

CITY OF MANITOU SPRINGS
CITY COUNCIL
Regular Meeting Minutes
606 Manitou Avenue
March 3, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, March 3, 2026, 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 Natalie Johnson
Mayor Pro Tem Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Nate Nassif
Councilor Carey Storm
Councilor Gloria Latimer

A. CALL TO ORDER

Mayor Johnson called the meeting to order at 6:00 PM.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call.

D. APPROVAL OF AGENDA

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

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Elva Wolin, Owner of The Candy Bar in Manitou, reported that her business is being damaged by the elements, due to code violations of the adjoining property. She shared that she spoke with Code Enforcement and the City Administrator, but that Code Enforcement stated that the issue is a civil matter. She expressed concern about inaction, stating that the issue endangers the public and causes liability, and requested that the Council ensure that Code Enforcement fulfill their duty in the matter.

F. CONSENT CALENDAR

1. February 17, 2026 City Council Minutes
2. On-Call Water and Sewer Services Contract Award to 633 Construction, LLC

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

Councilor Storm moved to approve the consent calendar as amended. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

F2. On-Call Water and Sewer Services Contract Award to 633 Construction, LLC

There was a brief discussion about the response time for the on-call services, during which Public Services Director Ben Schmitt, confirmed that someone would be on site to assess within 2 hours and work would begin within 24 hours.

There was a brief discussion about liability insurance. City Attorney Jeff Parker advised that liability coverage varies, but a million dollars is standard and in line with what the City has had in previous contracts.

Public Services Director Schmitt explained that services are authorized through a task order process using predefined unit quantities rather than a time and materials approach. This allows the City to understand and approve the cost of each task in advance before work proceeds, rather than establishing an overall not to exceed amount.

City Administrator Denise Howell added that in the event of an emergency in which the total cost exceeds the \$50,000 that the City Administrator would normally be authorized to approve up to, she would have the authority to exceed this amount for on-call water and sewer emergencies.

There was a brief discussion about previous on-call services, during which City Administrator Howell confirmed that the contract has been a standard practice for the City for at least the last 15 years. She added that the City generally sends out a new Request for Proposal (RFP) every three years to ensure the City is getting the best deal.

Mayor Pro Tem Chandler shared that she had requested a small correction to the contract under paragraph B on page three, to change the language to indicate that the City will, (shall), cause the cleanup to be performed at the contractor's expense.

There was a brief discussion about how often the on-call services are utilized. Public Services Director Schmitt explained that on-call contractors are used in several situations, including emergencies when City crews are already responding to other

incidents, larger projects requiring specialized equipment or tools, and pre-planned work when staff are occupied with routine operations. He noted that the City limits use of contractors whenever possible due to the higher cost and shared that they were used a limited number of times in the previous year.

Mayor Pro Tem Chandler moved to approve the On-Call Water and Sewer Services Contract Award to 633 Construction, LLC, with the suggested correction to the language on page three. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

G. BUSINESS

1. Consider Appointing Anthony Lane to the Open Space Advisory Committee as an Alternate Member

David Conley, Open Space Advisory Committee (OSAC) Chair, shared that Applicant Anthony Lane has attended multiple OSAC meetings and that the Committee is recommending approval of his request to be appointed to OSAC.

Applicant Lane shared that he is currently a member of the Parks and Recreation Advisory Board (PARAB) and expressed interest in switching to OSAC. He added that he is an avid trail user and appreciates what the City has to offer for trails.

Councilor Storm moved to appoint Anthony Lane to OSAC as an Alternate Member. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

2. Consider Appointing Jehan-Ara Khan to the Historic Preservation Commission as an Alternate Member

Laura Kindseth, Historic Preservation Commission (HPC) Chair, introduced Applicant Jehan-Ara Khan, noting her qualifications as an educator and business owner. She stated that Applicant Khan would be an asset to the Commission.

Applicant Khan shared her longstanding interest in history and architecture, noting her academic training in Byzantine, Ottoman, and Roman architecture in Turkey. She described incorporating historic neighborhoods into her teaching while living and working in historic locations, emphasizing her passion for exploring and sharing the stories that historic buildings and places can tell.

Councilor Nassif moved to appoint Jehan-Ara Khan to HPC as an Alternate Member. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

3. Consider Appointing Jehan-Ara Khan to the Parks and Recreation Advisory Board as a Regular Member

Applicant Jehan-Ara Khan shared that the City's parks were especially meaningful to her during a difficult personal period after moving to Manitou Springs, and that spending time in the parks while recovering from an injury fostered a strong sense of appreciation and connection. She expressed a desire to give back to the community by serving on PARAB.

Councilor Wolfe moved to appoint Jehan-Ara Khan to PARAB as a Regular Member. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

4. Consider Appointing Ruth Markwardt to the Housing Advisory Board as a Regular Member

Alison Gerbig, Housing Advisory Board (HAB) Chair, shared that Applicant Ruth Markwardt attended a 2026 HAB meeting and expressed continued interest in housing affordability. Chair Gerbig highlighted her background in grant writing and research and stated that HAB is recommending her appointment as a regular member.

Applicant Markwardt expressed appreciation for living and owning a home in Manitou Springs and shared her interest in supporting efforts to maintain housing accessibility for residents of diverse backgrounds. She noted her interest in the City's Accessible Dwelling Unit (ADU) policies and housing affordability initiatives, and stated she hopes to contribute her experience in federal, state, and foundation grant writing while learning more about the Board's work.

Mayor Pro Tem Chandler moved to appoint Ruth Markwardt to HAB as a Regular Member. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

H. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0426, An Ordinance Repealing and Reenacting Title 15, Chapter 15.12 of the Manitou Springs Municipal Code and Adopting by Reference The 2021 Edition of the International Fire Code with Amendments Thereto

Fire Lieutenant Brad Dorris shared that the Fire Department is recommended the adoption of the 2021 edition of the International Fire Code. He reported that there were no changes to the ordinance since first reading.

There was a brief discussion about how often the code is updated, during which Fire Lieutenant Dorris explained that the code is typically updated every three years and noted that the City is not required to adopt the latest edition.

Fire Lieutenant Dorris confirmed that the code would apply to new construction.

Mayor Johnson opened the public hearing at 6:33 PM. Due to no public comment, Mayor Johnson subsequently closed the public comment portion of the hearing.

Councilor Latimer moved to adopt on second reading Ordinance 0426, An Ordinance Repealing and Reenacting Title 15, Chapter 15.12 of the Manitou Springs Municipal Code and Adopting by Reference The 2021 Edition of the International Fire Code with Amendments Thereto. The motion was seconded by Mayor Pro Tem Chandler. The motion carried unanimously (7-0).

2. Second Reading and Public Hearing of Ordinance No. 0326, An Ordinance of the City of Manitou Springs, Colorado, Amending Section 1.32.150 of the Manitou Springs Municipal Code by the Addition of a New Subsection (D) Concerning Municipal Penalties

City Attorney Parker explained that a recent Supreme Court decision requires that when a state statute prohibits the same conduct as a municipal ordinance, the municipal ordinance cannot impose a greater penalty than the state law. He noted that the proposed code change adds a section to reflect this requirement, clarifying that municipal penalties cannot exceed the corresponding state penalties when a state statute applies.

There was a brief discussion about traffic offenses, during which City Attorney Parker confirmed that traffic offenses would be an exception. He suggested amending the ordinance to exclude traffic offenses.

Mayor Johnson opened the public hearing at 6:38 PM. Due to no public comment, Mayor Johnson subsequently closed the public comment portion of the hearing.

Councilor Wolfe moved to adopt on second reading Ordinance 0326, An Ordinance of the City of Manitou Springs, Colorado, Amending Section 1.32.150 of the Manitou Springs Municipal Code by the Addition of a New Subsection (D) Concerning Municipal Penalties, subject to the change suggested by the City Attorney. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Mayor Johnson shared that the City Council had discussed hosting an Open Mic Night on the fourth Tuesday of the month to allow the public a more casual opportunity to engage with the Council. She noted that the fourth Tuesday in March is during Spring Break and proposed that the first Open Mic Night be on April 28, 2026 from 5:00 PM to 7:00 PM. Mayor Johnson confirmed that the meetings are not mandatory for Councilors to attend, but that she will be requesting confirmation of attendance in advance to ensure at least two Councilors are at the meeting.

Councilor Latimer expressed support of the Open Mic Night meeting. She added that Manitou Winery offered to host a meeting.

Mayor Johnson noted previous discussion about changing the day of the week the Council meets to allow for more time to review agenda packets. She shared that City staff expressed that changing the day would not be beneficial and create challenges.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following:

- The Heating, Ventilation and Air Conditioning (HVAC) system in Memorial Hall have been updated. The lighting in the hall is still being worked on.
- On Saturday, March 7, 2026, the City is hosting a Community Connect event from 9:00 AM to 12:00 PM to allow the public to engage with various departments and sign up for services.
- On March 19, 2026, the City Administrator and Finance Director are hosting an informational Budget 101 Class in Memorial Hall starting at 6:00 PM.

K. EXECUTIVE SESSION

1. An Executive Session to hold a conference with legal counsel for the City for legal advice pursuant to Section 5.1(c) of the Manitou Springs City Charter and to determine positions relative to matters that may be subject to negotiations; develop strategy for negotiations; and instruct negotiators pursuant to Section 5.1(d) of the Manitou Springs City Charter, concerning the provision of spring water to the Sunwater Spa.

Mayor Johnson read the purpose of the Executive Session into the record at 6:44 PM.

Mayor Johnson moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Wolfe. The motion carried unanimously (7-0).

The City Council moved back to Regular Session at 7:29 PM. Mayor Johnson confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

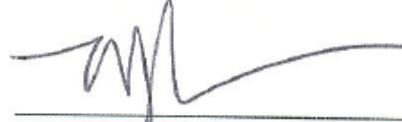
ADJOURN

With no other

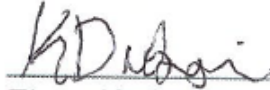
items to discuss, Mayor Pro Tem Chandler moved to adjourn the meeting. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

The meeting adjourned at 7:30 PM.

Attest:



Natalie Johnson, Mayor



~~Elena Krebs, City Clerk~~
Kristen Dukoi, Deputy City Clerk

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