



MANITOU SPRINGS CITY COUNCIL SPECIAL MEETING AGENDA

This Special Meeting will be held remotely.

To attend, visit:

<https://www.manitouspringsco.gov/201/City-Council> and
click on City Council "Work Session" Zoom link.

Position	Name	Term Expires
Mayor	Natalie Johnson	January 4, 2028
At-Large	Mayor Pro Tem Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Nate Nassif	January 8, 2030
Ward 2	Carey Storm	January 8, 2030
Ward 3	Gloria Latimer	January 8, 2030

January 23, 2026

3:00 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. ROLL CALL

C. APPROVAL OF AGENDA

D. BUSINESS

1. Consideration of Resolution No. 0626, A Resolution of the City of Manitou Springs City Council, Creating A Parking Benefit Program For Downtown Residents and For Downtown Business Employees Contingent Upon the Dissolution of The 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: Consideration of Resolution No. 0626, A Resolution of the City of Manitou Springs City Council, Creating A Parking Benefit Program For Downtown Residents and For Downtown Business Employees Contingent Upon the Dissolution of The Metropolitan District

From: Mayor Natalie Johnson and Councilor John Shada

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

January 23, 2026

Purpose:

The purpose of this resolution is to establish a concrete plan that can be shared with the community regarding immediate next steps connected to downtown parking once the Metropolitan District is dissolved.

Background:

On March 3, 2026, the eligible voters located in the Metropolitan District in Manitou Springs will vote on the dissolution of the District. The current dissolution plan does not include some of the opportunities for downtown businesses and residents that are included in this resolution. Council believes that this matter should be discussed and shared prior to the election so that there is clarification around free parking for our downtown residents and additional parking opportunities for our businesses and their employees.

Fiscal Impact:

This is yet to be determined, but funding generated through the dissolution of the Metro District will fully fund this program.

Workload Impact:

This resolution will require immediate work during the first 30 days following a vote to dissolve. Workload impact regarding the entire dissolution plan will be more extensive. That being said, the city has an amazing Parking and Mobility Department ready to manage our expanded assets for the betterment of the community.

Recommended Action:

Move to adopt Resolution No. 0626, a resolution of the City of Manitou Springs City Council, creating a Parking Benefit Program for downtown residents and for downtown



business employees contingent upon the dissolution of the Metropolitan District.

RESOLUTION

**A RESOLUTION OF THE CITY OF MANITOU SPRINGS CITY COUNCIL,
CREATING A PARKING BENEFIT PROGRAM
FOR DOWNTOWN RESIDENTS
AND FOR DOWNTOWN BUSINESS EMPLOYEES
CONTINGENT UPON THE
DISSOLUTION OF THE METROPOLITAN DISTRICT**

WHEREAS, the Manitou Springs Metropolitan District was formed by downtown Manitou Springs businesses in 1989 to provide parking facilities to promote easy and affordable access for people to visit downtown Manitou Springs; and

WHEREAS, the City established an in-house Parking Department in 2013 and a Parking Enterprise Fund in 2022. The City Council has determined that the Metro's services and functions can be provided more efficiently by the City, and that having two parking authorities results in confusion and creates redundant administrative needs. Additionally, Metropolitan Parking Districts are temporary solutions to parking and are not a long-term solution; and

WHEREAS, the City Council believes that the dissolution of the District is in the best interests of the residents, business owners, and taxpayers; and

WHEREAS, Manitou Springs residents in the Downtown face difficult and limited parking options, and the City desires to provide those residents with better options through an expanded and improved free residential parking program upon the dissolution of the Metro District;

WHEREAS, the City believes per the City's dissolution plan a portion of the revenue from the parking lots should be applied to supporting the needs of our downtown residents and downtown business employees; and

WHEREAS, the City and the Metro District submitted dissolution plans to the District Court of El Paso County, Colorado. On Nov. 12, 2025, the Court ruled that the City's plan complied with state requirements while the Metro District's did not. The Court adopted the City's plan and ordered a special election be held on the question of dissolution of the District; and

WHEREAS, the Manitou Springs City Council recognizes that this is just one of many needs and potential programs that will result from consolidated parking downtown. This proposed program will launch 30 days after election results are announced and city staff will coordinate ongoing outreach.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

SECTION 1: Manitou Springs City staff is hereby authorized to create a Downtown Benefit Parking Program that includes the following elements:

1. The Downtown Benefit Parking Program shall be for residents living on Manitou Avenue, Park Avenue, Canon Avenue, Ruxton Avenue, Lafayette Road, and Lovers Lane, who do not qualify for a current Resident Parking Program zone. The Downtown Benefit Parking Program shall also be available to downtown business employees.
2. The Downtown Benefit Parking Program shall enable downtown residential permit holders to park in the City's Canon lot free of charge. Residential permits shall be approved based on need by application.
3. The Downtown Benefit Parking Program shall enable downtown residential permit holders to park on Manitou Avenue, Park Avenue, and Canon Avenue from 5:00 p.m. through 10:00 a.m. the following day free of charge in areas that are not already designated as RPP zones.
4. Employees of downtown businesses may obtain permits allowing them to park in the Canon lot free of charge from 5:00 p.m. through 10:00 a.m. the following day, as part of the Downtown Benefit Parking Program. They may also pay for permits to park in the Canon lot between the hours of 10:00 a.m. and 5:00 p.m. Business employee permits shall be approved based on need by application.
5. Progressive Parking will allow for an additional hour of standard parking fees before increasing hourly. This will encourage our downtown guests to spend an additional hour downtown.
6. Funding generated through the downtown parking lots will contribute to the beautification and maintenance of our historic downtown.

SECTION 2: City staff shall commence creation of a Downtown Benefit Parking Program for review and approval by the City Council upon dissolution of the Manitou Springs Metropolitan District so that the program can be implemented within 30 days of the election results, should such dissolution occur.

SECTION 3: Access to parking downtown is subject to events, snow removal, street sweeping, maintenance, operational requirements, and issues outside of the city's control. However, it is the city's intention for parking to be available at all times outlined in this resolution.

SECTION 4: This Resolution shall take effect immediately upon the dissolution of the Metropolitan Parking District.

Adopted at the meeting of the Manitou Springs City Council, Colorado, on the 23rd day of January 2026.

Mayor and Council:

By: _____
Natalie Johnson, Mayor

Attest:

Elena Krebs, City Clerk