record. I am mailing a hardcopy for your records. Pursuant to [CRS 31-4-502 II \(c\)](#), a notice to Councilor Bob Todd has been sent out. As well.

Regards,

Judy Morgan, CMC
City Clerk
City of Manitou Springs
606 Manitou Avenue
Manitou Springs, CO. 80829
Office: 719-685-2604
jmorgan@comsgov.com

City Logo



www.manitouspringsgov.com

From: [Judy Morgan](#)
To: [Robert Todd](#)
Cc: [Judy Morgan](#)
Subject: Petition notification
Date: Thursday, March 19, 2020 11:19:12 AM
Attachments: [03-19-2020 Notice to Bob Todd regarding recall petition.pdf](#)
[image002.jpg](#)

Hello Councilor Todd,

Please find attached a notice of recall petition submission. I am also mailing a hardcopy of this letter per the official requirement of [CRS 31-4-502 II \(c\)](#). The submission of a recall petition is done prior to circulating the petition for signatures, to be approved "as to form" by the city clerk.

For your information, recall statutes are [31-4-501 through 31-4-507](#)

Regards,

Judy Morgan, CMC
City Clerk
City of Manitou Springs
606 Manitou Avenue
Manitou Springs, CO. 80829
Office: 719-685-2604
jmorgan@comsgov.com

City Logo



www.manitouspringsgov.com



March 19, 2020

Michael P. Howell
6 Spencer Avenue, Apt. F
Manitou Springs, CO 80829

Mr. Howell:

This letter is to acknowledge receipt on March 17, 2020 of your Petition, which includes: Petition to Recall and Demand the Election of a Successor Affidavit of Petitioners' Committee; Instruction to Circulate; Petition Warning Statement and Signature Page (5 sheets labeled Page 1 through Page 5); and Affidavit of Circulator.

As the City Clerk of the City of Manitou Springs, I am required to approve or disapprove a petition as to form, pursuant to Colorado Revised Statute 31-4-502 II (c). My review has been concluded and here are my findings.

Petition to Recall and Demand the Election of a Successor Affidavit of Petitioners' Committee:
Approved as to Form

Warning Statement and Signature Page – Petition:

Redundant statement – Second paragraph under heading, *“and within the Ward of the incumbent sought to be recalled, if applicable.”* This wording is redundant as being a registered elector in the City of Manitou Springs, Ward 3 is already stated as a requirement for signing.

Clarification for signers (suggested-not required) – Consider adding “Residential Address” for each petition signature line. This could assist the circulating in ensuring the correct address is obtained for each registered elector.

Affidavit of Circulator:

#6 – same redundant statement (as listed above). Consider striking *“and of City Council Ward 3, if applicable;”*

Recommended Change: Correct redundant statement as noted above.

Petition Documents are approved as to form.

Sincerely,

A handwritten signature in blue ink, appearing to read "Judy Morgan", with a long horizontal flourish extending to the right.

Judy Morgan, CMC
City Clerk

Petition to Recall and Demand the Election of a Successor

Affidavit of Petitioners' Committee

We, the undersigned, registered electors of the City of Manitou Springs, Colorado, Ward 3, pursuant to Title 31, specifically Sections 31-4-501 through 31-4-507 of the Colorado Revised Statutes, herewith file this Affidavit constituting ourselves as the Petitioners' Committee, with the intention to circulate a petition for recall and demand the election of a successor, and being duly sworn upon oath, depose and state as follows:

1. The following three (3) registered electors of the City of Manitou Springs, Ward 3, shall constitute the Petitioners' Committee:

Name	Address	Phone Number
Michael P. Howell	6 Spencer Avenue Apt. F Manitou Springs, CO 80829	719-645-9302
Michael Louis Maio	3 Dudley Rd. Manitou Springs, CO 80829	719-433-8840
Mary Ann Wingate	129 Cave Avenue	719-685-5548

2. The Petitioners' Committee shall be responsible for circulating and filing the petition.

3. The name, address, phone number, and email address of the member of primary contact for the Petitioners' Committee is:
Michael P. Howell 6 Spencer Avenue Apt. F Manitou Springs, CO 80829; 719-645-9302; Howell.001@gmail.com

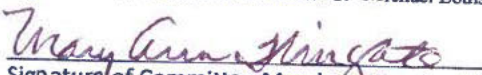
4. Petition to recall and demand the election of a successor. Ballot Title: "Shall Bob Todd be recalled from the office of the City of Manitou Springs, Ward 3, Council seat?"

5. The statement of grounds for recall: (general statement not to exceed 200 words)

1. Councilman Bob Todd was involved in a conflict of interest regarding his application for the City Administrator's position. Todd was a member of the search committee and used confidential information for his personal economic benefit to apply for the position in violation of Chapter 1.60 of the City Code. When council members and the city attorney objected, he withdrew.
2. Councilman Bob Todd published sexually biased comments relevant to four female City staff members, thereby creating a hostile work environment. After the transmission of offensive remarks made on a city server, such remarks being e-mailed to Mayor Kenneth Jaray on January 25, 2019, two of the four female employees resigned their positions. The resulting comments have exposed the City of Manitou Springs to potential liability relating to sexual discrimination.
3. Councilman Bob Todd's participation with Manitou Springs Council members, Jay Rehner, Becky Elder, Susan Wolbrueck, in discussing a public matter in the Pikes Peak Bulletin's "Community Forum", dated October 17, 2019 and October 24, 2019, constituted a meeting as defined in Colorado's Open Meetings Law (CRS 24-6-402) and such meetings failed to provide such notices required by Colorado's Open Meetings Law.


 Signature of Committee Member- Michael P. Howell


 Signature of Committee Member- Michael Louis Maio


 Signature of Committee Member- Mary Ann Wingate

 Signature of Committee Member

 Signature of Committee Member



STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

All signatures of the petitioners' committee.

Subscribed and sworn to me this 17th day of March, 2020 by

Michael P. Howell, Michael Louis Maio and Mary Ann Wingate

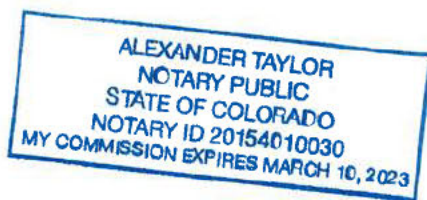
Name(s) of Committee Member(s)

Witness my hand and official seal.

Alexander Taylor
Notary Public

3275 W CO Ave CSCD 80904
Address of Notary

My Commission expires: March 10, 2023
(SEAL)



Section _____

Instructions to Circulators

Petition to Recall and Demand the Election of a Successor

City of Manitou Springs Municipal Office Holders

1. A *Petition to Recall and Demand the Election of a Successor* may consist of multiple petition sections. There must be only one circulator for each petition section.
2. Each petition section is bound in a blue manuscript cover and contains: a) the affidavit of the petitioners' committee on which the title and statement of grounds of the proposed recall is printed; b) instructions to circulators, c) signature pages; and d) affidavit of circulator.
3. Read the *Warning* in this petition section to be aware of who may sign this petition and other legal restrictions on signers of this petition.
4. When collecting signatures, be sure that:
 - a. The signer fills out every required field.
 - i. Each person should provide their own first name. (for example: Mary Doe, not Mrs. John Doe).
 - ii. A post office box is not allowed as a place of residence.
 - iii. If a person makes a minor correction to an entry that they put their initials next to the change.
 - iv. If a person needs to make a major correction that they cross out the line containing the error and proceed to the next line.
 - b. You personally circulate the petition.
 - i. A petition may not be left unattended on a counter or desk for voters to sign.
 - ii. Unless physically unable, all electors shall sign their own signature and shall print their names, their respective residence addresses, including the street number and name, the city or town, the county, and the date of signature. However, if a person needs assistance because of physical disability, any person may assist the elector in completing the information on the petition as required by law except for the circulator, **who may not assist the signer**. The signer must make his/her mark in the signature space and the person giving assistance must provide a signature and a statement that assistance was given. This statement must be provided on the petition immediately following the name of the signer who received assistance.
5. After collecting signatures:
 - a. Fill out and sign the *Affidavit of Circulator* in the presence of a notary public and have the notary public witness the signing of the affidavit and stamp it with a seal.
 - b. No additional signatures may be added to a petition section after the *Affidavit of Circulator* has been notarized.
6. Do not disassemble petition sections. If a section is taken apart, all names on the section are disqualified. A petition section does not have to be completely filled for the listed names to be valid, provided the petition section's *Affidavit of Circulator* is properly filled out and notarized.

Warning Statement and Signature Page

WARNING: IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to sign such petition when not a registered elector.

Do not sign this petition unless you are a registered elector. To be a registered elector, you must be a citizen of Colorado and registered to vote in the City of Manitou Springs, Ward 3, and within the Ward of the incumbent sought to be recalled, if applicable.

Do not sign this petition unless you have read or have had read to you the proposed measure in its entirety and understand its meaning.

Petition to recall _____ from the office of _____.

1.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
2.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
3.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
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5.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
6.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
7.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
8.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
9.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
10.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	

SECTION _____, PAGE 1

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	Address - Number, Street, Unit #		City/County	Signature	
8.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
9.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
10.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	

SECTION _____, PAGE 2

Warning Statement and Signature Page

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	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
3.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
4.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
9.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
10.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	

SECTION _____, PAGE 3

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	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
3.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
4.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
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	Address - Number, Street, Unit #		City/County	Signature	
9.	Date	Last Name	First Name	MI	Year of Birth (Optional)
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10.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	

SECTION _____, PAGE 4

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Petition to recall _____ from the office of _____.

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	Address - Number, Street, Unit #		City/County	Signature	
2.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
3.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
4.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
5.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
6.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
7.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
8.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
9.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	
10.	Date	Last Name	First Name	MI	Year of Birth (Optional)
	Address - Number, Street, Unit #		City/County	Signature	

SECTION _____, PAGE 5

Affidavit of Circulator

Petition to Recall and Demand the Election of a Successor

I, _____, do solemnly affirm under penalty of perjury that:
(Circulator's Printed Name)

1. I was a citizen of the United States, and at least 18 years of age at the time this section of the petition was circulated and signed by the listed electors;
2. I circulated this section of the petition;
3. Each signature on this petition was affixed in my presence;
4. That the circulator made no misrepresentation of the purpose of such petition to any signer of the petition;
5. Each signature on this petition is the signature of the person whose name it purports to be;
6. To the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a registered elector of the City of Manitou Springs, Ward 3, and of City Council Ward 3, if applicable;
7. I have not paid or will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to sign the petition; and
8. That each signer had an opportunity to read the stated grounds for recall.

Circulator Name (please print):

Last name First name

Permanent Residence Address (or location if homeless):

Street name and number City/Town County State ZIP Code

Sign and Date:

Signature of Circulator Date of Signing

STATE OF COLORADO

COUNTY OF EL PASO

Subscribed and sworn to me on this _____ day of _____, 2020.

Signature of Notary Public

My commission expires: _____



March 19, 2020

Bob Todd
20 Manitou Terrace
Manitou Springs, CO 80829

Mr. Todd:

This letter is to notify you that a recall petition titled, *"Shall Bob Todd be recalled from the office of the City of Manitou Springs, Ward 3, Council Seat?"*, was submitted to my office on March 17, 2020 for review and response "as to form". (CRS 31-4-502 II (c))

As the City Clerk of the City of Manitou Springs, I am required to approve or disapprove a petition as to form, pursuant to Colorado Revised Statute 31-4-502 II (c). My review has been concluded this 19th day of March, 2020, and I have approved as to form, the petition documents submitted.

Pursuant to Colorado Revised Statute (CRS 31-4-502 II (c)), The clerk shall mail written notice of such clerk's action to the officer sought to be recalled on the day that any such petition is approved. This letter serves as this official notice.

Sincerely,

Judy Morgan, CMC
City Clerk

John,

I would like to make you aware of a very unpleasant encounter today while attending an official function at the Incline, as it reflects very poorly on the City of Manitou Springs.

As the chairperson of the Colorado Springs Park & Recreation Advisory Board, I was invited to attend the ceremony to open the northern return trail off of the Incline, along with a City Council Member and various Colorado Springs Parks officials. Prior to getting into our vehicles parked along the wall on the north side of Ruxton, across from the Cog Depot, I was briefly talking with Kurt Schroeder, Colorado Springs Park Maintenance and Operations Manager. We were immediately accosted by a man as he got off his bike, vehemently chastising us for unlawfully parking and yelling at Mr. Schroeder, 'what about the MOU'. Mr. Schroeder politely explained why we were there and that we had permission from the Cog RR to park where we did. With more heated yelling about the MOU, he stayed glaring and taking photos as we pulled away. Mr. Schroeder stayed calm and professional throughout the entire episode.

Imagine my surprise and disgust when I realized that the man is a Manitou Springs City Council Member. With helmet and goggles on, I did not recognize Councilor Shada.

As the president of a business located within Manitou Springs for over 15 years and of an event that has been in the City for sixty-five years, I'm embarrassed to have such an unprofessional and out of control person representing the City's government. This is not the image of the City that my organization and I work hard to portray, to both our customers and to our neighbors.

I feel somehow, that I should apologize to Mr. Schroeder for Councilor Shada's behavior.

Respectfully,

Ron Ilgen

President: Pikes Peak Marathon, Inc.

rpilgen@gmail.com

719-963-9014

Bike and Ped plan with consultants - has there been a change?

Sat 10/18/2025 1:25 PM

Hello Mayor Graham and Councilmember Johnson,

I wanted to check in with you as we prepare for this week's upcoming MaP board meeting.

You may recall it's been one of the MaP goals this year to move ahead with a bike and ped plan for Manitou, and we have funds allocated for this.

For the last few months our agreement with Director Crawford was that, based on MaP board input, he would produce a scope of work for an RFP to hire a consultant for this plan. We have discussed a few of the preferred vendors for such a plan, and also comparable plans from other communities, considering similarities and differences with Manitou.

Map board hasn't yet seen the scope that Mr Crawford was working on, but he's agreed to share it with us even though he's left his position at the city.

Our current vision is that we'll take that work, move toward an RFP for the plan, and we're planning to carry over that MaP board goal from 2025 to 2026.

Just this week, a member of council informed me that "going forward, Manitou will not hire any consultants to create any plans". Instead they informed me that the new approach will be to hold a meeting with the community, with a big piece of butcher paper, and develop a bike and ped plan ourselves. There were no details about the structure of this meeting.

I wish to respectfully express my concern with this direction, and request clarity on the allocation of funds from the mobility and parking enterprise for this work.

I am sure you'll agree that mobility and traffic flow concepts are complicated, requiring creative solutions that are often not intuitive. It is my strong belief that a mobility plan is one that will strongly benefit from having experienced experts facilitating it, with support from MaP and others to ensure a robust and balanced public input component. We have been waiting to move forward with this important plan for some time.

It seems clear that we won't enter a contract with a consultant for the bike/ped plan this year. And I suppose that ALL expenditures for 2026 will be subject to the budget planning process, which might be impacted by measure 2A.

I would like to request that before a final decision is made to abandon the previously-approved funds to hire a consultant for this plan, that the MaP board be invited to discuss the options with council and benefits of various approaches. This would maximize the value of the expertise on our board, and also the effectiveness of our volunteer time.

Thank you for your consideration of this topic. Until I hear differently, I will continue ahead with the idea that we'll roll the goal of implementing a consultant-led bike/ped plan into 2026.

Respectfully,

Cory

June 28, 2022

Remarks –

Individual City Council members have no authority to direct staff. This isn't just unique to Manitou Springs, this is a statewide rule. To demand to do so flies in the face of the law, of reasonable management principals, and of common courtesy. We've been down this road before and still get lost despite clear directions from our attorney.

I could say that Council should move toward a policy whereby we ask – and expect -- City staff to provide information within a reasonable time period given their other duties. This necessarily varies with the complexity of the task and the workload elsewhere required. Sometimes Councilors do this.

In theory, we can discuss having a better process for getting information to Councilors. But unless Councilors harbor expectations that align with reality and respect, this is pointless. Council members should think about what life looks like to city employees and realize that they often have their hands full with day-to-day duties. Hang out in City Hall for a few days and you will see that most days are filled with challenges.

Demanding, belligerent and unreasonable orders set a tone of disrespect. They demonstrate contempt and disregard; they do not appeal to anyone's better angels.

This is childish, ineffective and damaging to the function and effectiveness of government. Get over it.

City of Manitou Springs Council Members,

It has become increasingly clear that Councilor Shada has demonstrated hostility, bias, and a lack of impartiality toward Visit Manitou Springs. His repeated threats and unwillingness to review information with an open and fair mind undermine the integrity of the City's decision-making process.

In light of these actions, we respectfully request that Councilor Shada do the right thing and recuse himself from any discussions or votes involving Visit Manitou Springs to ensure fairness, transparency, and public trust in City governance. Should he refuse to recuse himself or step down, we urge the City Council to take appropriate action to uphold these standards and protect the integrity of the governing process.

Thank you for your consideration,

Visit Manitou Springs Board Members,

April Hall, Farley McDonough,

Annie Schmitt, Chris Dwyer,

Angela Wilks, & Rachel Milar

Nov. 18, 2025

To: The Manitou Springs City Council

Subject: Character Reference for Councilor John Shada

My name is Brenda Kay Gillen. I reside at 6 Spencer Avenue and am self-employed as owner of The Art of Being Calm, a communication consulting company. I have known John Shada for nine years, since my landlords asked him to check out a plumbing issue at their home. Our relationship is that of professional colleagues, neighbors, and as close friends.

I am aware that Mr. Shada is facing an accusation concerning a conversation in which the other party alleged threatening behavior. Based on my direct observations of his character and conduct over nearly a decade, I am certain he would never physically threaten or harm anyone. While he may on occasion speak with great passion and enthusiasm, he is one of the most peaceful people I've ever met.

During our time knowing each other, Mr. Shada has consistently displayed reliability, trustworthiness, and a kind demeanor.

Among the many ways he gives to this community, he picks up trash wherever he walks; he helps neighbors with nearly any request; and he looks out for and assists several elderly citizens. He has helped me professionally by coaching me in using artificial intelligence tools and personally by helping me with numerous small and large issues.

All the while, he has been a tireless advocate for Manitou Springs.

Sincerely,

A handwritten signature in black ink that reads "Brenda K. Gillen". The script is cursive and fluid, with the first name "Brenda" and last name "Gillen" clearly distinguishable.

Brenda K. Gillen