



# 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](http://www.manitouspringsgov.com); click on meeting  
link under "Government; City Council" page

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

**May 5, 2026**

**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. CONSENT CALENDAR**

1. April 21, 2026 City Council Minutes

**G. PRESENTATION**

1. Proclamation No. 0526, A Proclamation Declaring Support for Community Action Against Human Trafficking
2. Proclamation No. 0626, A Proclamation Recognizing May as Historic Preservation Month

**H. HEARINGS**

1. Second Reading and Public Hearing for Ordinance No. 0526, an Ordinance Adding Chapter 12.40 to the Manitou Springs Municipal Code Prohibiting Unpermitted Construction or Grading Work

**I. BUSINESS**

1. Consideration of Resolution No. 1126, A Resolution Approving and Adopting a Fee for Performing Unpermitted Work in the City

2. Direction on Bill Bauers Open Space

**J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE**

**K. CITY ADMINISTRATOR REPORT**

**L. EXECUTIVE SESSION**

1. An Executive Session to hold a conference with the City attorney for legal advice pursuant to Section 5.1(c) of the City of Manitou Springs Home Rule Charter, concerning *Manitou and Pikes Peak Railway Company v. City of Manitou Springs, Colorado*, El Paso County District Court Case No. 2025CV30766

**ADJOURN**

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## Memorandum

Title: April 21, 2026 City Council Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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May 5, 2026

### **Purpose:**

To review and approve the meeting minutes from the April 21, 2026 City Council meeting.

### **Background:**

The City Council met in regular session on April 21, 2026.

### **Fiscal Impact:**

None.

### **Workload Impact:**

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

### **Recommended Action:**

Approve the April 21, 2026 City Council regular meeting minutes through the approval of the consent calendar.

**CITY OF MANITOU SPRINGS**  
**CITY COUNCIL**  
Regular Meeting Minutes  
606 Manitou Avenue  
April 21, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, April 21, 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 Nate Nassif  
Councilor Carey Storm  
Councilor Gloria Latimer

**COUNCIL MEMBERS PRESENT FOR ROLL CALL:**

Councilor John Shada (Arrived at 6:02 PM)  
Councilor Julie Wolfe (via Zoom arrived at 6:30 PM)

**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 of the City Council were present for the roll call, except for Councilors Shada and Wolfe.

**D. APPROVAL OF AGENDA**

Councilor Storm moved to approve the agenda as presented. The motion was seconded by Councilor Nassif. The motion carried unanimously (5-0).

**Note for the Record** – Council Shada arrived at 6:02 PM.

**E. PUBLIC COMMENT ON NON-AGENDA ITEMS**

Sally Fitzgerald, Manitou Springs Resident, recognized Mayor Johnson for receiving the Marcy Morrison Award. She expressed appreciation for the Mayor's leadership and noted the significance of the recognition within the community.

## **F. CONSENT CALENDAR**

1. Presentation of Warrants
2. April 7, 2026 City Council Minutes
3. Contract Amendment between the City of Manitou and JR Engineering for the Ruxton Ave Project in the amount of \$76,000

Mayor Pro Tem Chandler moved to approve the consent calendar as presented. The motion was seconded by Councilor Storm. The motion carried unanimously (6-0).

## **G. PRESENTATION**

1. Monthly Financial Report

Senior Budget Analyst Nate Moore presented the monthly financial reports for the general fund, enterprise funds, and sales tax, noting they are available online for public access and will be presented monthly. He reported that expenditures are generally on track, with minor variances due to timing and one-time costs, and that revenues appear lower due to seasonal timing but are expected to align with the annual budget. Senior Budget Analyst Moore also noted that enterprise fund performance is consistent with expectations despite temporary impacts from the Hiawatha Lot closure, and that overall sales tax trends remain in line with budget projections.

There was a brief discussion about the Parking Enterprise Fund. Senior Budget Analyst Moore noted it should be monitored due to impacts from the Hiawatha Lot closure and the transition to a new system but stated there is no immediate concern. He confirmed that parking kiosks are on the way.

## **H. BUSINESS**

1. Consideration Appointing Anjuli Kapoor to the Housing Advisory Board

Alison Gerbig, Housing Advisory Board (HAB) Chair, introduced Applicant Anjuli Kapoor, noting her participation in recent meetings and expressing appreciation for her thoughtful interest and enthusiasm for housing affordability.

Applicant Kapoor shared her background and motivation for applying, noting prior experience as an executive director for a transitional housing organization managing assets, real property, and a \$750,000 budget. She described her work in systems-based thinking, partnership building, and public-private collaboration. She stated she currently works at Catholic Charities managing a rapid rehousing program and expressed interest in contributing a systems-oriented perspective, asking questions that examine underlying values and long-term approaches to housing and community issues.

Councilor Nassif and Mayor Pro Tem Chandler expressed appreciation and commended Applicant Kapoor for volunteering to serve.

Councilor Nassif motioned to appoint Anjuli Kapoor to the Housing Advisory Board as an Alternate Member. The motion was seconded by Councilor Storm. The motion carried unanimously (6-0).

2. Consideration of Resolution No. 1026, A Resolution of the City of Manitou Springs City Council Transferring Budgeted Expenditure Amounts Between Departments to Provide a Cost of Living Increase of Three Percent to Full-Time City Employees

City Attorney Jeff Parker clarified that the local government budget law does not apply to home rule jurisdictions. He explained that the City's charter allows transfers between departments, agencies, or funds to be approved by resolution, and confirmed that the proposed action complies with the charter.

Senior Budget Analyst Moore reviewed proposed budget reductions to offset the cost of the 3% Cost of Living Adjustment (COLA), including decreased digital accessibility compliance costs due to in-house staffing and reductions to professional services and planning staffing. He also outlined cuts to parks and recreation programs, seasonal staffing, and building maintenance. He noted that some tree trimming costs may be partially offset through fire mitigation efforts and that the municipal program donation to the school would not be funded this year. He stated that the combined reductions total approximately \$171,000.

Councilor Storm moved to approve Resolution 1026, A Resolution of the City of Manitou Springs City Council Transferring Budgeted Expenditure Amounts Between Departments to Provide a Cost of Living Increase of Three Percent to Full-Time City Employees. The motion was seconded by Mayor Pro Tem Chandler. The motion carried (5-1) with Councilor Shada as the dissenting vote.

3. First Reading of Ordinance No. 0526, an Ordinance Adding Chapter 12.40 to the Manitou Springs Municipal Code Prohibiting Unpermitted Construction or Grading Work

Public Services Director Ben Schmitt stated that the ordinance reflects updates from the April 7, 2026 City Council meeting, noting that the primary addition was the inclusion of fine provisions.

Mayor Pro Tem Chandler moved to approve Ordinance No. 0526, an Ordinance Adding Chapter 12.40 to the Manitou Springs Municipal Code Prohibiting Unpermitted Construction or Grading Work and set second reading and a public hearing for May 5, 2026. The motion was seconded by Councilor Latimer. The motion carried (6-0).

4. Approval of Contract for Paving and Concrete Maintenance Projects Between the City of Manitou Springs and Trax Construction for \$512,600

Director Schmitt presented the proposed paving and concrete contract, explaining that roadway selection was based on pavement condition data. He outlined an updated approach that includes replacing curb, gutter, and drainage components in addition to asphalt, and utilizing full-depth reclamation to create a more durable roadway base. He noted that while costs per mile are higher, the method is expected to improve longevity and efficiency. Director Schmitt also reported that stronger-than-expected sales tax revenues from the Pikes Peak Regional Transportation Authority (PPRTA) may allow the project to proceed without the need for an advanced funding allocation.

Mayor Johnson noted that roadway costs have increased in recent years and asked whether the City is no longer using mobility and parking funds to supplement roadway work, as had been done in prior years.

Public Services Director Ben Schmitt confirmed that the City does not plan to rely on mobility and parking funds for roadway projects, stating that future work will be scoped to align with available PPRTA maintenance funding, with use of parking funds reserved only as a last resort.

City Administrator Denise Howell noted that after several years of addressing deferred maintenance, the City is making progress toward catching up, allowing greater reliance on PPRTA funding for roadway improvements moving forward.

There was a brief discussion about road access for residence during construction, specifically on streets such as Roca Street or Shoshone Place. Director Schmitt confirmed that local access will be maintained, including temporary driveway transitions during construction, and that staff will monitor conditions through regular meetings and ongoing communication to address issues promptly.

Councilor Storm moved to approve the contract for paving and concrete maintenance projects between the City of Manitou Springs and Trax Construction for \$512,600. The motion was seconded by Councilor Latimer. The motion carried unanimously (6-0).

5. Direction on Bill Bauers Open Space

Parks and Recreation Director Gillian Rossi requested direction from Council on potential development of Bill Bauers Open Space, including whether to proceed with a planned trail connection identified in the master plan. She noted that additional public comment had been received following the survey and stated that survey results, as interpreted by staff and the consultant, generally supported a low-impact, soft-surface trail through the area.

**Note for the Record** – Councilor Wolfe arrived at 6:30 PM.

Councilor Wolfe expressed disagreement with the interpretation of the survey results, stating that when combining responses from those who were neutral, or preferred funding be used for other priorities, they outnumbered those in favor of the trail.

Mayor Pro Tem Chandler clarified the referenced survey data, noting that while about 37% of respondents supported the project, approximately 63% indicated a preference for other trail, open space, and trail maintenance priorities.

Councilor Storm shared that she views the proposed trail as a short but potentially costly segment due to terrain challenges. She suggested that the funding may be better directed toward protecting viewsheds through additional land acquisition within the City rather than constructing the trail.

There was a brief discussion about the recommendation of the Parks and Recreation Advisory Board (PARAB). Director Rossi confirmed that the Board had submitted a letter in support of the project prior to the survey.

Councilor Latimer inquired if the trail could be kept local. Director Rossi stated that it could potentially be kept local by not including it on maps, but that it would be difficult to keep it a local secret.

Mayor Pro Tem Chandler expressed skepticism that the proposed route could function as a low-impact trail, noting site constraints including steep terrain and a stream corridor. She stated that not all open space needs to be developed into trails. She also referenced survey results indicating support for additional environmental impact studies but stated that, given estimated costs and current priorities, she would prefer to direct funding toward other open space and trail maintenance needs.

Mayor Johnson opened the floor for public comment at 6:37 PM.

Neale Minch, Manitou Springs Resident, requested that the Open Space Advisory Committee (OSAC) stop further efforts to construct a trail from Crystal Park Boulevard through the canyon to Bill Bauers Park. He expressed concern that the area functions as an important wildlife corridor and stated that trail development, including potential off-leash dog use, could significantly impact wildlife. He recommended leaving the canyon undeveloped and suggested using open space funds instead for land acquisition and preservation efforts in other areas, including Black Canyon and Higginbotham.

Judy Carnick, Manitou Springs Resident, referenced her previously submitted letter regarding the Bill Bauers Open Space project. The letter summarized her concerns about potential impacts to nearby residents, wildlife, steep terrain, and safety, including a lack of connectivity at a key pinch point. She suggested that further study should be completed before funding is spent. Resident Carnick added concerns about the trail potentially being an attractive nuisance that could create a liability issue for the City. She expressed support for leaving the area undeveloped and suggested that removing

utility lines to preserve the natural viewshed would better protect the space and enhance wildlife habitat.

Mayor Johnson shared that an email was received from Manitou Springs Resident Rick Larson, who raised concerns regarding site conditions and feasibility, public safety, lack of a safe route to school, fiscal responsibility, ongoing obligations, environmental stewardship, and open space preservation. The email stated that the proposal does not meet reasonable standards of practicality, safety, sustainability, or necessity.

Additionally, a letter of support was received from PaCMan. The committee stated that the proposal supports a safe and accessible route to Manitou Avenue and schools, connects to existing trails, and advances OSAC goals. The letter also noted benefits including improved public safety, reduced fire risk, promotion of health and well-being, and protection of public investment and access.

Mayor Johnson closed public comment at 6:44 PM.

Councilor Wolfe stated that she did not believe liability concerns should be a determining factor in the decision-making process, due to the Governmental Immunity Act, which generally protects the City from liability for injuries on public trails.

There was a brief discussion about whether a wildlife survey had previously been considered. Director Rossi confirmed that it was discussed, but ultimately the priority became determining community sentiment before considering a formal study that would cost between \$9,000 and \$12,000.

Councilor Nassif stated that he is not interested in moving forward with the project at present, but would support integrating the project into the Parks, Open Space, and Trails (POST) Plan.

Mayor Pro Tem Chandler opposed a trail in the area but supported designating it as a wildlife habitat and including it in the updated OSAC POST Plan.

Councilor Shada stated that a low-impact trail could be feasible in the area and noted that trail design could limit bicycle use. He expressed skepticism about claims that the trail would provide a practical route to school. He also stated that the project aligns with the current open space plan and expressed doubt that the area contains unique wildlife not already present in other neighborhoods.

Mayor Johnson agreed with Councilor Shada, stating that a basic pedestrian trail could be feasible but that additional factors should be addressed.

Mayor Pro Tem Chandler moved to postpone the development of Bill Bauers Open Space and include the development in the discussion of the master plan. The motion was seconded by Councilor Latimer. The motion carried (6-1), with Councilor Shada as the dissenting vote.

6. Action on Fire Mitigation Equipment Purchases and Fire Administrative Captain Position

Mayor Johnson noted that a thorough presentation on the fire mitigation equipment purchases and Fire Administrative Captain position had been provided at a previous Council meeting.

Fire Chief Keith Buckmiller confirmed that there were no updates since the prior discussion.

City Administrator Denise Howell shared that the City had received unofficial notice of a Department of Local Affairs (DOLA) grant award of approximately \$60,000 for sirens, with formal confirmation forthcoming.

Councilor Latimer noted that she inquired about sharing equipment between communities following the previous meeting and was advised that it is not a viable option, though personnel may be shared.

Councilor Storm moved to approve the proposed fire mitigation equipment purchases and Fire Administrative Captain position. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

**I. HEARINGS**

1. Public Hearing to Consider Issuance of a New Hotel and Restaurant Liquor License at 819 Manitou Avenue, Mahanakhon LLC, dba Manitou Thai & Ramen

Deputy City Clerk Kristen Dukoi outlined the liquor licensing hearing process, including staff presentation, applicant presentation, public comment, rebuttal, and final decision by Council acting as the Liquor Licensing Authority. She reported that the City Clerk's Office received a completed hotel and restaurant liquor license application for Mahanakhon LLC, doing business as Manitou Thai & Ramen. She noted that required materials were submitted, the premises was previously licensed without issue, the applicant holds a current license in Conifer with no concerns, the background check was clear, and no public comments or concerns had been received.

Applicant Somying Fox, and Owner of Mahanakhon LLC, shared that she was drawn to Manitou Springs after relocating to Colorado and had been seeking an opportunity to open a restaurant in the community. She expressed appreciation for the location, the character of the community, and stated her goal of bringing Asian cuisine and culture to serve both residents and visitors.

Mayor Johnson opened the public hearing at 6:58 PM. Due to no public comment, Mayor Johnson subsequently closed the public comment portion of the hearing.

Councilor Nassif moved to approve the issuance of a New Hotel and Restaurant Liquor License at 819 Manitou Avenue, Mahanakhon LLC, doing business as Manitou Thai & Ramen. The motion was seconded by Councilor Storm. The motion carried (7-0).

## **J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE**

Mayor Pro Tem Chandler reminded the public that the City Council has its first Open Mic Night on April 28, 2026 at 5:00 PM. She encouraged community members to attend and participate, noting that Council looks forward to listening and supporting the community.

Councilor Wolfe stated that she consulted with City Attorney Parker regarding remote participation in executive sessions and was advised it would be permissible if a majority of Council agreed to waive a prior resolution restricting remote attendance. She confirmed she was in a private setting and requested approval to participate in the Executive Session included on the agenda.

Mayor Johnson noted that Council could vote to allow remote participation in the Executive Session but cautioned that doing so could set a precedent affecting boards and commissions. She also acknowledged that such participation is legally permissible.

City Attorney Jeff Parker explained that current policy prohibits remote participation in executive sessions unless in emergencies, but as an administrative policy, Council may waive it for a single instance or amend it by resolution. He clarified that “remote” includes any non–in-person participation and that the policy applies to Council as well as all boards and commissions.

Councilor Shada stated that remote participation in executive sessions is not uncommon, noting that experts and attorneys often join remotely. He expressed that confidentiality concerns can be addressed through proper precautions and emphasized the importance of maintaining decorum regardless of participation format.

City Attorney Parker advised that Council action requires a motion, second, and vote, and recommended formalizing the decision. He clarified that although the matter was not on the agenda, Council may vote on procedural matters that arise during the meeting and indicated there were no concerns with proceeding in this manner.

Councilor Shada moved to allow Councilor Wolfe to participate in the meeting’s Executive Session remotely. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

Councilor Nassif shared that there is a Spreading Kindness event at the Manitou Art Center (MAC) on May 2, 2026 from 3:00 PM to 5:30 PM. He noted that approximately 80 people are signed up and encouraged others to participate.

Councilor Storm noted that there will be a Parking Public Engagement Meeting at Memorial Hall on Thursday April 23, 2026 at 5:30 PM.

Councilor Latimer reminded everyone that the Chamber of Commerce is hosting the Diamond Jubilee for their 75<sup>th</sup> Anniversary on April 30, 2026 at the Cliff House.

## **K. CITY ADMINISTRATOR REPORT**

City Administrator Howell reported on the following:

- Colorado Springs Utilities will be replacing the gas line on Waltham Avenue.
- The City is hosting a Parking Public Engagement Meeting on April 23, 2026 at 5:30 PM in Memorial Hall.
- Coffee with the City Administrator will be in Memorial Hall on April 22, 2026 at 7:00 AM.
- The Budget Survey will launch on Thursday, April 23, 2026. In-person Budget Public Engagement Meetings are scheduled for June 11 and June 13, 2026.

## **L. EXECUTIVE SESSION**

1. An Executive Session to hold a conference with the City attorney for legal advice pursuant to Section 5.1(c) of the City of Manitou Springs Home Rule Charter, concerning *Manitou and Pikes Peak Railway Company v. City of Manitou Springs, Colorado*, El Pasa County District Court Case No. 2025CV30766

Mayor Johnson read the purpose of the Executive Session into the record at 7:09 PM.

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

The City Council moved back to Regular Session at 8:51 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 8:51 PM.

Attest:

\_\_\_\_\_  
Natalie Johnson, Mayor

\_\_\_\_\_  
Elena Krebs, City Clerk

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## Memorandum

Title: Proclamation No. 0526, A Proclamation Declaring Support for Community Action Against Human Trafficking

From: Mayor Natalie Johnson

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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May 5, 2026

### **Purpose:**

To present Proclamation No. 0526, declaring the City of Manitou Springs' support for community action against human trafficking.

### **Background:**

Human trafficking is a serious and often hidden crime that affects individuals and communities nationwide. Raising awareness, promoting prevention, and supporting collaborative education efforts are key strategies in identifying and addressing trafficking activity.

Transportation systems and providers are uniquely positioned to assist with identification and response efforts due to their regular interactions with diverse populations. Community-based awareness campaigns and training initiatives can help equip both the public and frontline workers with tools needed to recognize warning signs and report concerns appropriately.

### **Fiscal Impact:**

None.

### **Workload Impact:**

Minimal.

### **Recommended Action:**

Read Proclamation No. 0526, declaring support for community action against human trafficking and proclaim it so.



City of Manitou Springs  
Proclamation No. 0526

# *Proclamation*

## **Declaring Support for Community Action Against Human Trafficking**

**WHEREAS**, the City of Manitou Springs recognizes the urgent need to raise public awareness about the dangers and realities of human trafficking; and

**WHEREAS**, the Manitou Springs City Council and Staff are committed to education, prevention, and survivor support through coordinated community initiatives; and

**WHEREAS**, transportation systems are uniquely positioned to identify and respond to potential trafficking situations due to their daily interaction with diverse community members; and

**NOW, THEREFORE, BE IT RESOLVED**, that the city of Manitou Springs, Colorado hereby encourages the development and launch of a public awareness campaign across Southern Colorado to educate residents about the signs of human trafficking, available resources, and ways to report concerns; and

- Campaign materials may include posters, digital media, and participation at community events.
- Messaging will emphasize compassion, vigilance, and community responsibility.

**BE IT FURTHER RESOLVED** that the Council encourages transportation providers to implement employee training programs to help drivers, dispatchers, and staff to recognize indicators of human trafficking and respond appropriately; and

**BE IT FURTHER RESOLVED** that the Council supports ongoing collaboration and relationships, between elected officials, representatives, and stakeholders who are working on human trafficking issues within their communities; and

**BE FINALLY RESOLVED** that the City of Manitou Springs, Colorado affirms its commitment to safeguarding the dignity, safety, and freedom of all individuals throughout the region.

**DONE THIS** 5<sup>th</sup> day of May 2026 at Manitou Springs, Colorado.

The City Council of Manitou Springs

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Mayor Natalie Johnson

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Attest: City Clerk, Elena Krebs



## Memorandum

Title: Proclamation No. 0626, A Proclamation Recognizing May as Historic Preservation Month

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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May 5, 2026

### **Purpose:**

To present Proclamation No. 0626, declaring May 2026 as Archaeology and Historic Preservation Month in the City of Manitou Springs.

### **Background:**

May is recognized nationally as National Preservation Month and by the State of Colorado as Archaeology and Historic Preservation Month. In 2026, this recognition coincides with two significant milestones: the 250th anniversary of the Declaration of Independence and Colorado's 150th anniversary of statehood.

The proclamation highlights Manitou Springs' extensive historic resources, including multiple National Register districts and locally designated historic places, and recognizes the contributions of the Historic Preservation Commission and community members who help preserve the city's unique character and sense of place.

### **Fiscal Impact:**

None.

### **Workload Impact:**

Minimal.

### **Recommended Action:**

Read Proclamation No. 0626, recognizing May as Historic Preservation Month and proclaim it so.



City of Manitou Springs  
Proclamation No. 0626

# *Proclamation*

## **“Historic Preservation Month”**

**WHEREAS**, the month of May is celebrated Nationally as National Preservation Month and it is celebrated by the State of Colorado as Archaeology and Historic Preservation Month; and

**WHEREAS**, the United States will mark this year the 250<sup>th</sup> anniversary of the Declaration of Independence; and

**WHEREAS**, the State of Colorado will mark this year the 150<sup>th</sup> anniversary of our entrance into the Union. As the Centennial State, Colorado is the only state who will observe twin anniversaries – our Sesqui Semiquincentennial; and

**WHEREAS**, the City of Manitou Springs’ three (3) National Register Districts, 16 subdistricts, 10 individually listed National Register sites, and numerous other special places within our Local Historic Preservation District matter to our citizens and visitors; and

**WHEREAS**, it is important to celebrate the City’s natural and built environments and the contributions made by dedicated citizens in preserving our surroundings, which gives the community its unique sense of place and identity, and

**WHEREAS**, the celebration of Historic Preservation Month gives us the opportunity to publicly recognize the participation and dedication of the members of the Manitou Springs Historic Preservation Commission who have contributed their time and expertise to the preservation of the Manitou Springs Local Historic Preservation District; and

**WHEREAS**, it is important to celebrate the City’s natural and built environments and the contributions made by dedicated citizens in preserving and maintaining the Local Historic Preservation District, which gives the community its unique sense of place and identity; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the month of May 2026 shall be observed in the city of Manitou Springs as “Archaeology and Historic Preservation Month” in conjunction with the celebration of National Preservation Month, and Manitou springs’ citizens are called upon to take the following actions:

- HIKE our local trails with family and friends enjoying the beautiful scenery and views of our community that have been largely unchanged for 100+ years
- DISCUSS the history of Manitou’s first residents, the Mountain Ute Tribe, and the other Native American tribes historically found in this area
- WALK with family and friends within the City looking for – Heritage plants brought in by early settlers – such as lilacs- found to be well-suited to our

environment, and  
Historic homes, downtown buildings, and mineral springs to experience and learn more  
about the community they live in.

- APPRECIATE our historic sites and environment and the people who work to preserve them, so they are here for us all to experience and enjoy.
- RECOGNIZE Historic Preservation as a core community value that provides both a tangible benefit to the local economy and a richness of spirit to the City of Manitou Springs.

Adopted this 5<sup>th</sup> day of May 2026 in the City of Manitou Springs, El Paso County, Colorado.

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Natalie Johnson, Mayor

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Attest: Elena Krebs, City Clerk



## Memorandum

Title: Second Reading and Public Hearing for Ordinance No. 0526, an Ordinance Adding Chapter 12.40 to the Manitou Springs Municipal Code Prohibiting Unpermitted Construction or Grading Work

From: Ben Schmitt, Public Services Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 Minutes

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May 5, 2026

### **Purpose:**

To present Ordinance No. 0526 for second reading and public hearing. The ordinance proposes adding a new Chapter 12.40 to the Manitou Springs Municipal Code to prohibit unpermitted work and establish enforcement authority.

### **Background:**

The City continues to experience issues with unpermitted work occurring within the public right-of-way and with large-scale grading activities on private property that require permits under existing provisions of the Municipal Code (including Title 18 and Title 14). These activities have resulted in:

- Impacts to public infrastructure and drainage;
- Interference with neighborhood access and safety; and
- Significant staff time devoted to investigation, enforcement, and corrective actions.

While current code provisions prohibit unpermitted work, they lack clear enforcement mechanisms and meaningful deterrents. Chapter 12.40 is intended to fill this gap by explicitly authorizing penalties and enforcement tools while maintaining consistency with existing permit requirements.

Importantly, the proposed ordinance does not apply to minor home maintenance, landscaping, fencing, or routine repairs. For private property, enforcement is limited to grading activities that already require a permit under the Municipal Code.

Based on Council discussion, the ordinance has been framed to:

- Apply to work within the City right-of-way, and to large-scale grading on private



- property that requires a permit under existing code provisions;
- Apply to any person, including contractors and homeowners acting as their own general contractor;
  - Provide an initial opportunity to cure unpermitted work prior to the imposition of penalties; and
  - Authorize penalties including fees (set by resolution), denial of future permits, or withholding of permits until outstanding violations are resolved.

**Fiscal Impact:**

The proposed ordinance and fee resolution are not intended to function as revenue-generating measures. Any revenue collected from unpermitted work fees is incidental and dependent on violations cited. The primary fiscal benefit is the reduction of uncompensated staff time, legal costs, and corrective work associated with unpermitted activities.

**Workload Impact:**

Staff from Planning, Public Works, Building, and Legal departments will continue to administer enforcement, inspections, and compliance activities. Clear ordinance authority and a defined fee structure are expected to improve enforcement efficiency and reduce repeat violations.

**Recommended Action:**

Move to adopt on second reading, Ordinance No. 0526, an ordinance adding Chapter 12.40 to the Manitou Springs Municipal Code prohibiting unpermitted construction or grading work.

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF MANITOU SPRINGS, COLORADO, ADDING A NEW CHAPTER 12.40 OF THE MANITOU SPRINGS MUNICIPAL CODE TO PROHIBIT UNPERMITTED CONSTRUCTION OR GRADING WORK**

**WHEREAS**, the City Council desires to prohibit and penalize unpermitted construction work in the City after providing an initial opportunity for the violators to resolve the issue without being penalized.

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

**Section 1:** Title 12 of the Manitou Springs Municipal Code is hereby amended by the addition of a new Chapter 12.40 as follows:

**Chapter 12.40 – Unpermitted Work.**

**12.40.010 – Unpermitted Work Prohibited.**

A. It shall be unlawful for any person to perform construction, demolition, maintenance, repair, or landscaping work in a City right-of-way or on City-owned or controlled property, without first obtaining a permit to perform such work when a permit is required per Title 12 of the City Code.

B. It shall be unlawful for any person to perform any grading work in the City on any property, public or private, without first obtaining a grading permit to perform such work when a grading permit is required by Title 14 of the City Code.

**12.40.020 – Violation– Penalty.**

A. Prior to subjecting a person in violation of this chapter to any of the penalties set forth in Subsection B, written notice of the violation and the measures required to remedy the violation shall be provided to the violator if the violator can be located by the City. Such notice may be served personally on the violator or any representative or employee of the violator or delivered by first class mail return receipt requested to the last known address of the violator. The City shall provide a minimum of ten (10) calendar days from personal delivery or the date of mailing for the violation to be resolved to the City’s sole satisfaction prior to imposing any penalty set forth in Subsection B.

B. After compliance with Subsection A and if the violation is not remedied to the City's sole satisfaction, violations shall be subject to the following penalties in addition to the general penalty provisions in Chapter 1.16 of this Code:

1. A fee in an amount set by resolution of the city council.
2. Denial of future permits for a period of up to three hundred sixty-four days.
3. Prohibition on the issuance of future permits until past due permit fees and fees due under this chapter are paid.

C. If any person fails or refuses to pay when due any fee or charge imposed under this chapter, the city may refer unpaid or overdue amounts to a collection agency for collection pursuant to Section 3.04.020.

D. The remedies provided herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

#### **12.40.030 – Appeals.**

Any person in receipt of a notice of violation, who is determined to not have resolved the violation to the City's sole satisfaction under Section 12.40.020(A) or who is penalized under Section 12.40.020(B) may file an appeal with the City Administrator, which shall state the basis for the appeal. For an appeal of the notice, the appeal must be filed within ten (10) days of the date the notice is personally served or mailed. Upon receipt of an appeal, the City Administrator shall review the appeal and any other information deemed relevant and shall issue a written decision. No hearing or meeting with the City Administrator shall be provided unless so ordered by the City Administrator in the City Administrator's sole discretion.

**Section 2.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 3.** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 4.** This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this 21<sup>st</sup> day of April 2026.

\_\_\_\_\_  
City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the May 5, 2026 City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: April 22, 2026. (in full)

*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor, Natalie Johnson

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2026 (in full)  
*City's Official Website and City Hall*



## Memorandum

Title: Consideration of Resolution No. 1126, A Resolution Approving and Adopting a Fee for Performing Unpermitted Work in the City

From: Ben Schmitt, Public Services Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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May 5, 2026

### **Purpose:**

To present a proposed resolution establishing a tiered fee structure for unpermitted construction or grading work performed within the City of Manitou Springs, differentiating between licensed contractors performing work for compensation and individual property owners or responsible parties not acting as licensed contractors.

### **Background:**

The City of Manitou Springs continues to experience instances of construction, demolition, repair, maintenance, grading, and landscaping work occurring without required permits, both within the public right-of-way and on private property where permits are required under the Municipal Code. While permit requirements are already in place, staff has found that the absence of clearly defined and proportionate financial penalties has limited the effectiveness of enforcement and diminished deterrence. Unpermitted work frequently fails to meet City standards intended to protect public safety, infrastructure integrity, drainage, and environmental conditions. Such violations require substantial staff time to investigate, identify responsible parties, issue notices, coordinate corrective actions, and verify compliance. In some cases, the City must intervene to complete or coordinate corrective work when violations are not promptly addressed, resulting in unplanned use of City resources.

Based on City Council direction received during the April 7, 2026, work session, staff revised the proposed fee structure to better reflect varying levels of responsibility and impact. The draft resolution establishes the following tiered unpermitted work fees, to be applied after an initial opportunity to cure has been provided:

**\$2,500** for a licensed contractor, firm, company, or corporation performing unpermitted work for compensation; and

**\$1,000** for an individual property owner or responsible party not acting as a licensed contractor.



This tiered approach is intended to provide fair, consistent, and proportionate enforcement, recognizing the greater professional responsibility and potential scope of impact associated with contractor-performed work, while still maintaining accountability for unpermitted activities undertaken by property owners. The resolution is intended to function in conjunction with existing permit requirements and enforcement authority established elsewhere in the Municipal Code and does not apply to minor home maintenance activities that do not otherwise require permits.

**Fiscal Impact:**

The proposed resolution is not intended to function as a revenue-generating measure. Any revenue collected from unpermitted work fees will be dependent on violations cited and is expected to be incidental. The primary fiscal benefit of the resolution is the reduction of uncompensated staff time, legal costs, and corrective work associated with addressing unpermitted activities.

**Workload Impact:**

Staff within Planning, Permitting, Inspections, Public Works, and Legal will administer application of the tiered unpermitted work fees, including verification of responsible parties and coordination of fee assessment and collection. Over time, the adoption of a clear and predictable fee structure is expected to improve compliance and reduce repeat violations, resulting in more efficient use of staff resources.

**Recommended Action:**

Move to adopt Resolution No. 1126, a resolution approving and adopting a fee for performing unpermitted work in the City.

RESOLUTION

A RESOLUTION APPROVING AND ADOPTING A FEE FOR PERFORMING UNPERMITTED WORK IN THE CITY

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

SECTION 1: The following fees are hereby established for violations involving unpermitted work performed in the City of Manitou Springs, including work performed within the public right-of-way or grading activities requiring a permit under the Manitou Springs Municipal Code, after an initial opportunity to cure has been provided:

UNPERMITTED WORK FEE LICENSED CONTRACTOR, FIRM, COMPANY, OR CORPORATION PERFORMING WORK FOR COMPENSATION

\$2,500.00

INDIVIDUAL PROPERTY OWNER OR RESPONSIBLE PARTY NOT ACTING AS A LICENSED CONTRACTOR

\$1,000.00

Adopted at the meeting of the City Council of the City of Manitou Springs, Colorado, on this 5th day of May, 2026, and effective immediately.

Mayor and Council:

Natalie Johnson, Mayor

Attest:

Elena Krebs, City Clerk



## Memorandum

Title: Direction on Bill Bauers Open Space  
From: Gillian Rossi, Parks & Recreation Director  
To: Mayor and City Council  
CC: City Administrator Denise Howell  
Allocated Time: 20 Minutes

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May 5, 2026

### **Purpose:**

To receive direction from City Council on how to proceed with planning for and/or development of Bill Bauers Open Space.

### **Background:**

Parcel 74091-00-003 was purchased in August 2023, upon a recommendation from the Open Space Advisory Committee (OSAC) to City Council to purchase the property. The goal of the purchase was to connect existing open space (Parcel 74044-13-029) to Bill Bauers Park. Since the purchase, the development of a trail alignment has been discussed at several OSAC meetings and site visits have been conducted. Public comments both in support of the trail and against the trail have been made in the form of public comment at OSAC regular meetings and via email from residents and local organizations.

A draft survey to assess the community's interest in the future of the property was created. Before proceeding with the survey or any formal public engagement, it was desired to share existing information with the City Council and gain their perspective on how to proceed. The draft survey, along with letters of support and concern, were presented to City Council on June 10th, 2025. Council directed staff to hire a consultant to conduct a community-wide survey to gather insight on preferences and priorities regarding Bill Bauers Open Space. Kimley-Horn was hired to conduct the survey, which ran from December 10th, 2025 to January 5th, 2026. It was promoted through social media, the City's weekly report, related boards and commissions, and flyers at City Hall and all parks and open space trail heads in Manitou Springs. The survey results were shared at the April 7th, 2026 City Council Work Session.

### **Fiscal Impact:**

There is no designated funding to develop Bill Bauers Open Space in 2026. Future costs, if trail development is to be pursued, will include a trail design (~\$5000) and an environmental impact study (\$6500-\$9000). Both the trail design and the environmental impact study would be funded through the Open Space Fund.



**Workload Impact:**

To be determined upon direction.

**Recommended Action:**

Provide direction on how to proceed with planning for and/or development of Bill Bauers Open Space.



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Memorandum

To: Manitou Springs City Council

From: Gillian Rossi, Parks & Recreation Director

Date: 05/01/2026

Re: Environmental Impact Study - Bill Bauers Open Space

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Information regarding Bill Bauers Open Space and a proposed Public Engagement Survey was shared at the City Council Work Session on June 10th, 2025. Council's direction was to hire a consultant to run a professional survey, assess the public's feedback, and then pursue action related to the open space after the survey results had been shared and discussed at a future City Council Meeting. Direction to obtain costs for trail design, trail construction, and the completion of a robust environmental impact study was also provided.

I had discussed the possibility of Colorado Parks & Wildlife (CPW) conducting a Wildlife Impact Study with Carolyn Craveiro de Sá, Southeast Region Land Use Specialist, of CPW on June 12<sup>th</sup>, 2025. She shared that CPW does not conduct Wildlife Impact Studies, however, they are able to review completed studies and "evaluate potential impacts to wildlife and provide recommendations for how to avoid, minimize, or mitigate adverse impacts." Once a Wildlife Impact Study (or Environmental Impact Assessment) is completed, CPW will review and provide feedback within 30 days.

On December 29<sup>th</sup>, 2025, Tim Kroening, Area Wildlife Manager – Area 14/Colorado Springs, of CPW responded to an email from Medicine Wheel Trail Advocates, asking if CPW could comment on the Bill Bauers Open Space property, specifically to provide a wildlife assessment of the property. I, Gillian, was Cc'd on that email. Kroening explained that CPW does not provide formal comments on a property unless they "receive a formal request from a county planner, a City, State or Federal agency, or if there are significant concerns to wildlife that need to be addressed." He also stated that the requests, "usually come on the back end where the city or county has already made a decision to move forward with a development..." Notably, Kroening also stated that, "This area is already impacted by being in the city so there would be negligible impacts to wildlife."

Results from the Bill Bauers Open Space Community Survey had not been shared at this time and no formal direction had been provided to pursue further action related to the property. Thus, the Parks & Recreation Department did not pursue CPW for a formal comment on the property.



A cost estimate for a robust Environmental Impact Study was obtained in March 2026 from Kimley-Horn. The estimate included two options for the study; both are outlined below and include the fee estimates.

### **Option 1 (In the field)**

1. **Purpose:** Conduct a due-diligence-level Natural Resources Assessment in accordance with El Paso County standards to identify potential aquatic resources, sensitive species habitat, cultural/historic resources, hazardous areas, and related impacts.
2. **Key Activities:**
  - a. Review existing environmental documentation, permits, and protected species information (if available).
  - b. Coordinate information requests with **USFWS, Colorado Parks and Wildlife, and SHPO.**
  - c. Review FEMA Flood Insurance Rate Maps to assess 100-year floodplain status.
  - d. Perform one day of site reconnaissance, including habitat assessment, aquatic resource delineation, and overall site characterization.
3. **Data Collection:** Weed communities mapped per CDA List A, B, C categories; spatial data collected via handheld GPS.
4. **Deliverables:**
  - a. Maps (as applicable): Location, USGS Quad, database review, aquatic resources, NRCS soils, protected species, cultural resources, and FEMA FIRM.
  - b. Natural Resources Report summarizing findings, site constraints/opportunities, and recommended next steps.
  - c. Weed Management Plan with project location and noxious weed concentration mapping.
5. **Exclusions:** No detailed species surveys, protected species permitting, additional site visits, regulatory agency coordination beyond information requests, or ASTM Phase I ESA. Additional surveys, if required, would be handled via amendment.
6. **Fee Estimate of \$8,000 to \$9000**

### **Option 2 Environmental Desktop Review Memorandum Summary**

Conduct a desktop environmental analysis for Parcels 7404413029 and 7409100003 to support potential development. The review will utilize publicly available data and cover several key areas:

1. **Federal and State Sensitive Species Analysis:** Assessment of potential presence and habitat for federally and state-listed threatened and endangered species, as well as protected birds, using databases from agencies such as U.S. Fish and Wildlife Service and Colorado Parks and Wildlife.
2. **Wetlands, Surface Waters, and WOTUS Analysis:** Identification of wetlands and regulated waters using resources like the National Wetlands Inventory and National Hydrography Dataset, with maps and recommendations provided.
3. **FEMA Floodplain Analysis:** Review of floodplain data using FEMA's National Flood Hazard Layer, with mapping and recommendations.



4. **CPW High Priority Area Analysis:** Identification of Colorado Parks and Wildlife high priority conservation areas, including mapping and recommendations.
5. **Cultural Resources Assessment:** Research and literature review to determine any known cultural resources in the project area, overseen by qualified professionals. Includes a records search through History Colorado and review of relevant databases.
6. **Permit Matrix:** Compilation of permit requirements, agency contacts, and timeframes for approvals from local, state, and federal agencies. A permitting schedule can be developed for an additional fee.
7. The deliverable is a single memorandum containing resource maps, summary, recommendations (which may include further agency consultation and field surveys), and a permit matrix as an appendix.
8. The total fee estimate for this scope of work is **\$6,500 to \$7,000.**

# DISCOVERING COMMUNITY VIEWS ON OPEN SPACE PRESERVATION

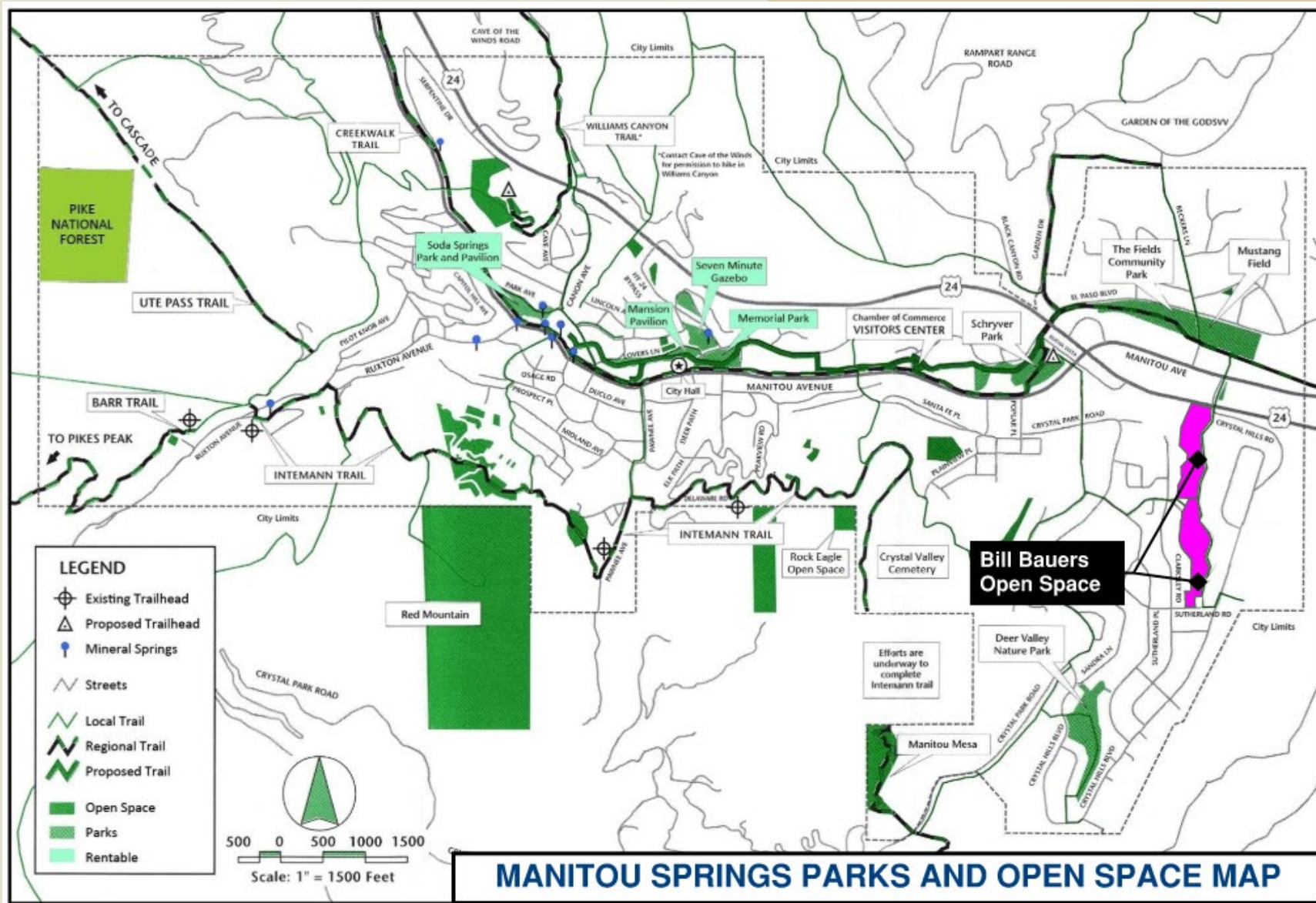
MANITOU SPRINGS, COLORADO

MARCH 2026

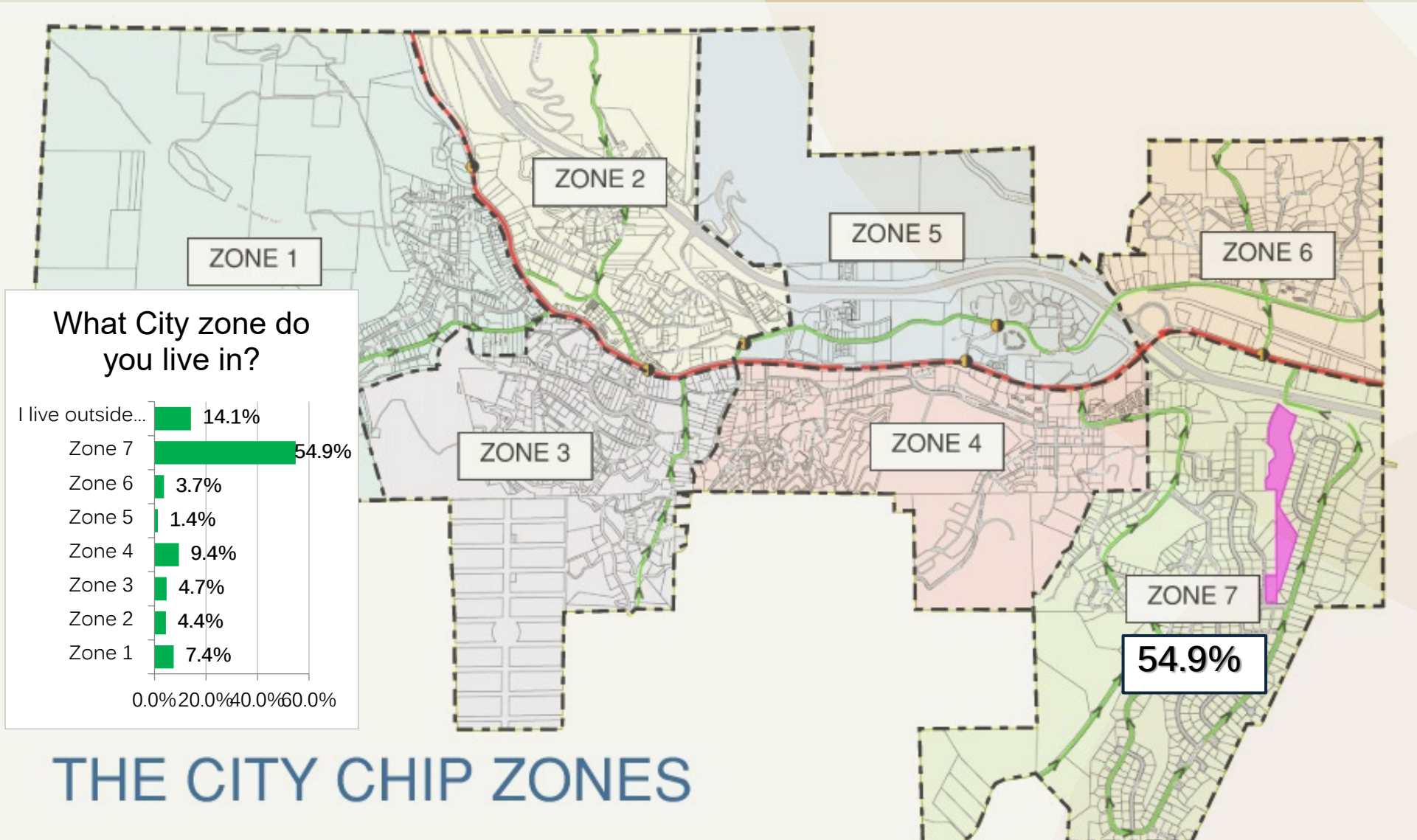


# Bill Bauers Open Space Community Survey: Key Summary Findings & Themes

# Community Context

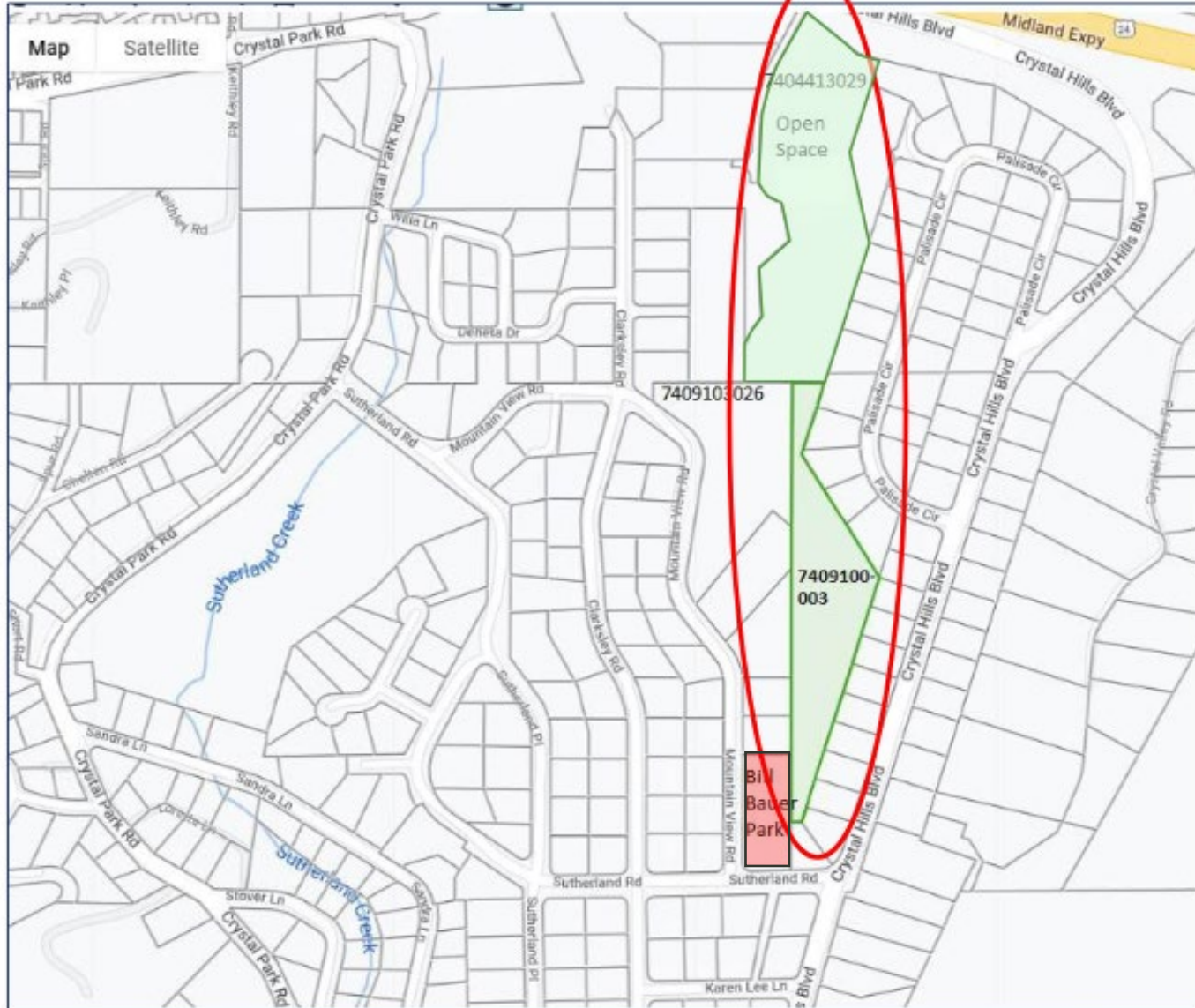


# Community Context



THE CITY CHIP ZONES

# Neighborhood Context



# Survey Format

- Digital Survey: December 10th, 2025 to January 5th , 2026
- 297 Responses, 15 Questions
- 82% Manitou Springs Resident
- 14% Non-Resident
- 2% Property Owner/ Non-Resident

A sample size of ~297 produces a reasonable margin of error with a **confidence level** of (  $\pm 5-6\%$ ) at **95%**



# Survey Themes

Finding: Yes, there is support for a trail, and....

- Open Space Preservation
- Conservation and Land Management
- Passive Recreation & Low-Impact Access
- Thoughtful Trail Planning
- Neighborhood Compatibility & Quality of Life
- Support for Development
- Considerations and Support

# Open Space Preservation



## Community support for preservation and opposition to high-impact development

### Support for Open Space:

Community members **strongly support preserving** the open space for recreational trails and natural habitat use.

### Low Impact Development:

There is clear community message to limit high-impact recreation **developments and to protect the natural environment.**

### Long-Term Stewardship:

The community desires long-term protection and **stewardship to maintain the area's natural and recreational value.**

# Policy alignment with POST and Comprehensive Plan

## **POST Plan / Alignment:**

The POST Plan focuses on acquiring and protecting lands that offer ecological, scenic, and community benefits.

## **Plan Manitou Goals /Alignment:**

The Comprehensive Plan aims to conserve open lands permanently to preserve mountain character and environmental quality.





# Survey summary reinforcing **preservation** commitment

## **Community Support:**

Survey results show strong community support for **preserving open spaces** in Manitou Springs.

## **Preservation Policy:**

City's long-standing policy focuses on **maintaining open space** as a key to the features of Manitou Springs.

## **Ongoing Commitment:**

The community's ongoing support **reinforces continued efforts** to protect natural areas for future generations.

# Conservation and Land Management



# Community priorities for habitat protection and minimal disturbance

## Emphasis on Natural Character:

Community prioritizes preserving the **natural character and ecological integrity** of the land.

## Habitat Protection Priority:

Strong focus on **protecting habitats** to support biodiversity and ecosystem health.

## Minimal Human Disturbance:

Community advises **against over-programming** or intensive park-style developments to reduce disturbance.

# Passive Recreation & Low-Impact Access



# Community support for passive recreation and quiet use

**Preference for Passive Recreation:** Community favors walking, hiking, and observing nature **instead of** more active recreational activities.

**Desire for Quiet Use:** Residents **seek low-impact, quiet** recreation that preserves the natural environment and tranquility.

# Thoughtful Trail Planning



# Community input on trail design, erosion, and user conflicts

## Community Support for Trails:

Trails receive community support when **designed thoughtfully** to balance use and conservation.

## Erosion Concerns:

Community members express concerns about **erosion risks** on poorly planned trails.

## User Conflicts:

Plan trail carefully to reduce user conflicts and protect the **quiet trail experience**.



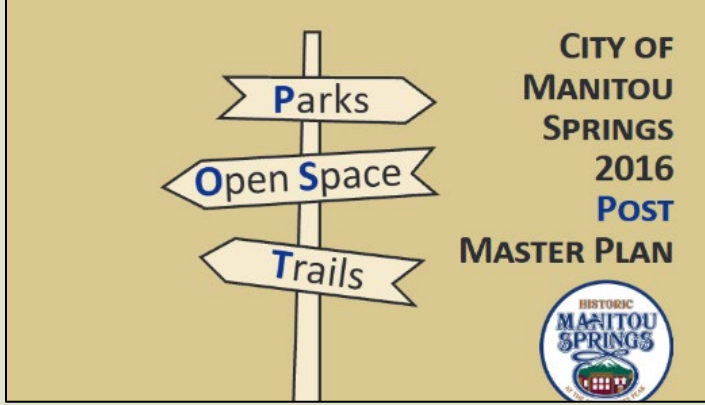
**Consistent with  
Community  
Plans**

# Policy alignment and summary for sustainable trail planning

**Environmental Trail Design:**  
POST advocates environmentally sensitive trail design focusing on preservation and stewardship.

**Multimodal Access:**  
Plan Manitou encourages multimodal and pedestrian access minimizing environmental and neighborhood disruptions.

**Community Support:**  
Public input emphasizes quality, sustainability, and stewardship in city trail planning policies.





# Community & Neighborhood Impacts

## Respect for Neighborhood:

Community members **emphasize the importance of** respecting the character of the site and neighborhood.

## Traffic Concerns:

Residents express **worries about increased traffic** and parking impacts and while preserving convenience for the neighborhood.

## Noise and Overuse Issues:

**Concerns include** noise pollution and affecting quality of life.

# Areas of Support for Development

# Safe pedestrian access and connectivity

## Safer Pedestrian Routes:

The trail provides support for off-street walking paths avoiding unsafe roads (**Crystal Hills Blvd**) that are lacking public sidewalks.... enhancing safety for all ages.

## Connectivity to Trails:

Linking neighborhoods to Manitou Avenue and trail systems **boosts daily mobility** and recreational access.





# Wildlife impacts, fire risk, and safety concerns

## Wildlife and Habitat Protection:

Concerns centers on **protecting wildlife corridors** and habitats for diverse species like bears, turkeys and mountain lions.

## Fire Risk Concerns:

Concerns focus on **increased fire risk** from human activities and challenges in fire suppression in steep terrain.

## Safety and Crime Issues:

**Fears of illegal camping**, trash, increased fire risk, and crime raise safety concerns, especially for adjacent neighbors.

# Conclusion

## Community Commitment

The survey highlights strong community **dedication to open space** preservation and sustainable trail use.

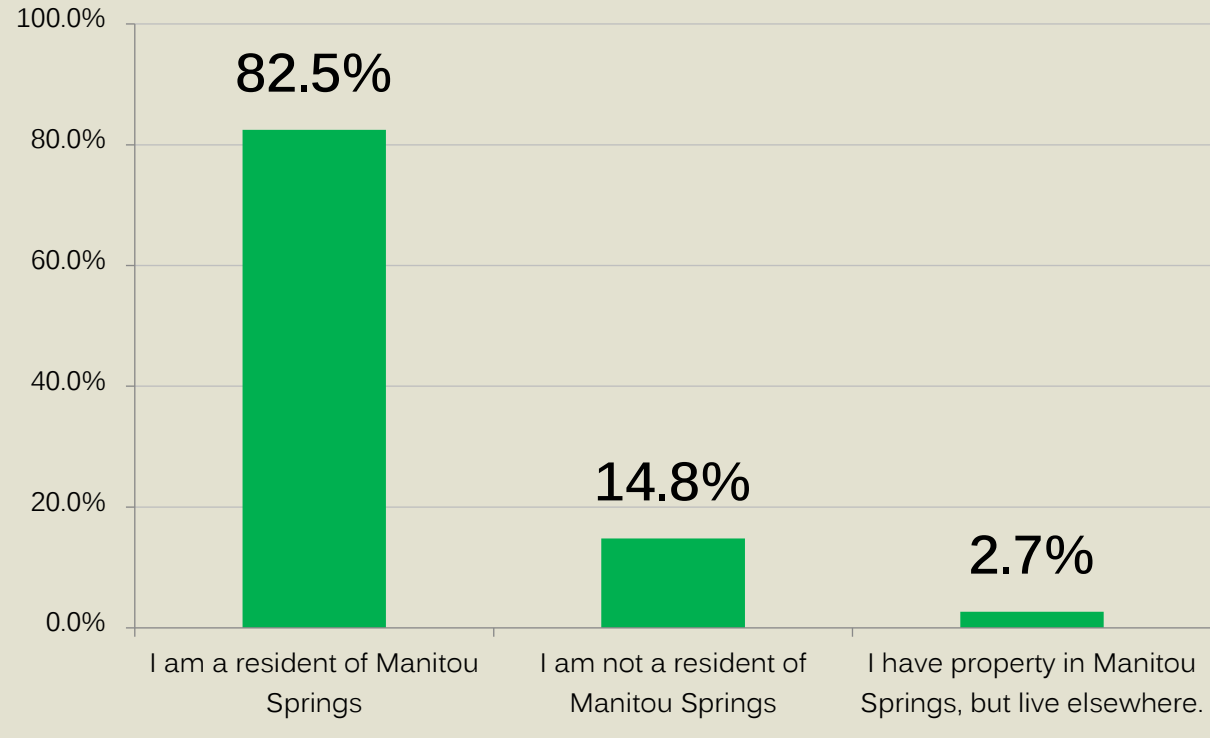
## Conservation and Development

Residents prefer **balanced approaches** combining conservation with thoughtful development.

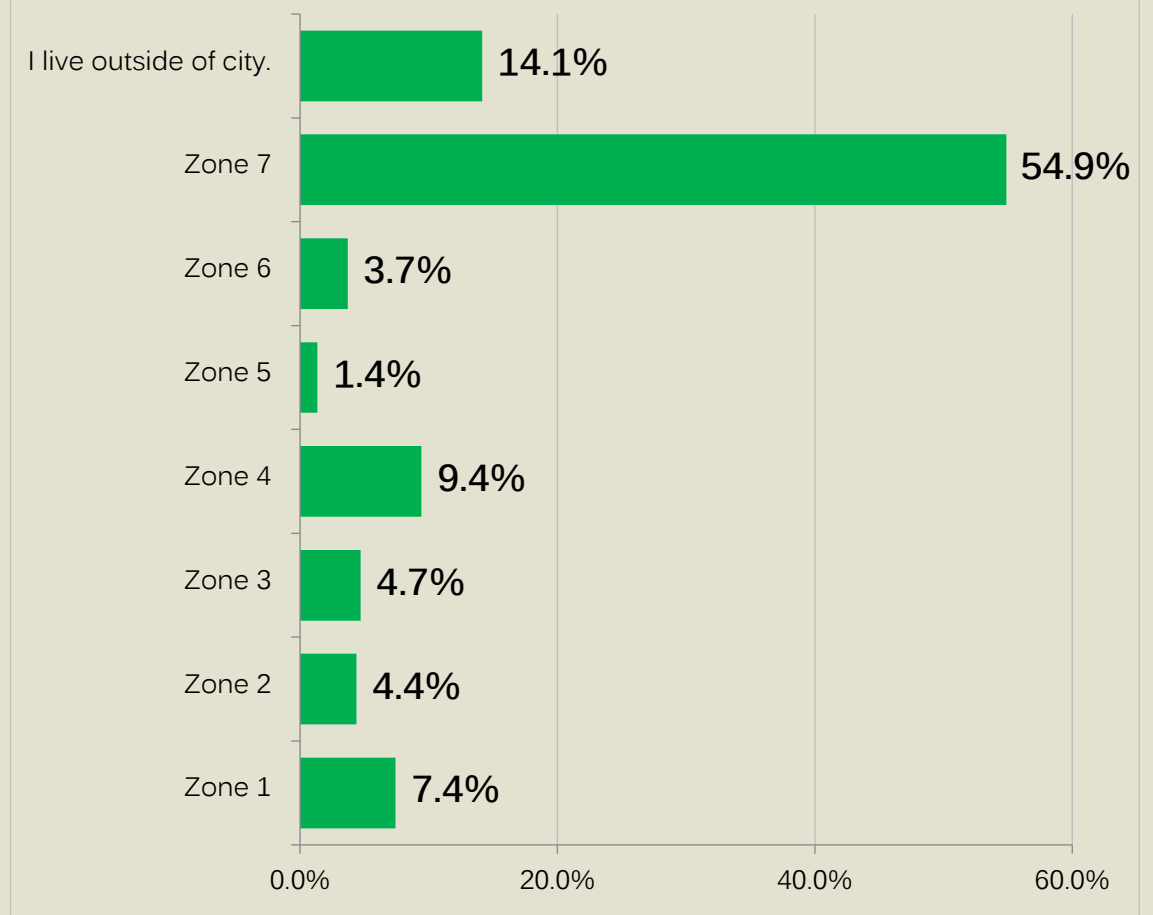
## Key Planning Considerations

**Future efforts must** address safety, neighborhood impact, and ecological health for effective planning.

### Select the option that best describes you.



### What City zone do you live in?

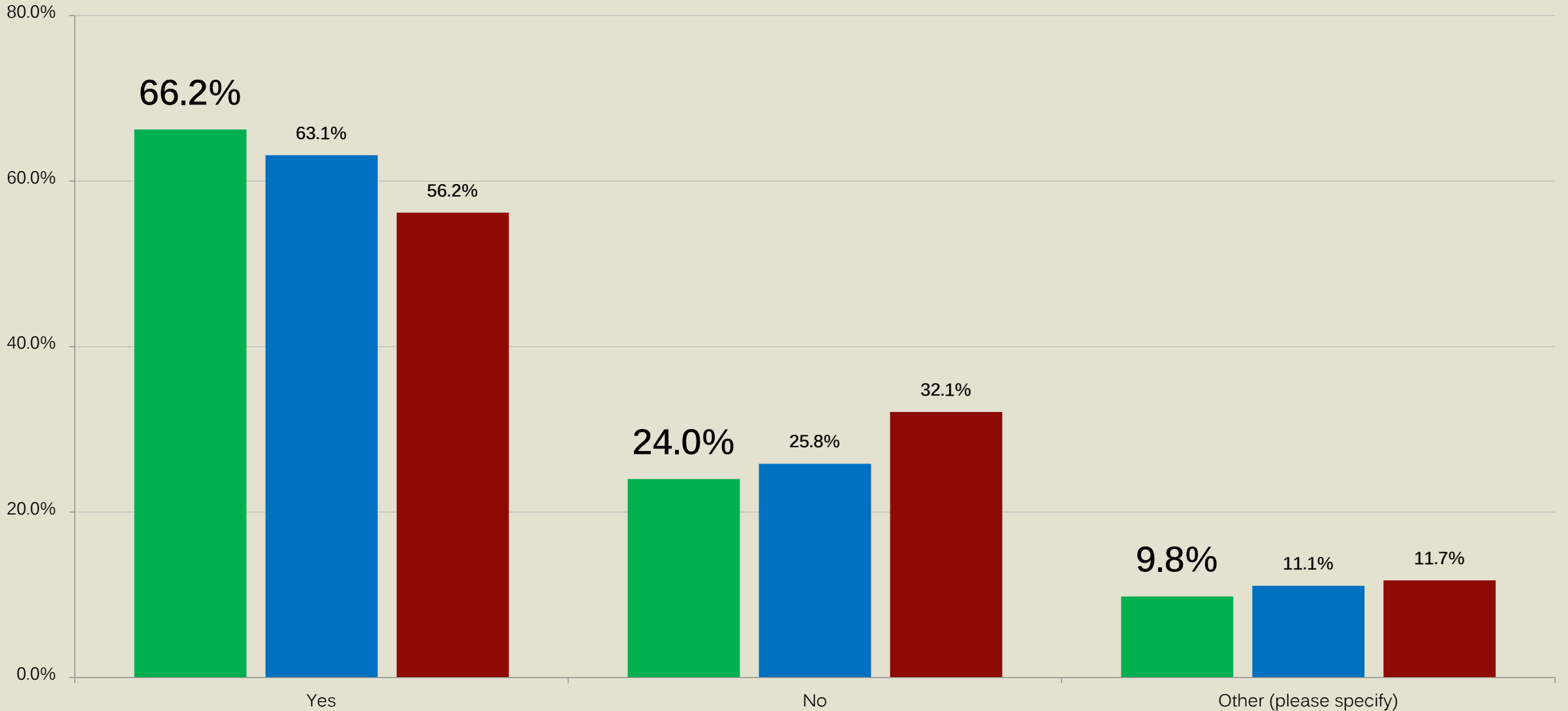


# Data

## Survey Graphs /Tables

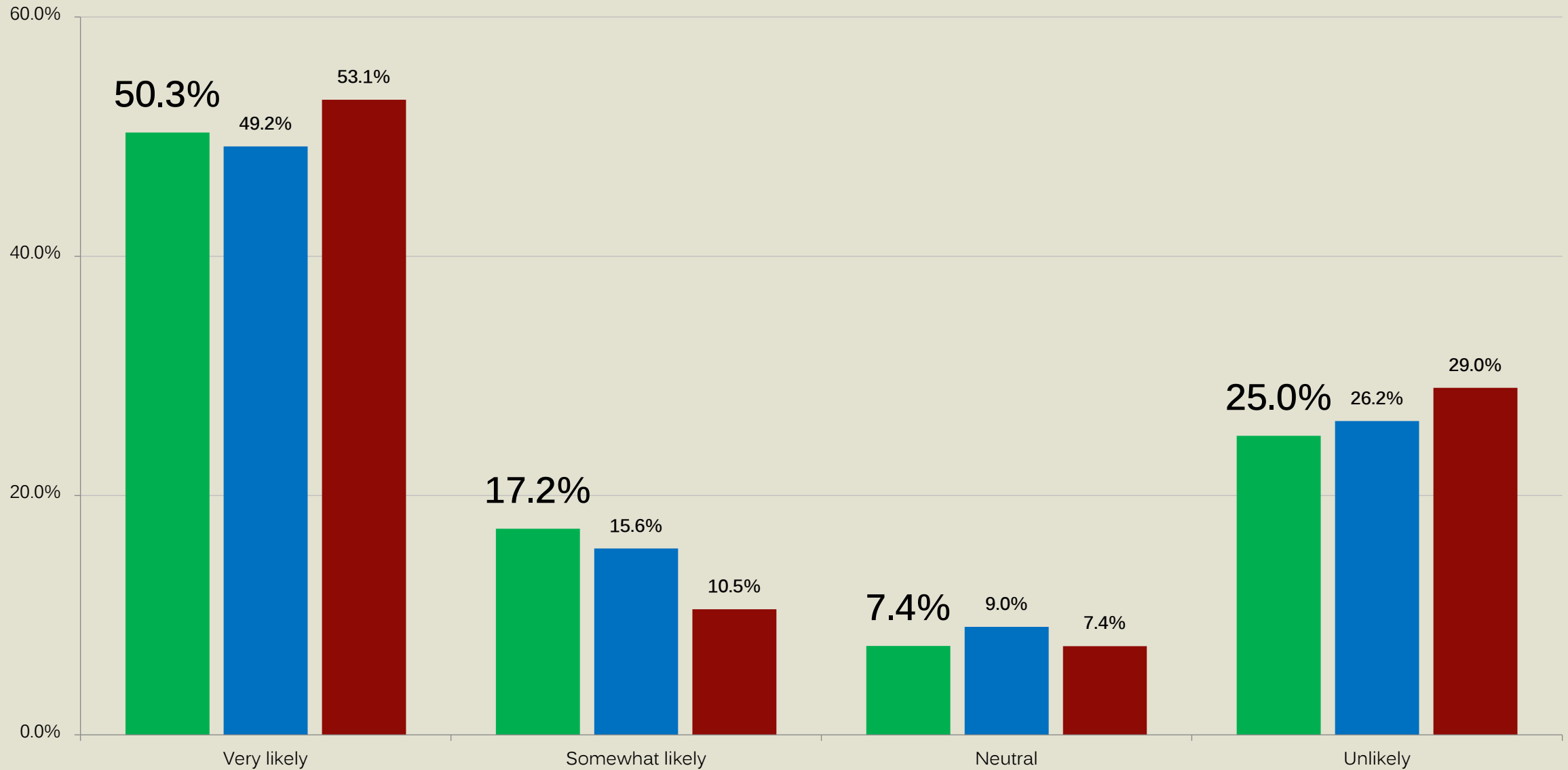
# Would you support the development of a trail through Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



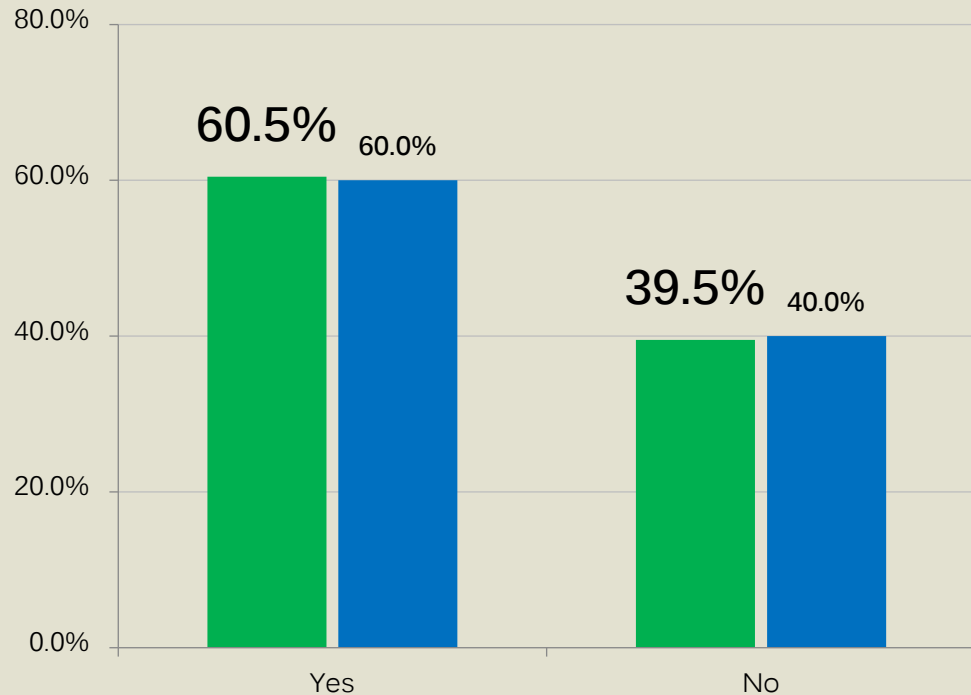
# If a trail through the open space is developed, how likely are you to use it?

■ All Responses   ■ City Only   ■ City Zone 7



Do you support the additional use of OSAC funding for additional environmental impact studies beyond the Baseline Environmental Impact Assessment before moving forward with trail and site development of the property?

All Responses		City Only	
60.5%	176	60.0%	144



# What **concerns**, if any, do you have about potential trail development

Rank	Theme	Description	Approx. Mentions	%
<b>1</b>	Homeless / Encampments / Transient Access	Concerns about unhoused individuals using the trail as a corridor, establishing camps, fire risk, trash, crime, and impacts to nearby homes and parks	146	<b>18.67%</b>
<b>2</b>	Wildlife Impacts & Habitat Disruption	Displacement of bears, mountain lions, deer, birds; loss of wildlife corridors; increased human-wildlife conflict	121	<b>15.47%</b>
<b>3</b>	Fire Risk	Fire danger from camps, cigarettes, trash, limited emergency access in ravines/corridors	103	<b>13.17%</b>
<b>4</b>	Traffic, Parking & Access Impacts	Increased vehicle traffic, illegal U-turns, parking shortages, congestion on Crystal Hills Blvd and neighborhood streets	88	<b>11.25%</b>
<b>5</b>	Neighborhood Safety & Crime	Trespassing, vandalism, theft, robbery concerns, unsafe pedestrian conditions, children's safety	79	<b>10.10%</b>
<b>6</b>	Privacy & Neighborhood Intrusion	Loss of privacy, increased foot traffic near homes, trail backing up to residences	63	<b>8.06%</b>
<b>7</b>	Environmental Degradation (Erosion, Hydrology, Vegetation)	Erosion in steep terrain, drainage/flood zone issues, loss of natural vegetation, overbuilding	57	<b>7.29%</b>
<b>8</b>	Cost, Funding & Budget Constraints	Use of taxpayer funds, city budget shortfall, construction and long-term maintenance costs	49	<b>6.27%</b>
<b>9</b>	Questioning Need / Utility of the Trail	Trail "goes nowhere," redundancy with nearby trails, limited benefit to residents, not a destination	44	<b>5.63%</b>
<b>10</b>	Trail Design & Use Conflicts	Bikes vs. pedestrians, dogs, trail width/surface, singletrack vs. multi-use, maintenance burden	32	<b>4.09%</b>

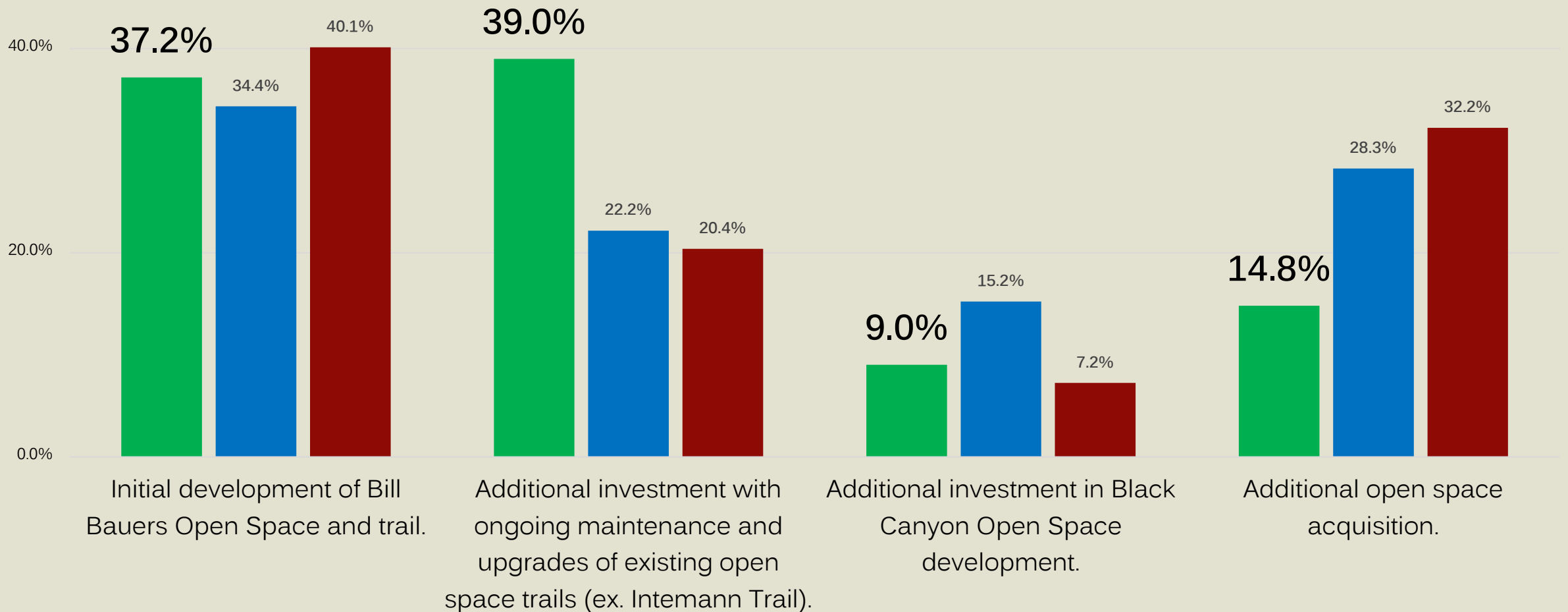
# What **benefits** do you see from trail development

Rank	Theme	Description	Approx. Mentions	%
1	Safe Pedestrian Access / Off-Street Safety	Safer walking route, avoiding Crystal Hills Blvd & Crystal Park Rd, no sidewalks today, safer for kids, families, seniors	172	<b>17.44%</b>
2	Connectivity to Manitou Ave & Trail System	Neighborhood–town connection, access to Manitou Ave, Intemann, Creek Walk, Fountain Creek, Red Rock Canyon	141	<b>14.30%</b>
3	Outdoor Recreation & Exercise	Walking, running, hiking, biking, dog walking, general recreation close to home	128	<b>12.98%</b>
4	Active Transportation / Reduced Car Dependence	Walking/biking instead of driving, fewer cars, pedestrian commuting, bike access	112	<b>11.36%</b>
5	Community Health & Quality of Life	Physical health, mental health, “nature therapy,” family use, livability, happiness	96	<b>9.74%</b>
6	Access to Nature / Open Space Enjoyment	Nature exposure, scenic valley, forested trail, preservation through managed access	91	<b>9.23%</b>
7	Fire Mitigation & Reduced Illegal Camping	“Eyes on the space,” activation deterring encampments, managed use vs. unmanaged use	78	<b>7.91%</b>
8	Equity & Accessibility (Non-Drivers, Kids)	Access for children, non-drivers, seniors, families without cars, equitable access	69	<b>7.00%</b>
9	Economic Benefits & Property Value	Increased property values, tourism spillover, local spending, community asset	52	<b>5.27%</b>
10	Efficient Use of Underutilized Land	Formalizing existing social trails, managing erosion, stewardship, avoiding rogue trails	47	<b>4.77%</b>

# What OSAC open space development and project priority do you support most?

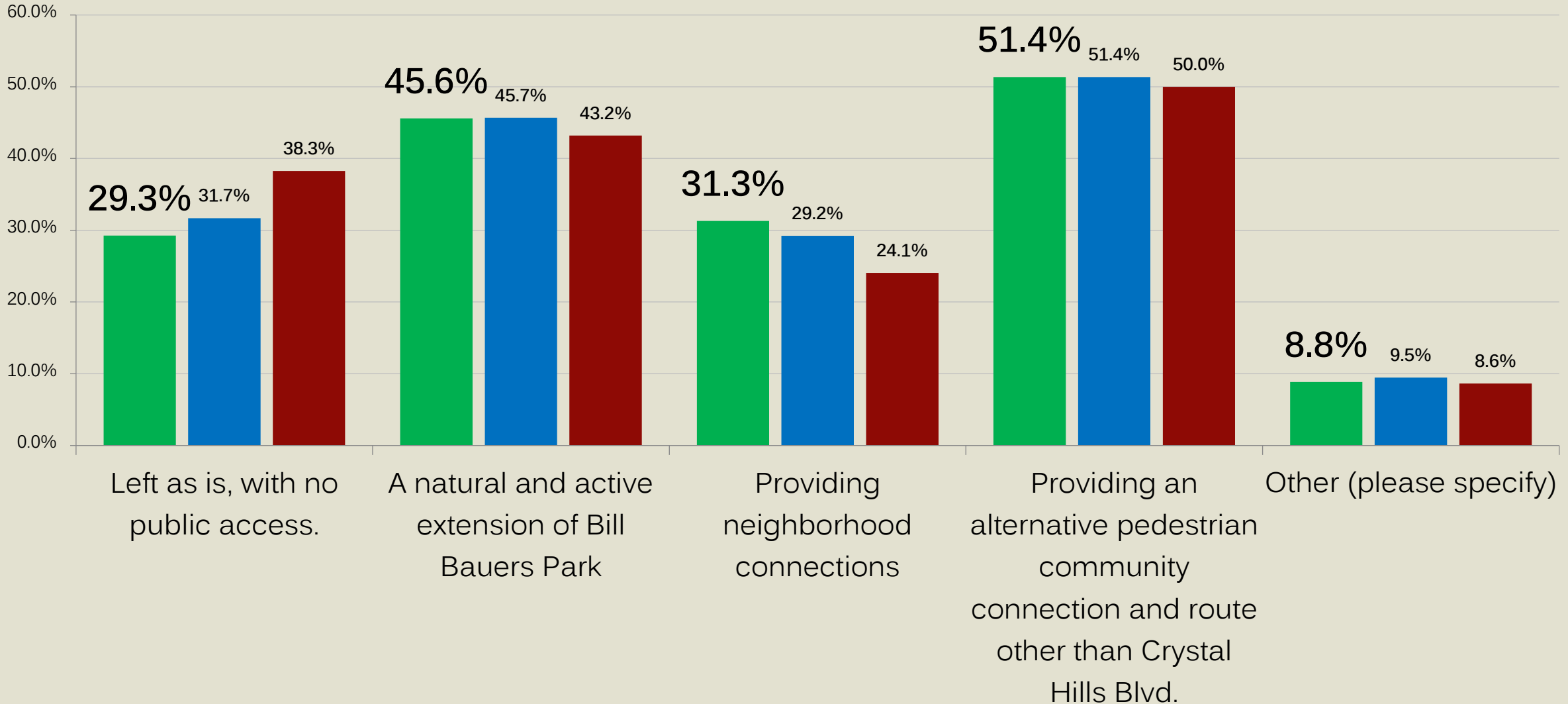
## #1 Ranking

■ All Responses   ■ City Only   ■ City Zone 7



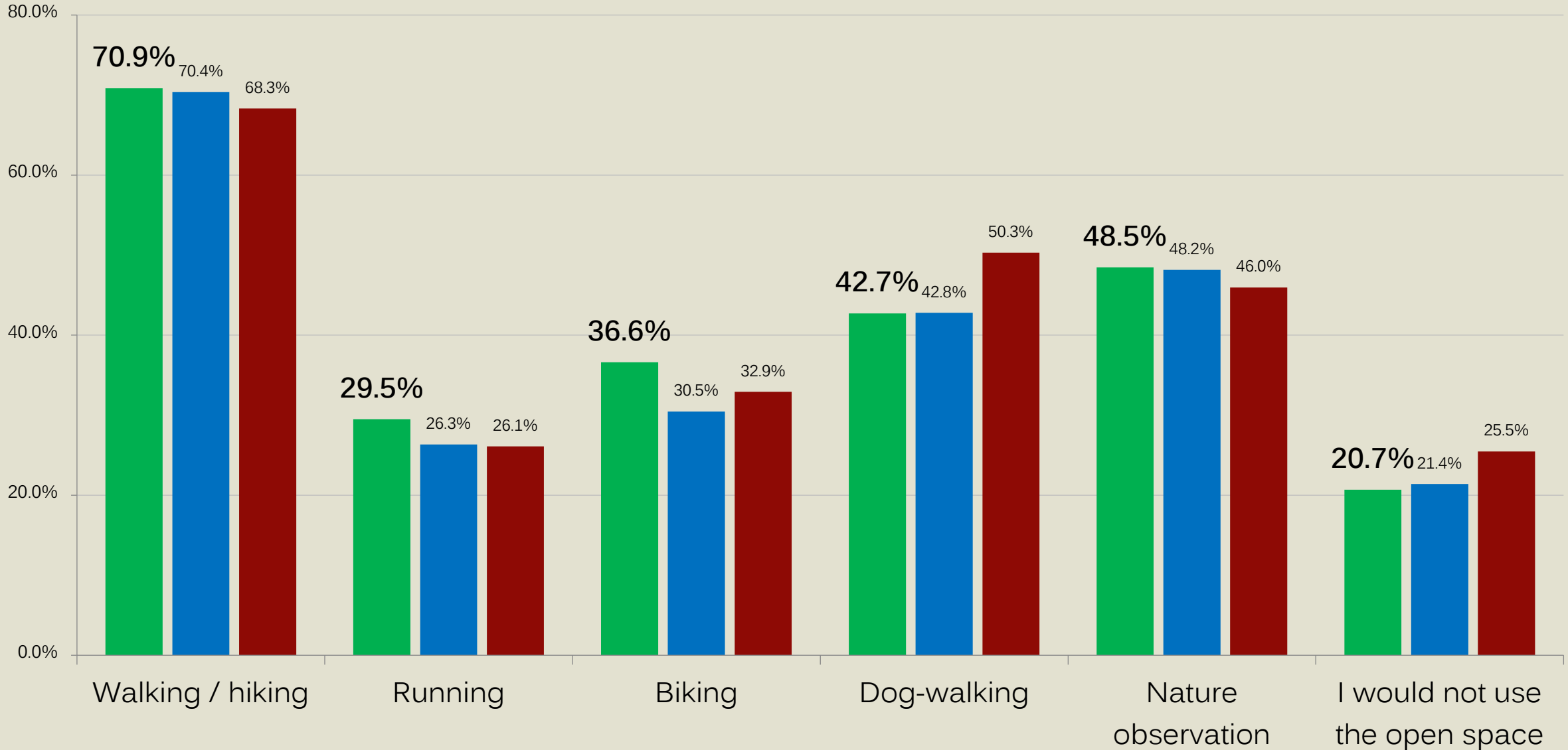
From a public investment and community development perspective, how would you propose using Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



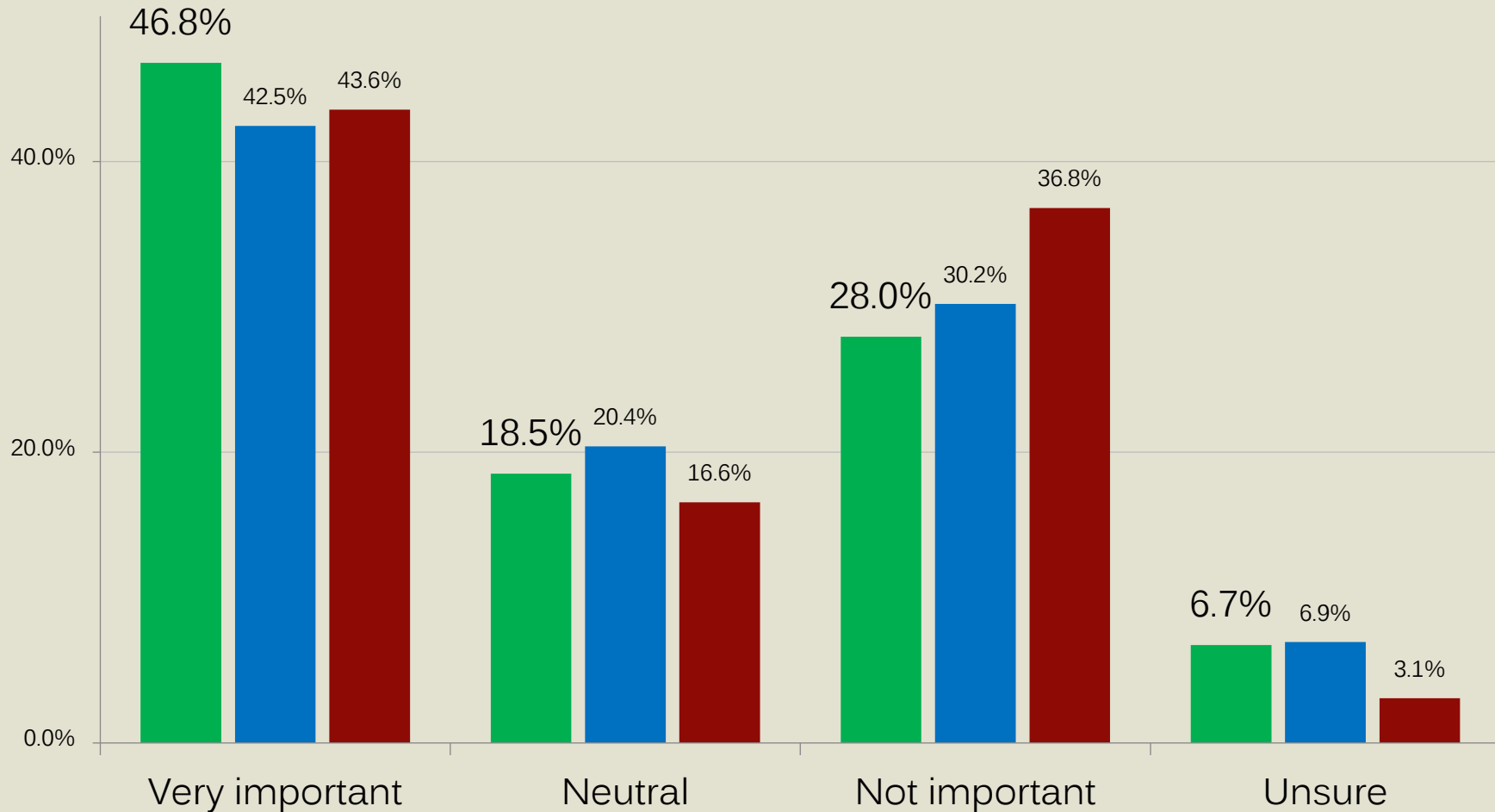
# If Bill Bauers Open Space is developed, what activities would you participate in?

■ All Responses   ■ City Only   ■ City Zone 7



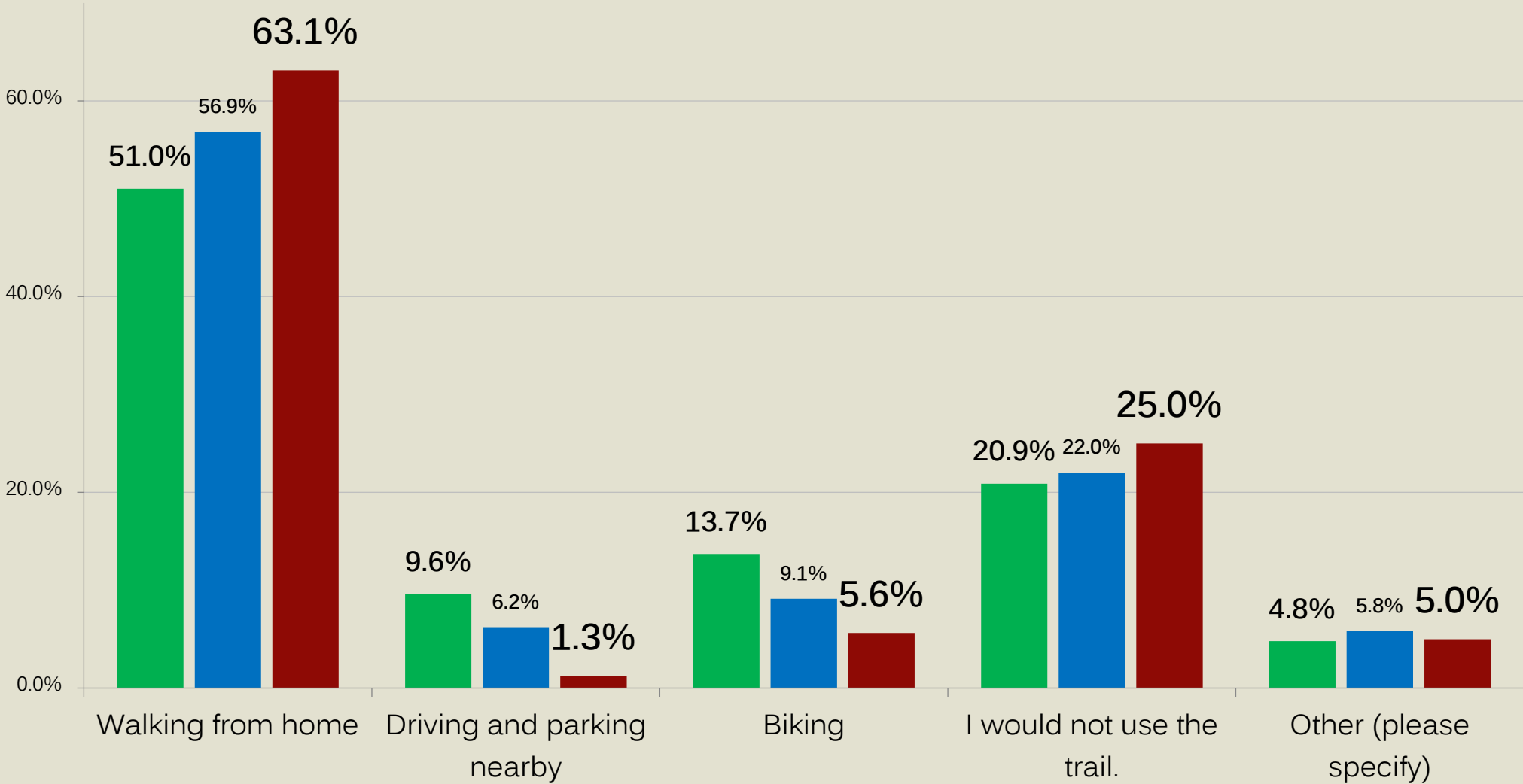
# How important or desirable is a trail and trail connection through Bill Bauers Open Space for the neighborhood and surrounding area?

■ All Responses   ■ City Only   ■ City Zone 7



### If developed, how would you access a trail within the open space?

■ All Responses   ■ City Only   ■ City Zone 7

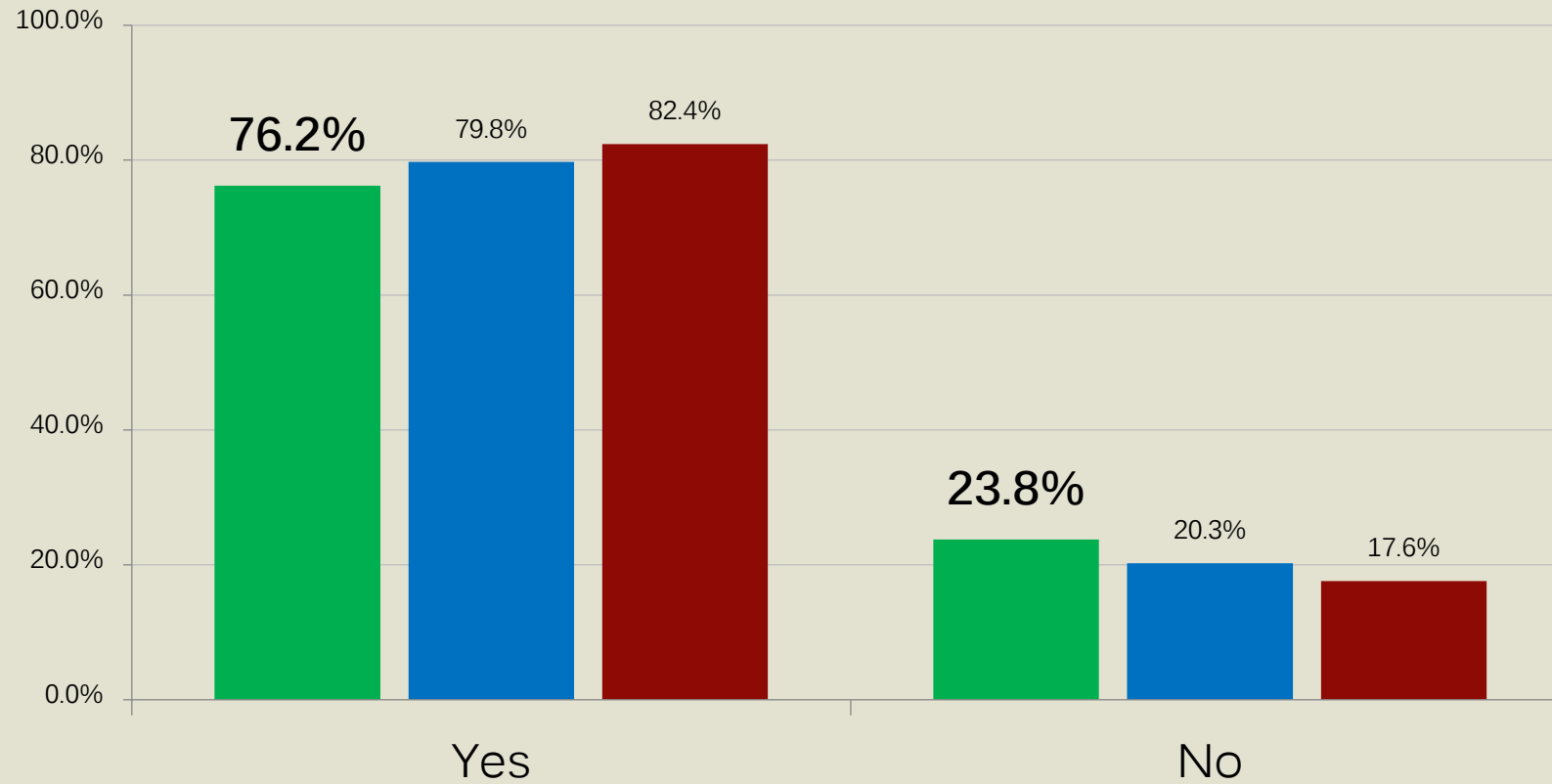


# Please share any additional thoughts or suggestions regarding the proposed trail or open space development

Rank	Theme	Description	Approx. Mentions	%
1	Wildlife Impacts & Habitat / Corridor Loss	Bears, mountain lions, birds, bobcats, deer; protection of remaining wildlife corridors; "leave it wild"	61	15.76%
2	Fire Risk & Emergency Response	Campfires, wildfire spread, lack of hydrants/access, ravine fire danger	56	14.47%
3	Homeless / Encampments / Crime Risk	Encampments, trespassing, crime, security concerns	53	13.70%
4	Neighborhood Privacy, Character & Security	Loss of quiet, privacy, "close-knit" feel, intrusion by non-residents	41	10.59%
5	Cost, Budget & Funding Priorities	City finances, infrastructure first (sewer, roads), maintenance costs	39	10.08%
6	Opposition to Development / Leave Open Space Undeveloped	"Leave it alone," preserve raw/natural condition	37	9.56%
7	Traffic, Parking & Access Impacts	Parking spillover, access points, increased visitation	31	8.01%
8	Environmental Degradation (Erosion, Drainage, Vegetation)	Steep terrain, drainage ditch, erosion-prone slopes	29	7.49%
9	Trail Use Conflicts (Bikes, Width, Multi-Use)	Bike speed, shared-use safety, single-track preferences	22	5.68%
10	Process & Engagement Concerns	Insufficient outreach, unclear maps, need for studies	18	4.65%

# Would you like to participate in future community discussions about Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



# Agenda Item Comment Form

04/21/2026 2:19 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

This form is for citizens unable to attend a city council meeting, who wish to still provide comment for certain agenda items, or under the agenda item "public comment on non-agenda items."

Public comments submitted before 4 PM on the day of a city council meeting will be distributed to the city council and the appropriate staff prior to the meeting that evening.

#### Notice of Disclosure:

Comments submitted on this form become part of the public record and subject to disclosure under the Colorado Open Records Act, (CORA) C.R.S. § 24-72-201 to 206.

First Name Jennifer

Last Name McGrath

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

General comment

Comments:

I have attended several of the OSAC meetings and have listened to the discussion about the proposed Bill Bauer's trail. We also participated as a family in the survey that was sent out.

The information that is still missing on this proposed trail is the total cost and environmental impact.

Will the city add dog refuse bins on along the trail? Currently dog walkers do not clean up their refuse along Mountain View Road and in the park area. I am not sure how that is going to carry over to the proposed trail. If refuse bins are placed, this will take additional city resources to

We live on the corner of Clarksley and Mountain View Road. The amount of wildlife we capture on our trail camera on a daily basis is indicative of a game trail that stretches down Mountain View and into the canyon where this proposed trail is to be built. What is going to happen to these established habitats?

Earlier in the year we voted in favor of the school bond, and we have seen a property tax increase which we accepted. Without good schools, Manitou is not going to be a desirable place for families to move and live.

We accept the results of the survey that was sent out. However, the larger question should be is it the right thing to allocate city funds to a new trail when the council had already communicated a budget short fall to residents.

Signature

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw:  
**Date:** Thursday, April 30, 2026 7:48:33 AM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** susan ambrose [REDACTED] >  
**Sent:** Wednesday, April 29, 2026 4:45 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:**

I really hope you do not develop the bill bauer park area. I like that it is more of a wilderness area. Too many people moving in are putting up fences and being disagreeable about the animals and natural habitat. Sad really.

Manitou Springs City Council

re: Bill Bauer Trail

I understand that there is a push to change the decision to not create a trail from Crystal Hills Blvd. to Bill Bauer park. I would appreciate if you could take into consideration a few points:

1- The idea that this trail would be used as a safe school route is ludicrous. Having raised children here in Crystal Hills they would not consider walking to the east, down the trail, walking along Manitou Avenue (with questionable sidewalks) then up to the high or middle school. Crossing over Manitou Ave to access the creek walk would add a good 15/20 min to the walk to school. Reality says that would not happen - kids are almost always running late to the school bell!

2- The area is home to a plethora of wildlife. From fox and bobcat to mountain lions. This is their home that is being narrowed down all over Manitou thru development. More people would interrupt the wildlife world and open up a good chance for fire.

3- Cultural artifacts have been encountered in the project area. Any development should (must!) address impacts on cultural resources as required by federal law.

4- As far as adding to accessible recreation - folks in the Crystal Hills area just walk down Crystal Park Road (easy to reach from Sutherland Rd) and are at the pool, the creek walk and city buses.

5- Open space can be just that - OPEN space. Mother nature does it best!

Mary & Steve Snyder

[REDACTED] | Manitou Springs CO

[REDACTED]

# Agenda Item Comment Form

04/21/2026 4:37 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Kory
Last Name	Mitchell
Street Address	[REDACTED]
City	Manitou springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I oppose the issue

Comments: I do not want people walking in my back yard. Could cause fires and crime.

Signature

*1/20/26*

# Agenda Item Comment Form

04/21/2026 4:34 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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#### Notice of Disclosure:

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First Name Mason

Last Name Mitchell

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I oppose the issue

Comments:

I oppose this issue because the trail backs our house and do not want people that are homeless from manitou Ave starting fires along trail. Along with other things that come with the traffic of the trail such as crime.

Signature

A handwritten signature in black ink, appearing to be 'M. [unclear]', written over a horizontal line.

**From:** [REDACTED]  
**Sent:** Wednesday, April 29, 2026 7:46 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>; Neale Minch (Gmail)  
[REDACTED]  
**Subject:** No to Bill Bauers Trail

To Whom it May Concern,

We live at [REDACTED] in lower Chrystal Hills neighborhood. We moved here in 2001.

We are against a trail that leads to Bill Bauers Park.

1. The neighbors and ourselves do not want the foot traffic and the higher fire potential/danger.
2. There is wildlife that will be negatively affected.
3. This is not a destination. It is a quiet place for local families to congregate.
4. would cause an increased risk of homeless encampment due to easy access.
5. Would not connect to a longer or continuing trail system.
6. Unwanted noise

Curious where the proposed Designated parking for this trail would be, and who would benefit from that revenue?

Sincerely,

Concerned Neighbors,

Greg and Laura Dimberio

[Sent from the all new AOL app for iOS](#)

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bauers Park  
**Date:** Wednesday, April 29, 2026 7:43:50 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Denise Spangler [REDACTED] >  
**Sent:** Tuesday, April 28, 2026 5:56 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bauers Park

I am not in favor of the new trail up to Bauers Park.

It appears quite a few people are giving rational for and against the project. Most are simply opinions without hard data.

Thanks,  
Denise Spangler  
Sent from my iPhone

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Denise Howell](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer Park Trail  
**Date:** Monday, April 27, 2026 5:57:28 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
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**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** John Laxson [REDACTED] >  
**Sent:** Monday, April 27, 2026 8:10 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer Park Trail

Council Members,

I have lived on Mountain View Road since January, 1973. In that time, I have enjoyed the wildlife and peacefulness of the canyon extending down from Bill Bauer Park to the Northerly beginning of Crystal Hills Blvd..

I would like to remind the council members of a fire in the canyon, that was set by hikers approximately 35 years ago. The fire department had a difficult time reaching the flames and came through my yard to get a better chance to reach it. I was already out with a hose trying to keep it at a distance.

Opening up the canyon to lots of people will increase the chance of problems occurring in a difficult place to reach. I know from my experiences backpacking in Colorado, not everyone is a conscientious person and they do not pack out their trash. I feel allowing people to utilize this area will increase the potential not only for trash and debris, but will increase the potential for fire and other problems.

I feel the impact on the wildlife that use this area will be tremendous. In my 53 years living on the edge of this beautiful area, I have seen Grey Foxes, Cougars, Bears, lots of Mule Deer, Western Garter Snakes, Raccoons, several species of squirrels, not to mention the many species of birds that nest from one year to the next in the canyon. Very seldom have I seen dogs in this area. People with dogs would probably use this area and this alone could do irreparable damage to the wildlife that use this area.

At this time, the canyon is a very quiet area. Voices carry up from the bottom of the canyon and may be heard without difficulty along the edges.

We need to preserve this area and allow it to remain a small wildlife sanctuary in an urban setting.

I am absolutely against opening this fragile ecosystem up to the public.

Thank you for your consideration,

John Laxson



**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer trail  
**Date:** Thursday, April 30, 2026 7:49:48 AM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Whitney Chandler [REDACTED] >  
**Sent:** Thursday, April 30, 2026 5:16 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer trail

To the Mayor and City Council,

I am a resident of Manitou along with my partner Chris, and we are NOT in support of putting a trail through the wildlife corridor currently being considered at Bill Bauer. We believe there are other, better options to consider. Please protect our natural areas. In an ever growing town, the wildlife needs these areas undisturbed. Thank you for your consideration.

Sincerely,  
Whitney C. and Chris C.

[REDACTED]  
Manitou Springs  
[REDACTED]

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer trail  
**Date:** Friday, April 24, 2026 12:58:45 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Randy Zimdahl [REDACTED]  
**Sent:** Thursday, April 23, 2026 8:52 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer trail

To whom it may concern,

As a long time resident of Crystal Hills I would like to encourage you to stay the course you chose in this past weeks meeting and not move forward with any development of the proposed trail coming up the canyon to Bill Bauer park

I believe the arguments pointing out the negative impacts on our wildlife should outweigh any other concerns.

We live at the head of the valley and also have the concern of the noise pollution hikers and bikers could have on the serenity we enjoy.

We trust you will stay the course and stop any further development to what is already perfect just like it is.

Randy & Michelle Zimdahl  
[REDACTED]

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Bill Bauers issue  
**Date:** Wednesday, April 29, 2026 4:11:25 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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**Main | (719) 685-5481**  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** Ralph Routon [REDACTED] >  
**Sent:** Wednesday, April 29, 2026 2:10 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers issue

Council,

My wife and I would like to record our opposition to the proposed trail. We support the vote that already took place.

Thanks,  
Ralph Routon  
Eileen (Bunny) Routon  
[REDACTED]  
Manitou Springs, CO 80829

Sent from my iPhone

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauers Open Space  
**Date:** Wednesday, April 29, 2026 4:09:57 PM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** GREG DIFIORE [REDACTED]  
**Sent:** Wednesday, April 29, 2026 4:08 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers Open Space

Hello,

We would be opposed to development of trails in Bill Bauers Open Space. It is a sanctuary for many kinds of wildlife. Let's keep it that way. We humans don't need to be everywhere!

Thank you,

- Greg DiFiore

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers Park  
**Date:** Wednesday, April 29, 2026 4:10:28 PM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Suzanne Mckenzie [REDACTED]  
**Sent:** Wednesday, April 29, 2026 3:54 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers Park

Dear City Council,

As a 9 yr resident of Manitou Springs, I just wanted to let you know my position on Bill Bauers park. I think we need to re-wild Manitou Springs and have spaces for mainly wildlife to roam, birth, sleep and be away from humans. There are places around the globe that are doing the same thing and its having great results for Nature and humans. Please consider my voice on this matter as well as those who have proven Wildlife deserves its own safe and healthy natural spaces.

Thank you for your consideration and good judgement of the council to be for Nature.

Sincerely,

Olivia Suzanne McKenzie

Barker Hiuse resident

**From:** [Gillian Rossi](#)  
**To:** [Elena Krebs](#); [Denise Howell](#); [Alex Riegelmann](#)  
**Subject:** FW: Bill Bauer's Park  
**Date:** Wednesday, April 29, 2026 3:10:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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FYI – See below for additional information regarding BBOS.

Thanks,

Gillian



**Gillian Rossi (She/Her)**  
Parks & Recreation Director  
City of Manitou Springs  
[grossi@manitouspringsco.gov](mailto:grossi@manitouspringsco.gov)  
  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Direct | (719) 685-2605**  
**Cell | (719) 492-0293**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** Becky Elder [REDACTED]  
**Sent:** Wednesday, April 29, 2026 3:07 PM  
**Subject:** Fwd: Bill Bauer's Park

Hey gardeners and nature lovers! Here is an opportunity to speak out on behalf of nature! The Bill Bauers Park is at the corner of Sutherland Road and MountainView Road in Manitou. This is a quiet residential park that has a deep forested ravine that runs down to the north towards the water of Fountain Creek... It is a sanctuary for wildlife in Manitou. If you check it out on GoogleEarth you can see that it is indeed a place that people aren't easily accessing... Which is perfect for animals... brilliant! People are everywhere now and local residents have witnessed a decline in the wild denizens who share this bioregion with us. To me, Manitou needs some preservation of land AWAY from people where animals can den, birth, stow their babies and such without the worry, noise and intrusion of people, whether on foot or bicycles. That's my take. People have taken most of the available areas for wildlife... let's not take them all!

You may have a different view. Here is your chance to email Council. Below is Carey Storm's notice from NextDoor. Now is the time! They need the emails to them before the next Tuesday council meeting.

Hello Manitou! Due to an unexpected technical issue, online public comments were not available to City Council during the April 21 meeting regarding the development of the Bill Bauers Open Space. To ensure that all public input is fully heard and included in the official

record, the Bill Bauers item will be brought back to City Council for further consideration. The item is scheduled to appear on the May 5th City Council agenda, at which time Council members will have had the opportunity to review all submitted comments as part of their discussion. The technical issue has been resolved, and steps have been taken to prevent this from happening again. Thank you again for sharing your perspective and for helping us maintain a transparent and inclusive public process. If you want to weigh in on this issue, please send an email to [citycouncil@manitouspringsco.gov](mailto:citycouncil@manitouspringsco.gov) this week.

*The arrogance of human experience to imagine that we will control nature or we are going to dominate or we are going to understand.*

*The human being wants that for themselves... Not available.*

*God is on the other side of the boundary.*

*-Richard Wolff, American Economist*

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers Trail - Emphatic NO  
**Date:** Tuesday, April 28, 2026 2:52:36 PM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** neale [REDACTED]  
**Sent:** Tuesday, April 28, 2026 2:35 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** FW: Bill Bauers Trail - Emphatic NO

Sent on behalf of Mr Tanner who was having email issues. He lives at [REDACTED].

---

**From:** Jeff Tanner [REDACTED]  
**Sent:** Tuesday, April 28, 2026 2:31 PM  
**To:** [citycouncil@manitouspringsco.gov](mailto:citycouncil@manitouspringsco.gov); [REDACTED]  
**Subject:** Bill Bauers Trail - Emphatic NO

Regarding Bill Bauers Trail

I have lived on Palisade Cir for over 20 years.  
During that 20 years, I have walked and biked everywhere from my home without a problem.  
Manitou HS, Fields Park, GoG, Red Rock Park and especially downtown Manitou Springs.

Even as traffic has increased everywhere; the traffic through this neighborhood has remained sparse; because it was already fully developed prior to my moving here in 2003. The major traffic issue is pot customers U-turning under the bridge on Crystal Hills Blvd because they can't see a parking lot.

The other change after the pot shops arrived; is we've had homeless camping in the valley between Clarksley Rd. and Palisade Cir.

Along with their trash; security issues and fire risk.

That is without a trail.

I've seen what homeless camps do to sidewalks in town; covered in trash. Liquid goo splashed on my legs just trying to bike.

This area is completely isolated from view and oversight; the misuse would be worse. Much worse.

The temptation to buy pot and walk up the proposed trail to smoke is inevitable.

The fire risk is immediate and overwhelming. A dropped cigarette or joint would race up the steep hills before we even could evacuate.

Our home insurance, already outrageous at over \$5000/yr would go up even more.

The security risk to the local children at Bauer's Park is also real and clearly unwanted.

It is a local park with locals only. Parents have come to trust having children walk there and play. That would end.

The overall question is:

Who benefits from constructing a trail along the valley floor and an intermittent creek?

It isn't us, the Chrystal Park locals, the ones severely impacted by the proposed project.

It isn't Manitou Springs. They already have Fields Park with skateboard and Pickleball courts, and Memorial Park. They don't need tiny Bauer's Park.

And we don't need to spend Manitou City funds helping patrons of Starbuds or the homeless walking Colorado/Manitou Ave to come up here.

I know this will happen; because before the old Pikes Peak Motel revised their site, no one even knew there was a neighborhood up here.

I didn't even lock my door for years.

Shortly after that lot changed my car in the driveway broken into because people wandering now knew a neighborhood was up here.

This would be worse.

This trail will funnel people into this isolated, protected neighborhood for no viable reason.

The proposed trail would make all the issues stated worse. Much worse.

Please don't impose this on the families of Crystal Hills. Please do not.

Thank you.

Jeff Tanner

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Bill Bauers Trail  
**Date:** Wednesday, April 29, 2026 11:03:23 AM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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**Cell | (719)200-1272**  
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---

**From:** Greg Dimberio [REDACTED]  
**Sent:** Wednesday, April 29, 2026 10:19 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers Trail

My name is Greg Dimberio and my wife and son live at [REDACTED]. I and my family oppose the proposed trail to Bill Bauer's Park and would impress to the City Council to vote NO on the trail on May 5th. This is a small park in imbedded in our neighborhood which is used by our children. 2 picnic tables, a couple of benches and a swingset and slide. No facilities such as bathrooms. This is a destination? It does not connect to other trails. My question is why? Who is benefiting from this proposed trail anyway? NO should have been the correct vote in the first place and should repeat itself on the 5th. Thank you.

**From:** [Natalie Johnson](#)  
**To:** [Gillian Rossi](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauers  
**Date:** Thursday, April 30, 2026 7:49:19 AM  
**Attachments:** [Outlook-Historic M.png](#)

---



**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
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---

**From:** Karen Rhodes [REDACTED]  
**Sent:** Wednesday, April 29, 2026 8:35 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers

Good day

I am a resident of Crystal Hills.

It is my belief that not all city owned open space should be developed into a trail system. This property is inhabited by a multitude of wildlife and birds that have been living there peacefully for years without human disruption .

Currently the trail head at Bevers Lane is abused by people leaving poop bags and trash. Dog conflicts from off leash pets are common.

Worst of all after the recent trail updates people continue to create “ friendly trails” as short cuts. Sadly, the same will happen at Bill Bauers.

Another concern is the fact that our neighbors have not been provided with information about this change. Many did not see signs at the park and are not on social media. I live on Kreg Lane and none of my neighbors were aware. Most are concerned about fire, and wildlife being further displaced. Some have expressed concern about unhoused campers.

It has become known via neighborhood conversations that mountain biking organizations have been deeply involved in this decision. I hope this is not true.

We do not need another mountain biking entertainment area at the expense of our wildlife and fragile ecosystems.

A fire in that area would devastate our neighborhood. I know anyone could set a fire there now, but encouraging people to the space will increase those chances.

Lastly the idea of this being a connector into town is unnecessary . Someone stated earlier on Facebook that we need a connector to Manitou Ave. He suggested children can ride bikes to school via the trails. Seriously riding in the dark across a canyon to school isn’t likely. Crystal Hills Blvd will take you to the exact same destination as the open space.

Please allow this peaceful property to continue to thrive as a protected wildlife refuge.  
I trust you will make a responsible decision.  
Regards,  
Ren Rhodes

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Bill Bauers  
**Date:** Wednesday, April 29, 2026 4:10:52 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
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---

**From:** theresa kledzik [REDACTED] >  
**Sent:** Wednesday, April 29, 2026 3:47 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers

It has come to my attention that the proposed park might be reserved as a sanctuary for the wild things that inhabit it now. If it is possible to not contaminate this small area with trails, I would find that a refreshing approach to caring for our town. We have lots of trails. Some spaces can be left as they are and don't need any interference from us.

Thank you for considering this opinion.  
Theresa

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Dear city council  
**Date:** Thursday, April 30, 2026 10:53:15 AM  
**Attachments:** [Outlook-Historic M.png](#)

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---

**From:** Christopher Caro [REDACTED]  
**Sent:** Thursday, April 30, 2026 8:59 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Dear city council

Whitney Chandler and I oppose this proposal for the bill Bauer trail to go through a critical wildlife corridor.



**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Maintain vote-Discontinue Bill Bauer trail development  
**Date:** Friday, April 24, 2026 12:58:27 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
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**From:** Jessica Wilson [REDACTED]  
**Sent:** Thursday, April 23, 2026 9:31 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Maintain vote-Discontinue Bill Bauer trail development

Members of the Manitou Springs City Council,  
First, I want to express how deeply we value the open space that makes this community so special. I live on Palisade Cir, with my house backing up to the ravine. Many of us chose to live here because of the quiet, natural surroundings and the opportunity to coexist with the wildlife that depends on this landscape. Protecting that character is something we care about greatly.

The Bill Bauer Open Space represents one of the few remaining natural wildlife corridors in Manitou Springs. As was noted during the last City Counsel meeting, the Open Space Advisory Committee begins with “open space,” and it is important that this guiding principle remains at the forefront of decision-making.

I urge you to consider the following excerpt from the community input section of the 2016 Parks, Open Space, and Trails Master Plan:

“...extensive comments were provided during the public engagement process, it is clear the community strongly supports the Open Space program... wants to see more resources devoted to management and maintenance of properties, and perhaps **most importantly would prefer efforts go toward stewardship and preserving the natural and undeveloped character of open space properties.**”

This feedback is clear—our community prioritizes stewardship and preservation over additional development.

With that in mind, a primary concern is the potential impact of a new trail on the sensitive ecosystem within the ravine. This area functions as a vital wildlife corridor for deer, foxes, bobcats, mountain lions, and bears. Even small increases in human activity can disrupt these natural patterns, potentially displacing wildlife into surrounding neighborhoods. The ravine also serves as part of an important migratory pathway for birds along the Front Range, providing critical resting and feeding habitat. Increased foot traffic—particularly with dogs—could significantly disturb this balance.

There are also broader concerns regarding the prioritization of limited public resources. Many residents believe that tax dollars would be better invested in maintaining existing trails, preserving and acquiring open space, and protecting areas like this ravine in their natural, undeveloped state. This is especially important given the city's ongoing challenges with aging infrastructure and recurring sewer system issues that continue to affect residents.

**Additionally, without the necessary easement from a local property owner, moving forward with this project at this time would be premature and fiscally imprudent.**

For these reasons, I respectfully ask that you maintain your position to discontinue development of this proposed trail and a reassessment of the Open Space master plan in the future.

Thank you for your time and thoughtful consideration.

Jess Wilson



**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Oppose Bill Bauers Trail  
**Date:** Wednesday, April 29, 2026 4:13:06 PM  
**Attachments:** [Outlook-Historic M.png](#)

---



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---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Wednesday, April 29, 2026 12:19 PM  
**To:** \*\*\*City Council <CityCouncil@manitouspringsco.gov>  
**Cc:** Neale Minch [REDACTED]  
**Subject:** Oppose Bill Bauers Trail

Hello,

I am writing to our City Council opposing the Bill Bauers Trail. We live on Palisade Circle facing west, our street is on the same side as the open space. The winds blow very hard on Palisade Cir from west to east. On a windy day it is easy to compare how much harder the winds blow on Palisade Circle compared to Crystal Hill Blvd and Colorado Ave. We have great concern of a fire starting in the open space and with the velocity of the winds the fire department would not have time to stop it before it reached the homes on Palisade Circle. We drive down Crystal Hills Blvd everyday and we have seen homeless individuals going to and from their camps in the open space. As seen in the news when a fire breaks out, they just leave.

Thank you,

John and Sarah

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#); [Denise Howell](#)  
**Subject:** Fw: Proposed trail behind Bill Bauers park  
**Date:** Friday, April 24, 2026 12:56:01 PM  
**Attachments:** [Outlook-Historic M.png](#)

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---

**From:** Eric Land [REDACTED]  
**Sent:** Thursday, April 23, 2026 5:05 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Proposed trail behind Bill Bauers park

Hello,

I am writing to provide public comment on the proposed trail from Bill Bauers park to Crystal Hills Boulevard. While I am a lover of the outdoors and avid hiker, the proposed trail is a bad idea for several reasons in my option. Here are some of the reasons why I oppose building the proposed trail.

- **High wildfire danger area:** as someone who lives near the proposed trail, this is a massive concern to me. Increased human activity = increased fire danger. If a fire were to start in that canyon, how would you fight it? I'm quite certain that efforts to battle a fire in that canyon would be futile. A fire would quickly spread up the sides of the canyon taking out many homes, and potentially many lives (quite likely before the fire department even knew of the fire). That is a very dry area full of dead (and living) wood.
- **Erosion:** the sides of the canyon are quite steep and most of the terrain is extremely loose. Traversing those slopes causes massive amounts of erosion. This is especially true the higher up from the drainage that you go. Increase human activity = increased erosion.
- **Wildlife:** that canyon serves as a vital wildlife corridor, offering animals a small respite from the concrete jungle that surrounds it. That area serves as prime habitat for bear, coyotes, bobcats, foxes, bats, deer, mountain lions, tons of different species of birds, . . .

- **Trail to nowhere**: the proposed trail would dump people out at a very unfriendly spot to pedestrians on Crystal Hills Boulevard. There's not even a sidewalk there. Perhaps a sidewalk or at least a bike lane up Crystal Hills Boulevard would be a more logical use of public funds. On the other end of the trail, people would be essentially be cutting through someone's backyard to access the trail (I imagine most people wouldn't love having tons of people hanging out so close to their own back porch).
- **Increased homeless presence\illegal camping**: making that canyon easier to access will lead to an increase in illegal camping\illegal fires from the large local homeless population. This leads to increased fire danger, increased erosion, increased crime\trespassing\breaking into people's sheds and garages, as well as an increase in littering (including feces, used toilet paper and drug paraphernalia).

The proposed trail wouldn't connect to any other trail system, and would essentially be a rather short trail to nowhere. The downsides and risk outlined above (ESPECIALLY Fire Danger) far outweigh any upside of the proposed trail.

Thank you for your time and consideration.

Sincerely,

Eric Land



Manitou Springs, CO 80829

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Trail into Bill Bauers Park  
**Date:** Wednesday, April 29, 2026 7:45:02 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Bridget Begle-Bodor <[REDACTED]>  
**Sent:** Tuesday, April 28, 2026 4:19 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Trail into Bill Bauers Park

Hello Council Members,

I live in Crystal Hills, on Palisade Circle.

I am very concerned about the proposed trail from the bottom of Crystal Hills Boulevard to Bill Bauers Park.

Our neighborhood is already in danger of a catastrophic wildfire, as is much of Colorado. I fear the increase of traffic will bring more chance of a fire to this area. Along with more people/more fire risk, also comes more chances of unhoused groups using the canyon for camping, which in turn brings more fire danger. There have been at least three grass fires in the past week in Colorado Springs, in homeless camp areas!

I'm also concerned about the negative impact on the wildlife that pass through the canyon daily. We need to protect the already cramped habitat of our wildlife.

Please, please VOTE NO on the proposed trail!

Thank you,

Bridget Begle-Bodor

Get [Outlook for iOS](#)

Memo to: Manitou Springs City Council

CC: Gillian Rossi

From: Neale Minch

Subject: Bill Bauers Open Space

Date: May 3, 2026

As the trail leading up to Bill Bauers Open Space is back on the agenda for the May 5th City Council meeting, I wanted to provide some updates to the content covered in the April 21 meeting . I remain a No on this trail proceeding.

### **Presumption of Trail**

In the letter of support provided in April 28<sup>th</sup> packet, it was indicated that the plan had always been to build a trail through this canyon and that is why the parcel of land was acquired on August 23<sup>rd</sup> 2023. I also heard this in the OSAC meeting zoom call on April 27<sup>th</sup>. Looking back through public record (OSAC agenda packets and minutes [in 2023]) there is no mention of this. The only place I found mention was the August 8<sup>th</sup> council packet contains an introduction by the City Administrator for acquiring the parcel of land for \$10,000 and the **potential** to develop a trail. Also there is a comment captured in the City Council minutes for the Aug 8<sup>th</sup> 2023 meeting in the Aug 15<sup>th</sup> 2023 packet. I suspect there had been conversations on this matter with the presumption when the land was purchased that there would be a trail constructed – but these conversations do not appear to be part of the public record. I have attached what I extracted from the agenda packets. This is perhaps a contributing factor as to why there is the perception of such a disconnect between the various parties involved.

### **There is already safe existing access to the Creekwalk Trail**

There is safe existing access to the Creekwalk trail as indicated on the attached map – this is one of the routes I use and it is perfectly safe (route map is attached). I cross Manitou Avenue by Sinclair and gain access behind the pool. Why is a 2<sup>nd</sup> access point needed ? This route is also much more direct for children to walk to get to school. There are also three other routes that can be taken to get from Crystal Hills into Manitou:

- Via the High School (El Monte Pl)
- Via the trail from the cemetery (actually two options are available from this route)
- Via the Intemann Trail at the top of Crystal Park Road

### **Impact to Wildlife**

Councilor Shada made the comment that he expected the species living/moving through the canyon would likely be found elsewhere in Manitou. For mammals, I suspect this is an accurate statement. However for birds this is not the case. I performed an analysis using ebird data (a resource managed by Cornell University) and found 24 species of birds that we have observed at our house that have not been reported in Manitou Springs. The colony of band tailed pigeons I mentioned in the last meeting is the only nesting colony in Manitou Springs and the proposed trail literally passes through the trees where they nest.

Given the width and grade of the canyon, there is insufficient room to construct a trail and without impacting the existing wildlife habitat. There are many rules of thumb out there for how much space is needed to protect wildlife, but 250' to as much as 1000' either side of the trail seems to be a good rule of thumb (depending on the wildlife). From the back of my house the canyon is about 450 feet wide and it narrows to around 150 feet as you get closer to Bill Bauers Park.

### **Listen to the Immediate Neighborhood**

I understand OSAC is funded by 0.1% sales tax thus the funds belong to the citizens; however the overwhelming majority of people with whom I have conversed in the area immediately adjacent to the canyon are opposed (100 block of Clarksley, Mountain View Rd, 200 block of Crystal Hills Blvd, Palisade Circle) – 26 NO, 2 Don't Know and 1 YES. I have a map but will not submit to protect the privacy of the respondents – however I am happy to review in person. The attached map shows the immediate neighborhood.

### **Gap in POST plan**

I feel the POST plan is not sufficiently explicit in identifying parcels of land to be acquired with the intent of leaving untouched and wild (not withstanding fire mitigation work). Whenever the POST plan gets revised, I would suggest adding a category for this type of land designation/purchase. I would argue the emphasis for land acquisition has been for recreation (trails) and less so on preservation/protection.

Neale and Kathy Minch

## April 24 2023 Meeting Packet

### G. OLD BUSINESS

1. Creek walk update (Shannon)
2. Westside LLC/ Colorado Springs Parks update (John)
3. Bill Bauer Park Trail Connection (Shannon) – Note there is no content in the packet nor is there content in minutes included in May 22 packet

## May 22 2023 Meeting Packet

### F. OLD BUSINESS

1. Trails and trail maintenance (Andrea)
2. OSAC Management updates (Tim)
3. Black Canyon Open Space site visit (Shannon)
4. Bill Bauer Park Connection (Shannon)

Packet includes El Paso County Assessors information but no context.

## June 26 2023 Meeting

From April 24 minutes – note minutes published in May 22 packet did not include this.

### Bill Bauer Park Trail Connection (Shannon)

- Introduced Tim and John to Lawrence “Larry” Rose. He is ready to come to the table with the property for Manitou purchase. It’s not a buildable property. Shannon suggests the city pay for an appraisal. Shannon will connect with Planning to see the process for getting an appraisal on the property. Shannon will also call past chair Michael about his expertise

From May 22 minutes

### Bill Bauer Park Connection (Shannon)

- \$750 to do an appraisal of the lot. It is possible to start negotiation at the

assessor's page which is \$7,400.00.

Motion to offer \$10,000 to purchase the Bill Bauer Park Connection made by Alternate Member Robin Kovats with a second by Committee Member Nancy Wilson. Discussion around a starting figure knowing that there may be an increase in bargaining price. Motion passes ass is with 9 in favor and 0 opposed.

July 24 2023 Meeting

From June 26 minutes

4. Bill Bauer Park Connection (Shannon)

- Shannon spoke to Larry Rose per previous meeting and offered \$10,000. That offer was accepted and needs to be recommended to council.

Committee Member Sheryl Cline makes a motion to make a recommendation to City Council that they offer \$20,000 to Larry Rose for the property that connects open space to Bill Baer Park. Committee Member Judith Carnick second. Motion passes with 9 in favor and 0 opposed.

From Aug 28 Meeting packet

E. NEW BUSINESS

1. Purchase of 0 Becker Lane (Fields Park creek side parcel) complete (Gillian, 5-10 mins)
2. Purchase of Bill Bauer adjacent parcel (Tim, TJ, 5-10 mins)

No content other than assessor info

From AUG 8 CITY COUNCIL PACKET (page 202 of 215)

Title: Resolution No. 1823, a Resolution of the City of Manitou Springs, Colorado, Authorizing the Purchase of Certain Real Property with an El Paso County Assessor Parcel Number of 7409100003.

From: Denise Howell, City Administrator

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 minutes

Purpose:

Approve the purchase Parcel Number of 7409100003

Background:

**This property allows for a potential trail alignment from Bill Bauer Park to the bottom of Crystal Hills**

Blvd.

Mr. Larry Rose, expressed an interest in selling the 3 acre parcel. OSAC voted to offer him \$10,000

and Mr. Rose has since given a verbal acceptance.

Pros and Cons:

N/A

Fiscal Impact:

\$10,000 OSAC Funds

Workload Impact:

Minimal

Recommended Action:

Move to approve Resolution No. 1823, a resolution of the City of Manitou Springs, Colorado, authorizing the purchase of Certain Real Property with an El Paso County Assessor Parcel Number of 740910

FROM CITY COUNCIL PACKET Aug 15 2023 – minutes from Aug 8 meeting

H. BUSINESS

1. Resolution No. 1823, a Resolution of the City of Manitou Springs,  
Colorado, Authorizing the Purchase of Certain Real Property with an  
El Paso County Assessor Parcel Number of 74091-00-003

OSAC Chair Tim Beeson, 27 Sandra Lane, provided a brief background of the Page 14 of 157

City of Manitou Springs

City Council Minutes

August 1, 2023

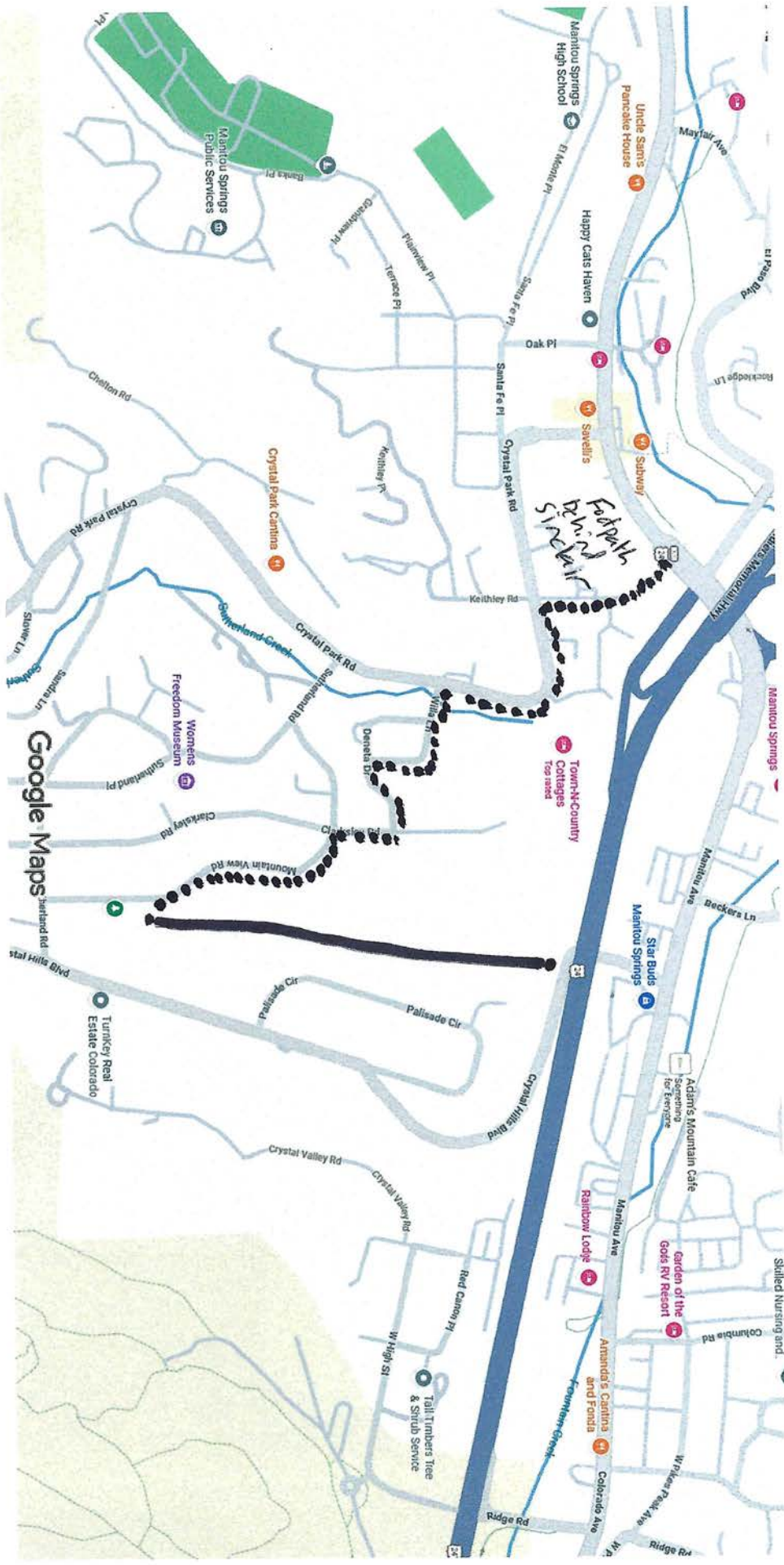
Page 5 of 6

property, such as how it will give the city access to Bill Bauer Park all the way to the bottom of Crystal Hills Blvd, it is a three-acre parcel, and that the property is mostly steep and contains a large part of the creek.

Mayor Pro Tem Fortuin commented kudos to OSAC members TJ Maltese and Shannon Solomon for negotiating this because it has long been a long-term vision to get this trail.

Councilor Whetherhult motioned to approve Resolution No. 1823, a Resolution of the City of Manitou Springs, Colorado, Authorizing the Purchase of Certain Real Property with an El Paso County Assessor Parcel Number of 74091-00-003.

Seconded by Mayor Pro Tem Fortuin. The motion carried unanimously (7-0).



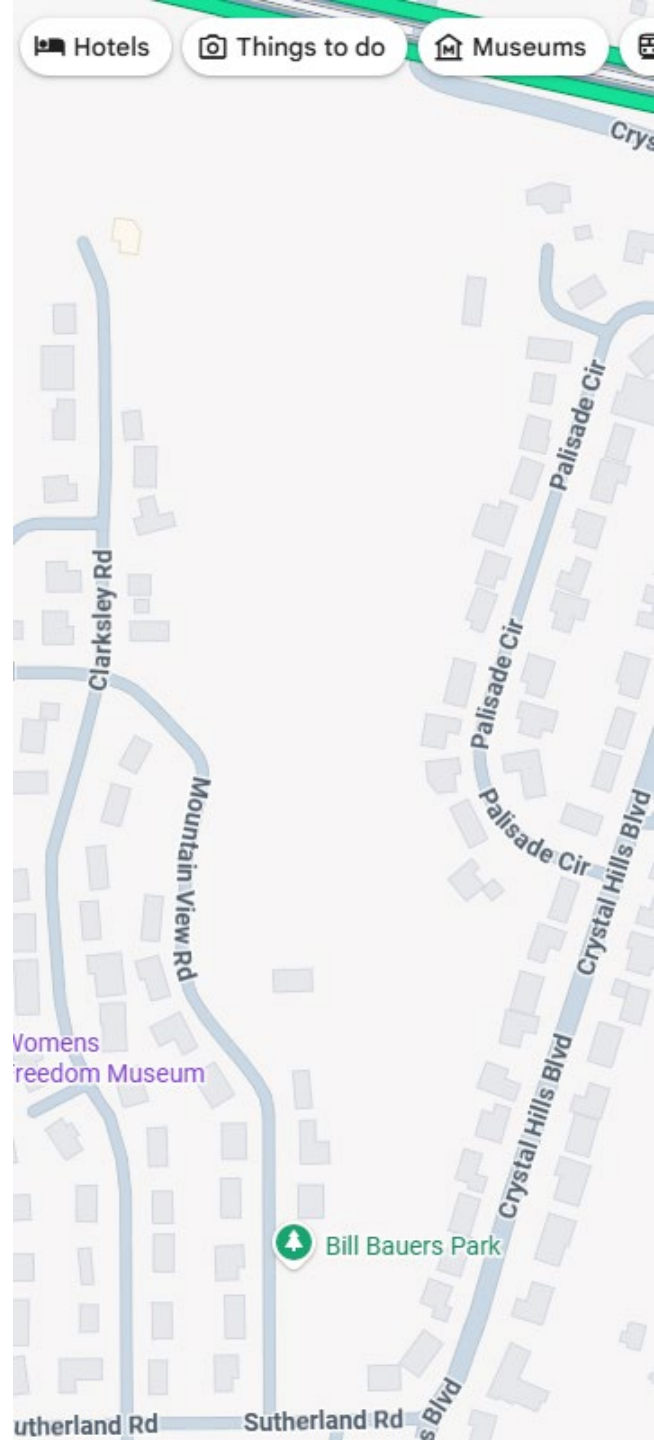
..... Existing access to creek walk trail  
 ————— Bill Bawers Trail

Imagery ©2026, Map data ©2026 Google 200 ft

Hotels

Things to do

Museums



**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer's Park  
**Date:** Thursday, April 30, 2026 7:50:46 AM  
**Attachments:** [IMG\\_4988.jpeg](#)  
[Outlook-Historic M.png](#)

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**From:** Rachel VanScoy [REDACTED]  
**Sent:** Thursday, April 30, 2026 6:42 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Re: Bill Bauer's Park

An addendum - We follow leave no trace with the family and we only visit the small creekside landing.  
I thought this picture was prescient.



On Thu, Apr 30, 2026 at 04:10 Rachel VanScoy [REDACTED] wrote:  
Hello! I am imploring City Council to keep this area behind the park wild.

I am a runner, biker, path user who also has a young child and we have enjoyed our visits to the Bill Bauer's park. The area has been so special for the humans (kid, friends, me) with its untouched, wild state and a small amount of it is able to be explore. **80s kids adventuring at its finest for my kiddo ;)** It's harder to do that on the midland trail with commuting/fast moving populations, and I suspect a transient population would follow where development would take place, and litter (including sharps) would accompany that. The roads in that neighborhood are so easy to use and the underpass to Manitou Ave is so convenient that I don't think a path is necessary. Kids would lose out.

**But more than any humans,** Manitou is on the wild-land urban interface and we really need to keep these small sections that allow wildlife some peace and ability to persevere. It's what makes our town special. I feel developing that section behind Bill Bauer's **would be an overstep that hurts nature** and I humble ask the Council to vote against its change.

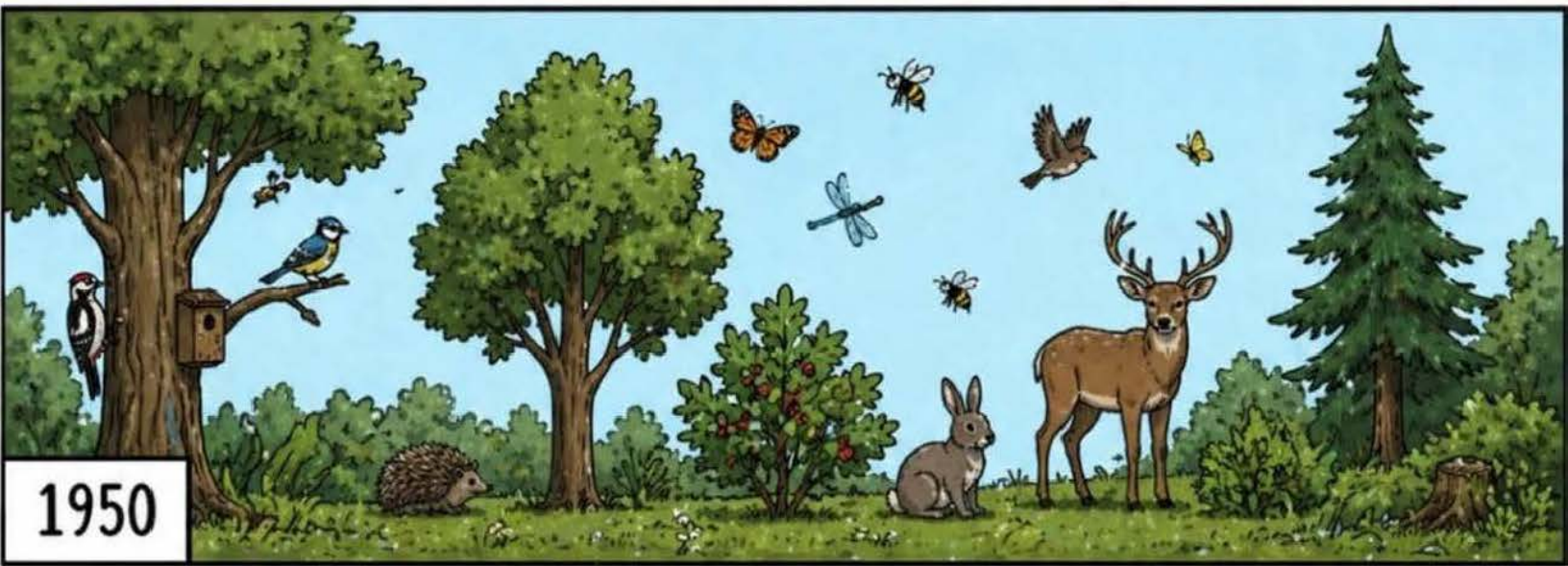
Thank you,

Rachel VanScoy



# Shifting Baseline Syndrome (SBS)

This may seem normal if it's all you've ever known.



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LANDSCAPES

# Agenda Item Comment Form

04/21/2026 4:25 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

This form is for citizens unable to attend a city council meeting, who wish to still provide comment for certain agenda items, or under the agenda item "public comment on non-agenda items."

Public comments submitted before 4 PM on the day of a city council meeting will be distributed to the city council and the appropriate staff prior to the meeting that evening.

#### Notice of Disclosure:

Comments submitted on this form become part of the public record and subject to disclosure under the Colorado Open Records Act, (CORA) C.R.S. § 24-72-201 to 206.

First Name Bonnie

Last Name King

Street Address

[REDACTED]

City Manitou Springs

State Colorado

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5 H

View City Council agendas [here](#).

Your position

I oppose the issue

Comments:

My property backs the proposed trail. I am definitely an opponent to exercise, hiking, biking, and open space. However, this area supports an easy thoroughfare for the many people wandering down on Manitou Avenue right up into our relatively quiet and safe neighborhood. I realize this is a sensitive subject, and I do have compassion for these folks. I do not want to invite crime or an attempt for un-homed people to start fires back in that canyon to keep warm. I watch the numerous wildlife trek through this area and I see their common paths. I am also not in favor of disrupting their habitat. We have access to a multitude of trails in this local area that can be utilized.

Signature

To:

Manitou Springs City Council

606 Manitou Ave.

Manitou Springs, CO 80829

April 8, 2026

Re: Proposed trail from Bill Bauer Park to Manitou Ave.

Members of the Manitou City Council:

I would like to share my thoughts on the above referenced topic. This is done as a private citizen who lives a few blocks away from Bill Bauer Park.

I have had strong concerns about the proposed trail since it's inception. I would like to share those concerns with Council.

My concerns are as follows:

- 1) The survey gave equal weight to all Crystal Hills and Manitou residents. While this is totally understandable, it is also true that the folks immediately around the ravine will be the most heavily impacted. As I understand, those folks are very unhappy with the proposed trail due to concerns with increased foot and bicycle traffic coming up to Sutherland Road or Crystal Hills Blvd. in the street to access other trails off Bevers Place;
- 2) Further concerns have to do with the disruption to wildlife in the ravine. Walkers and hikers may or may not stay on the proposed trail and may be disruptive to the wildlife, especially during critical breeding and birthing seasons;
- 3) The terrain on the proposed trail has many steep points. So, assuming any trail is built, there are concerns about erosion and danger of the steep sides of the ravine caving in during heavy rains and snows;

4) The trail itself has to be along larger rocks and boulders. That means that any runner or bicyclist going down hill will have to go slowly enough to avoid going off the trail.

5) The idea that kids could walk or ride their bikes down this trail seems to me to be shaky at best. High School and Middle School students will have to take the Park Trail to Manitou Ave. and then proceed west to Crystal Park Road, then head up Crystal Park Rd. to pick up the road to the High School or Middle School. Elementary School students will have to continue west on Manitou Ave. to the Elementary School. Both routes are longer than using Sutherland down to Manitou Ave;

Coming back after school, students would have to walk, run or ride back up either Sutherland (because it is closer) or keep heading east to catch the trail up to Bill Bauer's Park. Taking a steep uphill with a backpack full of books, or late after an after school activity seems quite hard and unsafe to me.

6) As a former casualty insurance adjuster and liability investigator, I see all kinds of red lights for this project. Those are:

a) A person on a bike or just running downward falls and has to wait until someone finds them for assistance. The very difficult terrain for taking someone out on a stretcher;

b) A student does the same as (a) above and does not get found until someone realizes they are not in school. Or students start playing around on the boulders and someone is hurt;

c) There may be problems on the trail with homeless camps.

d) The "pinch point issue" with the former owner remains unresolved. If that is not resolved, it could mean that more funds than anticipated would have to be spent;

e) Finally, I wonder if the City is creating an "Attractive Nuisance." If a person or company has a known hazardous situation and allows the situation to be ongoing, they may be liable if there is an accident. This is especially true with children

deemed to be below what is considered "the age of reason." (Age 14 in Colorado.) I am sure the City Attorney can advise Council if the City has immunity in this case, but it may be worth finding out since the discussion has been that this proposed trail is "safer" for kids going and coming back from school than Sutherland Road.

I have heard what has been said about building this trail at Council meetings. I talk with Crystal Hills neighbors who live near and those who don't live near the Park about this issue.

I think this proposal needs a lot of study before more money is spent on the actual trail development. I also believe that the pinch point issue should be the first issue to be resolved because it will possibly change the plan and perhaps cost for the trail if Council decides to proceed with this plan.

I believe that Black Canyon Open Space will provide access for many more levels of walkers runners, and bicyclists than a trail from Bill Bauer's Park. I think its best if the Bill Bauer project gets placed on the back burner for the present.

It is a lovely piece of property and worth preserving as a view and wildlife property for sure.

I apologize for the length of this letter. Unfortunately, I am not able to attend the 4/14/26 meeting. I hope you will add my concerns to your deliberations on this issue.

Thanks!

Judy Carnick

Dear Mayor and Members of the City Council,

I am writing to formally express my opposition to the proposed development of a trail connecting Bill Bauers Park to the base of Crystal Hills Boulevard near the Colorado Highway 24 underpass. I respectfully request that this correspondence be entered into the public record.

This proposal raises substantial concerns across several dimensions, including environmental impact, site feasibility, fiscal responsibility, public safety, and long-term land use priorities.

### **Site Conditions and Feasibility**

The proposed alignment traverses terrain that is both densely vegetated and topographically challenging. Based on direct, on-the-ground observation, the area is defined by steep slopes and irregular surfaces that would complicate construction and limit safe usability. Even with extensive grading and vegetation removal, the inherent steepness of the landscape would remain a persistent constraint, raising legitimate concerns regarding user safety and long-term trail viability.

### **Public Safety and Lack of a Safe Route to School**

Importantly, this trail does not function as a safe route to school for children. At its terminus, users would be directed onto a busy roadway, requiring them to navigate traffic along Crystal Hills Boulevard and then cross Manitou Avenue in order to connect to the Midland Trail. This sequence introduces multiple high-risk conflict points with vehicular traffic and does not provide the level of safety expected for school-aged pedestrians. A project of this nature should not be characterized or justified as improving safe routes to school when it ultimately places children in potentially hazardous conditions.

### **Fiscal Responsibility and Ongoing Obligations**

Given current budget uncertainties—particularly the potential instability of recreational cannabis tax revenues—advancing a project with significant capital and recurring maintenance costs warrants caution. Development would require land clearing, trail construction, drainage solutions, signage, and continuous upkeep. Additionally, the site's steep and relatively inaccessible nature could complicate emergency response, placing added demands on fire and EMS services and potentially increasing long-term operational costs.

### **Environmental Stewardship and Open Space Preservation**

Beyond feasibility and cost, this proposal raises important questions about the appropriate use of remaining natural open space. Undeveloped areas provide intrinsic ecological and social value: they serve as habitat for wildlife and offer residents opportunities for quiet,

unstructured interaction with the natural environment. These benefits are fundamentally different from those provided by built recreational amenities and are increasingly scarce within city boundaries.

Preserving such landscapes in their natural state supports ecological integrity and ensures a broader diversity of experiences for the community. Converting this area into a developed trail corridor would diminish those values and further reduce the availability of undisturbed open space.

**Conclusion**

In its current form, the proposed trail does not meet reasonable standards of practicality, safety, sustainability, or necessity. I respectfully urge the City Council to reconsider this proposal and to prioritize preservation of this area in its existing natural condition.

Thank you for your consideration and for your service to the community.

Respectfully,

Rick

Richard Larson

Memo to: Manitou Springs City Council

CC: Gillian Rossi; Denise Howell

From: Neale Minch

Subject: Bill Bauers Open Space

Date: April 19, 2026

As the trail leading up to Bill Bauers Open Space is a topic for this week's City Council meeting, I wanted to provide some input as my property backs directly onto the canyon. I am a frequent user of our trails and support the primary mission of OSAC (OSAC implements the city's open space program by identifying, prioritizing, and acquiring land to preserve Manitou's natural beauty). However I am strongly opposed to the construction of any kind of trail through the canyon between the bottom of Crystall Hills Boulevard and Bill Bauers Park. The primary reasons are impact to wildlife, prioritization of the funds OSAC has available and to a lesser extent noise. Attached is a email I have previously sent to the OSAC on this matter.

### **Impact to Wildlife**

The impact to wildlife should not be underestimated – given the width and grade of the canyon, there is insufficient room to construct a trail and without impacting the existing wildlife habitat. There are many rules of thumb out there for how much space is needed to protect wildlife, but 250' to as much as 1000' either side of the trail seems to be a good rule of thumb (depending on the wildlife). From the back of my house the canyon is about 450 feet wide and it narrows to around 150 feet as you get closer to Bill Bauers Park. We cannot allow the same density of trail construction as seen in Red Rock Open Space where I have witnessed the decline in the park's wildlife. The recently completed Bill Bauer survey showed 50% of respondents in Zone 7 would use the trail for dog walking and given the number of dogs off lead, I think you can imagine the impact these predators would have on the resident wildlife.

I pulled the tables below from the Hiawatha Gardens Ecological Study in the 10/21/25 council packet (page 129 in packet). I thought it would be useful to document the species we have recorded.

Table 1 – Threatened and Endangered Species

**Table 1. Threatened and Endangered species with potential to occur in project area**

Scientific Name	Common Name	Species Type	USFWS Status	Potential to Occur
<i>Canis lupus</i>	gray wolf	mammal	Experimental in CO	No
<i>Charadrius melodus</i>	piping plover	bird	Threatened	No
<i>Danaus plexippus</i>	monarch butterfly	insect	Candidate	No
<i>Laterallus jamaicensis</i>	eastern black rail	bird	Threatened	No
<i>Perimyotis subflavus</i>	tricolored bat	mammal	Proposed endangered	Yes
<i>Scaphirhynchus albus</i>	pallid sturgeon	fish	Endangered	No
<i>Spiranthes diluvialis</i>	Ute ladies'-tresses	plant	Threatened	No
<i>Strix occidentalis lucida</i>	Mexican spotted owl	bird	Threatened	No, final critical habitat

- We have observed Monarch butterflies

**Table 2 – Migratory bird species**

**Table 2. Migratory bird species of concern with potential to occur in project area**

Scientific Name	Common Name	State Status*	SWAP** Tier	Potential to Occur
<i>Haliaeetus leucocephalus</i>	bald eagle	Eagle Act		No
<i>Selasphorus platycercus</i>	broad-tailed hummingbird	BCC		Yes
<i>Larus californicus</i>	California gull	BCC		No
<i>Haemorhous cassinii</i>	Cassin's finch	BCC	Tier 2	No
<i>Nucifraga columbiana</i>	Clark's nutcracker			No
<i>Coccothraustes vespertinus</i>	evening grosbeak	BCC		Yes
<i>Psiloscops flammeolus</i>	flamulated owl	BCC		No
<i>Aquila chrysaetos</i>	golden eagle	Eagle Act	Tier 1	No
<i>Melanerpes lewis</i>	Lewis's woodpecker	BCC	Tier 2	Yes
<i>Contopus cooperi</i>	olive-sided flycatcher	BCC	Tier 2	No
<i>Gymnorhinus cyanocephalus</i>	pinyon jay	BCC		No
<i>Leiothlypis virginiae</i>	Virginia's warbler	BCC	Tier 2	No

\*BCC = Bird of Conservation Concern, \*\*SWAP = State Wildlife Action Plan

We have observed broad-tailed hummingbird, california gull, cassin's finch, evening grosbeak, virginia's warbler and pinion jay. Rare species for the area include Bohemian Cedar Waxwing and Sage Thrasher. Each summer, there is a large flock of band tailed pigeons (over 20) that nest on the east side of the canyon (where the trail will be located) and during Spring and Fall migration we have a unusually large number of Western Tanagers who roost in the canyon (we have had as many as 50 on our feeders).

**Table 3 – SWAP Tier 1 species of concern**

**Table 3. SWAP Tier 1 species of concern with potential to occur in project area**

Scientific Name	Common Name	Species Type	SWAP Tier	Potential to Occur
<i>Zapus hudsonius preblei</i>	Preble's meadow jumping mouse	mammal	Tier 1	No
<i>Corynorhinus townsendii pallenscens</i>	Townsend's big-eared bat	mammal	Tier 1	Yes
<i>Leucosticte australis</i>	brown-capped rosy-finch	bird	Tier 1	Yes
<i>Myotis lucifugus</i>	little brown myotis	mammal	Tier 1	Yes
<i>Myotis thysandodes</i>	fringed myotis	mammal	Tier 1	Yes

We do have bats though we have never identified the precise species

**Prioritization of Funds available to OSAC**

Whilst there is a cost estimate for developing the trail, I would have expected a range estimate could have been obtained from one of the organizations in our area with years of experience in building trails. I would imagine it is 10's of thousands vs thousands. Personally, I would prioritize funds for acquisition of additional parcels of land and maintaining the trails we have. Further I believe clarity needs to be provided on whether the potential for trail development is a key criterion for defining additional parcels of land for acquisition by OSAC (one of the meetings I attended there was at least one Board member who implied trail development potential was a prerequisite). Looking at the master plan (the Open Space section) – the first two open space enhancements are :

- Celebrate and recognize the significant progress that has been made in securing open space parcels identified as candidate areas in the 7553 Manitou Springs Open Space Plan?and continue the community commitment to open space acquisition;
- Keep open spaces open?accessible?and undeveloped (emphasis added).

**Noise**

For those who live on Ruxton, this may be familiar. Given the physical characteristics of the canyon, sound carries very easily. Indeed I recall when the canyon was being surveyed a couple of years ago, I was alerted not by the presence of people but by the voices carrying across the canyon.

Please leave the canyon undeveloped and let's use the OSAC monies for acquisition of more parcels of land and keep them undeveloped and wild.

Thank you for your attention.

Neale and Kathy Minch

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Oppose Trail from Crystal Hills Blvd to Bill Bauers Park  
**Date:** Sunday, May 3, 2026 11:20:37 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
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**From:** Paul Bernard <[REDACTED]>  
**Sent:** Sunday, May 3, 2026 9:53 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Cc:** Terry Lyne Bernard [REDACTED]  
**Subject:** Oppose Trail from Crystal Hills Blvd to Bill Bauers Park

Neighbor,

Our home borders the proposed trail. It invites urban campers who set fires for warmth and cooking just as they do near other streams in the Manitou area. They inevitably use streams for urination and bowel movements. Our home insurance will likely oppose the nearness of possible fires set by urban campers. Who is going to insure our home if we are cancelled?

Several years ago, a vagrant invaded our home while we were sleeping. He had walked up from one of the motels on Manitou avenue during the night and walked into our garage man door. After our dog alerted us, we called the police. The police report is available for evidence.

The trail will invite criminals to steal cars and other items stored outside the house.

Fire is my main concern and should be your concern also.

Sincerely, Terry Bernard, [REDACTED]  
Sent from my iPad

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Opposed to new trail in Crystal Hills  
**Date:** Sunday, May 3, 2026 11:20:01 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Paul Bernard <[REDACTED]>  
**Sent:** Sunday, May 3, 2026 9:42 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Opposed to new trail in Crystal Hills

Neighbor,

My house borders the property of the new proposed trail to Bill Bauers park from Crystal Hills Blvd. Here are the reasons for my opposition:

- 1) The trail invites urban campers who set up nightly camps.
- 2) It is a fire hazard due to campers cooking.
- 3) Invites home invasions from criminals. The trail is a direct line to our bordering property. In fact, our home was invaded several years ago. The police report is evidence.
- 4) Invites theft of cars parked outside the home and other valuables stored outside.
- 5) Trails must be maintained and likely the city will not guarantee maintenance.

Sincerely, Paul Bernard, [REDACTED]

Sent from my iPad

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer Park  
**Date:** Saturday, May 2, 2026 10:34:38 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Mary Ann Pitzner [REDACTED]  
**Sent:** Thursday, April 30, 2026 3:58 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer Park

I live in Crystal Hills and walk by this park almost daily. In my opinion, the park is perfect the way it is. Both humans and wildlife can enjoy the park.

Please, please, do not add any more “refinements” for humans. I love watching both the people and animals including the wonder in children’s eyes when they see the deer just hanging out.

Any further “enhancements” will spoil it for both humans and wildlife.

Mary Ann Pitzner, homeowner  
[REDACTED]  
Manitou Springs, CO

Sent from my iPad

**From:** [Natalie Johnson](#)  
**To:** [Gillian Rossi](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: NO to Bill Bauers Trail  
**Date:** Saturday, May 2, 2026 10:29:32 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Bridget Bodor [REDACTED]  
**Sent:** Thursday, April 30, 2026 4:50 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Cc:** Neale Minch [REDACTED]  
**Subject:** NO to Bill Bauers Trail

Hello Council Members,

I live in Crystal Hills, on Palisade Circle, with my family. I am very concerned about the proposed trail from the bottom of Crystal Hills Boulevard to Bill Bauers Park. Our neighborhood is already in danger of a catastrophic wildfire, as is much of Colorado. I fear the increase of traffic will bring more chance of a fire to this area. Along with more people/more fire risk, also comes more chances of unhoused groups using the canyon for camping, which in turn brings more fire danger. There have been at least three grass fires in the past week in Colorado Springs, in homeless camp areas! I'm also concerned about the negative impact on the wildlife that pass through the canyon daily. We need to protect the already cramped habitat of our wildlife. Please, please VOTE NO on the proposed trail!

Thank you,  
Bridget Bodor

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: I OPPOSE the Bill Bauer's park development plan  
**Date:** Saturday, May 2, 2026 10:27:15 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Comcast [REDACTED]  
**Sent:** Friday, May 1, 2026 11:06 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** I OPPOSE the Bill Bauer's park development plan

Hi. As a longtime resident of Manitou Springs and the Crystal Hills neighbourhood. I vehemently oppose the plan to develop hiking trails and public access to the remaining wilderness area adjacent to the Bill Bauers Park. Human population and development continue to encroach on and destroy the natural habitat on which the local wildlife depends. We must protect - not further develop - our remaining wildlife habitat and preserve surrounding the park. The plan to develop this area must be stopped.

Thank you.  
-Rex Morriss  
[REDACTED]  
Manitou Springs

**From:** [Natalie Johnson](#)  
**To:** [Gillian Rossi](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: We want city council to vote NO on the proposed Bill Bauers trail  
**Date:** Saturday, May 2, 2026 10:26:46 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** David Thomason [REDACTED]  
**Sent:** Friday, May 1, 2026 2:04 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Cc:** Neale Minch [REDACTED]  
**Subject:** We want city council to vote NO on the proposed Bill Bauers trail

Hello,

My family and I live at [REDACTED] and our back yard overlooks the canyon this is proposed to be added to.

We are very much NOT in favor of this trail being added because:

- Wild life will be displaced.
- There are much better things for the Open Space Advisory Commission to spend tax gathered funds on. Primarily acquiring more land to keep it protected and natural.
- And a trail will bring people, cars and fire which will all add costs to the city for maintenance and community protection.

Thank you for voting NO on this important issue.

**David Thomason** • [REDACTED]

**From:** [Natalie Johnson](#)  
**To:** [Gillian Rossi](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer open space.  
**Date:** Saturday, May 2, 2026 10:25:39 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Robin Boutilier [REDACTED]  
**Sent:** Friday, May 1, 2026 3:13 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer open space.

I filled out the survey when first it arrived on my phone. Happy to have another chance to weigh in. Leave this tiny parcel of land alone!!! This area is absolutely inundated with trails, “outdoor opportunities”, and more crap for hikers, bikers, and tourists. It seems as though it’s an important place for wildlife to be able to move, and get away from humanity for a short time. In a time when we seem to be short of money, this would be an excellent spot to leave alone.  
Sent from my iPhone

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers Park proposed trail...  
**Date:** Saturday, May 2, 2026 10:25:16 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Becky Elder [REDACTED]  
**Sent:** Friday, May 1, 2026 12:49 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers Park proposed trail...

**This is forwarded *with permission* from Theresa Kludsek... Loooooong time Manitou resident. I thought it was important feedback. Becky E**

The bikes are a menace on the trails! I'm diving into the bushes or clinging to a twig on a skree slope after screaming and jumping as they zoom by. I've given up almost entirely on Red Rocks for this single reason and the trails on Red and Iron are so narrow.....don't get me going!

I thought Tues was very nice. I especially liked when Natalie or you or Denise could just directly answer a question. I think some of us may have been hesitant, just to see what exactly will this be. I have spoken well of it and I bet there will be greater participation next month and thereafter as its reputation builds. I was pleasantly surprised that it wasn't (for the most part) simply a gripe session. Thank you for educating us on the lights and biochar. I also liked the tables which I think elicit more connection than audience type seating. Maybe occasionally making it a pot luck or pizza night would further the sense of informality and "safety" when bringing up an issue.

t

*I found it is the small everyday deeds of ordinary folk that keep the darkness at bay.  
All we have to do is decide what to do with the time that is given to us.*  
*-Gandalf, Lord of the Rings*

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Denise Howell](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer trail  
**Date:** Monday, May 4, 2026 5:47:07 PM  
**Attachments:** [Outlook-Historic M.png](#)

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---

**From:** Sally J. Fitzgerald [REDACTED]  
**Sent:** Monday, May 4, 2026 4:39 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer trail

I am a member of the CLIMATE ACTION WORK GROUP, we have not discussed supporting this Bill Bauer Trail. I understand at the cost that is requested to improve this trail, it is too expensive and to revisit this at a later council session.

Our CAWG session does not endorse this project.

Thank you,  
Sally FitzGerald  
[Sent from AOL on Androi](#)

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Gillian Rossi](#); [Elena Krebs](#)  
**Subject:** Fw: Bill Bauers Trail  
**Date:** Monday, May 4, 2026 5:50:12 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**From:** Jocelyn Phipers [REDACTED]  
**Sent:** Sunday, May 3, 2026 12:32 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>; Neale Minch [REDACTED]  
[REDACTED]; Jocelyn Phipers [REDACTED]  
**Subject:** Bill Bauers Trail

Dear Manitou City Council,

I am writing on behalf of my grandmother Joanne Seelye who lives at [REDACTED] in Crystal Hills. Joanne has lived in Crystal Hills for over 60 years. She, along with her husband Chuck Seelye and her children Mark Seelye and Janice Seelye Penman, has been an active Manitou Springs community member.

Joanne's house looks directly over the proposed site for a trail. She is adamantly OPPOSED to this trail due to the impact on the wildlife and environment, the significant increased risk of encampments and fires, and impact on the surrounding Crystal Hills community. This community has not been adequately included in these conversations. I encourage you to go door to door to hear the concerns of the community, many of whom are elderly and do not have access to the internet or ability to attend city council meetings in person.

Joanne votes NO!

Jocelyn Seelye Phipers,  
On behalf of Joanne Seelye Penman

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers park trail proposal  
**Date:** Monday, May 4, 2026 5:50:43 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Morgan Trzcieski [REDACTED]  
**Sent:** Sunday, May 3, 2026 9:19 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers park trail proposal

Dear City Council Members,

My name is Morgan, and I live at [REDACTED] My backyard borders the canyon where the proposed trail would be developed. I urge you to reconsider this project and redirect OSAC funds toward higher-impact trail improvements elsewhere in Manitou.

I am a runner and value access to quality trails. However, this canyon is not an appropriate location for development. It does not have the space to support increased human use while protecting the wildlife that currently depends on it. Building a trail here will fragment habitat, displace animals, and push them closer to nearby neighborhoods.

The trail would also introduce consistent noise from foot traffic, conversations, and dogs. That level of disturbance will degrade the quiet character of the canyon and place ongoing stress on wildlife. There is also a clear risk of negative interactions between dogs and animals. Even with leash rules, compliance is inconsistent. Dogs can chase or provoke wildlife, creating unsafe conditions for pets, people, and animals.

Increased human presence brings additional risks. More traffic in a dry canyon raises the likelihood of human-caused fire. Easier access also increases the potential for unauthorized camping, which can lead to environmental damage and safety concerns.

From a fiscal standpoint, this project does not represent the best use of OSAC funds. Manitou has existing trails that need maintenance, improvements, and safety upgrades. Those investments would serve more residents and visitors without introducing the same environmental and neighborhood impacts.

There is also already a connection to Manitou Avenue via the Sinclair station. Creating another access point in this canyon offers limited benefit while introducing significant downsides.

I ask the council to prioritize projects that improve existing infrastructure and protect sensitive areas.  
Please allow this canyon to remain undeveloped.

Thank you for your time and consideration.

Sincerely,  
Morgan Trzcienski

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers Trail  
**Date:** Tuesday, May 5, 2026 11:32:12 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Carol W [REDACTED]  
**Sent:** Monday, May 4, 2026 9:32 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Cc:** Neale Minch [REDACTED]  
**Subject:** Bill Bauers Trail

Hello Manitou Springs City Council,

We have heard about the proposed plan to construct a trail starting from the bottom of Crystal Hills Boulevard (near the US24 overpass) up to Bill Bauers Park. We are VERY OPPOSED to this plan! Please vote NO on the proposed trail!! We submitted our comments previously online and the comments did not reach the City Council so we are submitting them again here.

We have lived on Palisade Circle for the past 40 years and have seen many changes in the Crystal Hills area in that time. Our home is located on the west side of the street on the edge of the canyon. We have enjoyed the privacy of the area and do NOT want to have the area opened to the general public.

There is a lot of wildlife up here. Sightings of deer, mountain lions and bears (and assorted other animals) are common. There is a wildlife trail behind our home and neighbors have notified us of "traffic" on the trail several times. The animals know that they can live and travel through the canyon without being bothered. Putting a trail through the canyon will change that and push the wildlife out of the area.

There are other existing trails in the Manitou Springs area that do not go through residential areas like Crystal Hills. Please consider spending money on maintaining those trails, finish the black canyon trail, acquire more land for walking trails and keep it wild.

Fire danger is extreme in the canyon area. Fire mitigation is a serious consideration here. One spark from a cigarette, match, carelessly thrown trash or "warning fire" could start a wildfire that would be difficult to contain before taking out homes and small buildings. Opening up this area to the general public greatly increases the fire hazard for the residents of Crystal Hills. The foliage in the canyon is dry scrub oak and tinder for a serious fire. Please DO NOT open this area to the general public by building the Bill Bauers Trail.

We have seen several homeless encampments throughout the past few years in this area: tents by trees and scrub oak. They just walk around the chain link fence and use the deer trail at the base of the canyon. A few years ago, a neighbor found a homeless person living in their backyard shed. We have found assorted personal possessions stored under our backyard deck. Several months ago, we found boxes of ammunition under our deck. The residents along the canyon have no control over who can access their back yards for whatever purpose even though we presently have the base of the canyon fenced in. Taking the fence down and opening that area to the general public for parking and walking will increase the risk to the Crystal Hills residents. Please DO NOT build the Bill Bauers Trail.

We understand the desire to create new walking trails in Manitou Springs and the appeal of being out in nature. We understand the desire to bring more people into Manitou Springs and offer more things for them to do. There are other beautiful locations in Manitou Springs where a walking trail would be more appropriate and enjoyed. The proposed Bill Bauers Trail is not it! The Bill Bauers Trail would greatly increase the fire, wildlife and property risks for the residents in Crystal Hills, especially those of us who live along the canyon boundaries. Please vote NO to the Bill Bauers Trail!

Respectfully,

Carol Witheridge  
[REDACTED]

**From:** [Natalie Johnson](#)  
**To:** [Gillian Rossi](#); [Elena Krebs](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer Park and OSAC plans  
**Date:** Tuesday, May 5, 2026 11:31:34 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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**Main | (719) 685-5481**  
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[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Becky Elder [REDACTED]  
**Sent:** Monday, May 4, 2026 9:12 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer Park and OSAC plans

Dear Council,

The Climate Action Working Group (CAWG) took an informal vote in the core working group about the OSAC plans to build a new trail in the Bill Bauer's Park drainage. The responses received were unanimous. CAWG is opposed to this trail and feels this area should be preserved for wildlife habitat. We thank you for considering this.

Climate Action Working Group  
Greg DiFiore  
Sally Fitzgerald  
Mary Ellen Montgomery  
Linda Morlan  
Mark Lee  
Becky Elder

*In nature's economy the currency is not money... it is life.*

- Vandana Shiva, physicist, philosopher, activist, & inspired author.

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer trail  
**Date:** Tuesday, May 5, 2026 11:29:27 AM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
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**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Robert Morlan [REDACTED]  
**Sent:** Monday, May 4, 2026 7:06 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer trail

Sent from my iPhone

I I am an original member of the CWAG board. I do not approve of the renovation of the Bill Bauer Trail. Leave it alone for the wildlife and the people who enjoy natural trails without bikes and paving.

Linda Morlan

# Agenda Item Comment Form

04/28/2026 8:21 PM (MDT)



## City of Manitou Springs

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First Name Patrick

Last Name Mannion

Street Address [REDACTED]

City Manitou Springs

State Co

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 3

City Council Meeting Date 04/23/2026

City Council agenda item number Bill Bauer space for a trail

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I support the idea of turning an unused parcel of land into a connector trail, which would allow riders and hikers in Manitou Springs to better access Red rocks open space. I live in town and enjoy bike riding. I also take my kids on many bike rides with me. We would certainly use this trail as will many of the people that I know.

Signature

A handwritten signature in black ink, appearing to read 'Bill Bauer'.

# Agenda Item Comment Form

04/23/2026 5:16 PM (MDT)



## City of Manitou Springs

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First Name John

Last Name Gould

Street Address

[REDACTED]

City Manitou Springs

State Colorado

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 05/05/2026

City Council agenda item number Bill Bauers park trail --safe accessible connection to Manitou Ave, downtown, the pool and tennis/skateboard park.

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Dear Council,

I strongly support going ahead and building the trail connecting Bill Bauers Park to Manitou Avenue. There are lots of good reasons to build this trail. The most compelling reason for me however, is safety. My neighbors and family routinely hike up and down the roads to get to/from the pool, the tennis/pickleball courts, or simply just to walk around downtown. Neither of the routes leaving Crystal Hills to the main avenue has an accessible sidewalk the full way to Manitou Avenue. Over the years, this has led to a number of uncomfortable counters with cars hugging the roadside too closely or simply taking the corners too quickly. When my kids were young It was concerning enough for me to prevent my children from going to town or to the skateboard park on foot by themselves.

This trail will provide a wonderful way of connecting our neighborhood safely and easily to the sidewalks and trails that bring our town together.

Sincerely,  
John Gould

Signature

# Agenda Item Comment Form

04/21/2026 2:56 PM (MDT)



## City of Manitou Springs

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First Name Christina

Last Name Baker

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: Believe it would be an asset to neighborhood.

Signature

A handwritten signature in black ink that reads "Chris Bue".

# Agenda Item Comment Form

04/21/2026 4:54 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Charles
Last Name	E Dunlap
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments: Safe non-automobile route for the children

Signature

A handwritten signature in black ink, appearing to be 'Ami'.

# Agenda Item Comment Form

04/21/2026 2:53 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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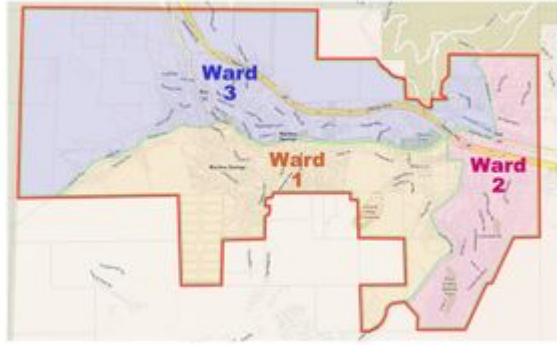
Public comments submitted before 4 PM on the day of a city council meeting will be distributed to the city council and the appropriate staff prior to the meeting that evening.

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First Name	Clark
Last Name	Dyer
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: Support for 5H

Signature

A handwritten signature in black ink that reads "CWA".

# Agenda Item Comment Form

04/21/2026 2:53 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Jodi
Last Name	Dyer
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: In favor of 5H!

Signature

A handwritten signature in black ink that reads "Marie".

# Agenda Item Comment Form

04/21/2026 2:22 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Angie

Last Name Glass

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

As a resident of Crystal Hills for nearly 30 years, I am writing to express my strong support for this agenda item, H5.

I believe this proposal represents a meaningful opportunity to enhance our neighborhood in several important ways. While this was not an option when my own children were younger, I am genuinely pleased that future generations of families will be able to benefit from it.

In particular, the addition of this trail would significantly improve safety by reducing the need for children and residents to walk or ride along CHB. At the same time, it would provide increased access to the natural beauty and landscape that make our community so unique. The potential uses for this trail—recreational, practical, and community-building—make it an especially valuable addition.

I would also like to express my willingness to volunteer my time to assist in the development of the trail. I am confident that many of my neighbors, as well as friends and family within the neighborhood, would be eager to contribute as well.

Signature

# Agenda Item Comment Form

04/21/2026 3:31 PM (MDT)



## City of Manitou Springs

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First Name Joseph

Last Name Glass

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I've lived in Crystal Hills for 20 years now, and I wanted to reach out to share how much I support the new trail proposal. It's a great move for the neighborhood. Even though my kids are already grown, I'd love to see the younger families here have a resource like this. The biggest win is definitely safety—getting folks off the edge of CHB and onto a dedicated path is a no-brainer. Plus, it's just a better way to get out and enjoy the scenery that makes our area so great. I'm also ready to put in some work to make this a reality. I'd be more than happy to volunteer my time to help build or maintain the trail, and I'm already planning to round up a crew of neighbors, friends, and family to help out too. There's a lot of energy for this project, and we're ready to roll up our sleeves as a community to get it done.

Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

# Agenda Item Comment Form

04/21/2026 7:43 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Christina

Last Name Grow

Street Address [REDACTED]

City MANITOU SPRINGS

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 3

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I support connectivity between our parks and support the proposed Bill Bauers Trail!

Signature

A handwritten signature in black ink, appearing to be 'Bill Bauers', written in a cursive style.

# Agenda Item Comment Form

04/21/2026 6:01 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Sarah
Last Name	Jorstad
Street Address	██████████
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	████████████████████
Phone Number	██████████

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 07/04/1975

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I support the issue

Comments: I am in favor

Signature

A handwritten signature in black ink, appearing to be 'S. D.' or similar, written in a cursive style.

# Agenda Item Comment Form

04/21/2026 2:53 PM (MDT)



## City of Manitou Springs

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First Name	John
Last Name	Karle
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: I support this.

Signature

A handwritten signature in black ink, appearing to be 'J. K.' or similar, written in a cursive style.

# Agenda Item Comment Form

04/21/2026 3:21 PM (MDT)



## City of Manitou Springs

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First Name Danielle

Last Name LeGere

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I support the issue

Comments: I think it will be nice to have a trail to the park

Signature

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a series of loops and a long horizontal stroke.

# Agenda Item Comment Form

04/21/2026 3:52 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Katja
Last Name	Lowe
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Our family has always hoped for more projects and development in our town that benefits the residents and I think this is one of them.

Signature

A handwritten signature in black ink that reads "Kay Jones".

# Agenda Item Comment Form

04/21/2026 4:09 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Dustin

Last Name McCumber

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I support the trail initiative at Bill Bauers Park. I feel with the attention and the use that it will get encourages a couple of different positive outcomes. 1) Crystal Hills residents will have a dedicated, safe, path of travel from the neighborhood down to town free of traffic. That physical presence will/should deter homelessness presence and encourage us to keep that valley clean. 2) Provide more foot traffic into downtown/avenue businesses from local residents.

Signature

A handwritten signature in black ink, appearing to be 'D. A. [unclear]'. The signature is stylized and written in a cursive-like font.

# Agenda Item Comment Form

04/21/2026 4:01 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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#### Notice of Disclosure:

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First Name	Sean
Last Name	McKeown
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I support the development of the proposed trail connector from Bill Bauer's Park to Manitou Ave. The connector is explicitly called out in our Master Plan and was the impetus for the purchase of the open space just to the north of the park. The community would benefit significantly from this connector, providing a safe means for pedestrian and bicycle travel from the Crystal Hills neighborhood down into town. Having raised my two children in this neighborhood, I know first hand how dangerous it is for kids and families to ride their bikes around the blind curve on Crystal Hills Blvd to get to school or downtown. Let's fix this major gap in our trail network, just as the public wanted via their input into the Master Plan.

Signature

A handwritten signature in black ink, appearing to be 'Sue', written over a horizontal line.

# Agenda Item Comment Form

04/21/2026 4:43 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Craig
Last Name	McKessy
Street Address	[REDACTED]
City	Colorado Springs
State	CO
Zip Code	80907
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

I do not live in Manitou Springs

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I am in support of building the Bill Bauer trail in the Crystal Hills neighborhood. While I do not live in Manitou Springs, I do have many friends in this area and I do ride my bike in this area quite a bit. This trail would give much better and safer access to the neighborhood than riding on the streets.

Signature

# Agenda Item Comment Form

04/21/2026 2:52 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Erin
Last Name	Rhodes
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I support the issue

Comments: Na

Signature

A handwritten signature in black ink, consisting of a stylized 'W' followed by a long horizontal stroke that tapers to the right.

# Agenda Item Comment Form

04/21/2026 2:53 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Timothy
Last Name	Rhodes
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: I support this proposed trail.

Signature

A handwritten signature in black ink, appearing to be 'Zhu'.

# Agenda Item Comment Form

04/21/2026 5:06 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Leland "Chip"

Last Name Spangler

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I support the issue

Comments: Bauer's Park trail supports healthy lifestyles and personal mobility. Please vote in favor of the trail!

Signature

A handwritten signature in black ink, appearing to be 'Shi'.

# Agenda Item Comment Form

04/21/2026 9:03 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

This form is for citizens unable to attend a city council meeting, who wish to still provide comment for certain agenda items, or under the agenda item "public comment on non-agenda items."

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First Name	Joan
Last Name	Stang
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Greetings Mayor & City Council: I am writing you asking that you support the Bill Bauer Open Space trail development, as it offers additional modality options for people outside of cars AND will provide enhanced SAFETY in the neighborhood for several reasons. Firstly, it will allow pedestrians in general and residents in the Crystal Hills District (this includes neighbors on Crystal Park Rd) to utilize a SAFER mobility route to/from the both Crystal Hills Blvd and Crystal Park Rd to our major trail system north--Creek Walk Trail--vs sharing road space along these corridors where there is NO contiguous sidewalk. Please understand that excessive speeding and uncourteous driving behaviors is an issue in the Manitou community. Secondly, if a basic trail was constructed, it would actually allow fire crews and residents to mitigate fire danger/more easily respond to fire danger in the space. Thirdly, having a trail that people would use not only for recreation but also for transportation would actually discourage unhoused activity/camping/loitering. Please vote YES to enhance a much needed mobility option in this part of town. Thank you.

Signature

# Agenda Item Comment Form

04/21/2026 12:10 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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#### Notice of Disclosure:

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First Name	Karl
Last Name	Stang
Street Address	[REDACTED]
City	Manitou Springs
State	Colorado
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 04/21/2026

City Council agenda item number H5 - Direction on Bill Bauers Open Space

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Esteemed Manitou Springs Mayor and Council members,

Thank for taking the time to conduct a public survey regarding the use of Bill Bauers Open Space and sharing the results. It is great to see the City investing in community engagement and allowing residents to have a voice in the direction of their town.

The results show strong support for a multi-use trail that could be enjoyed by all residents. Please vote to support proceeding with the funding and design of a multi-use trail through the newly acquired Bill Bauers Open Space.

Thank you for your service to the community.

Sincerely,

Karl Stang

Signature

A handwritten signature in black ink, appearing to read 'Karl Stang', followed by a large, stylized flourish.

# Agenda Item Comment Form

04/21/2026 8:24 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Aaron
Last Name	Stunkard
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829-2742
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado – Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I'm writing to express support from the (quieter) residents in Crystal Hills in favor of the proposed Bill Bauer Trail.

Living on Mountain View Rd next to Bill Bauer Park, we are directly invested in this project.

We strongly encourage moving forward with construction. The trail would expand safe, shared access to a unique natural area while improving neighborhood connectivity and quality of life.

While some nearby property owners have raised concerns, many residents believe this space should be accessible to the broader community—not limited to a small group of adjacent homes.

In brief:

The trail would open this scenic area to all residents, not just a few.

Nearby homes sit far above and away from the proposed route, minimizing privacy impacts.

Our neighborhood lacks sidewalks and bike lanes; the trail would provide a safer alternative for pedestrians.

The area is already surrounded by homes, so wildlife disruption concerns are limited.

Trail access would support much-needed fire mitigation and emergency access.

This project would be a long-term asset for both Crystal Hills and Manitou Springs. We invite Council members to walk the proposed route—we would gladly join you.

Thank you for your consideration and for supporting projects that benefit the broader community.

Signature



"

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# Agenda Item Comment Form

04/21/2026 10:59 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Cory
Last Name	Sutela
Street Address	[REDACTED]
City	manitou springs
State	co
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 3

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

A trail connection through Bill Bauers Open Space was envisioned and presented to residents when the property was originally proposed for acquisition using OSAC funds. The proposal was also recommended in the community-developed and council-approved POST plan, which recognized the need for an off-street connection in this area. The concept of a trail in this open space is further supported by the community survey conducted last year.

It has also been formally endorsed by PARAB, MaP advisory boards, and community groups including PaC-Man. Volunteer trail organizations such as MedWheel and Trail CATS have demonstrated an ongoing commitment to stewardship through sustainable trail construction and maintenance in Manitou Springs and would likely support this unique opportunity to create a meaningful trail experience and a safe neighborhood connection to the schools and downtown amenities.

As a resident and taxpayer in Manitou Springs, I respectfully request that Council approve the allocation of appropriate resources for additional planning of this trail connection. If there are future public input opportunities related to this project, I would be glad to participate.

Signature

# Agenda Item Comment Form

04/21/2026 7:12 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Steve
Last Name	Trahey
Street Address	[REDACTED]
City	Colorado Springs
State	Colorado
Zip Code	80904
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

I do not live in Manitou Springs

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments: I believe this trail will provide safer neighborhood access.

Signature

A handwritten signature in black ink, appearing to be a stylized name.

# Agenda Item Comment Form

04/21/2026 4:12 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Christine

Last Name Whipkey

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number Manitou Springs

View City Council agendas [here](#).

Your position

I support the issue

Comments: Yes for 5H

Signature

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a vertical stroke.

# Agenda Item Comment Form

04/21/2026 3:08 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Justus
Last Name	whipkey
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date

04/21/2026

View City Council agendas [here](#).

Your position

I support the issue

Comments:

No comment

Signature

A handwritten signature in black ink, appearing to be 'J. ...'.

# Agenda Item Comment Form

04/21/2026 3:04 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Andrew
Last Name	Winchell
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number 5H

View City Council agendas [here](#).

Your position

I support the issue

Comments: I'm in support of the new trail system at Bill Bauer park.

Signature

A handwritten signature in black ink, consisting of a stylized, cursive name.

# Agenda Item Comment Form

04/21/2026 8:49 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Nancy

Last Name Yerger

Street Address

[REDACTED]

City Colorado Springs

State CO

Zip Code 80905

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

I do not live in Manitou Springs

City Council Meeting Date 04/21/2026

City Council agenda item number H5

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I support the proposed Bill Bauer Trail and have family I visit often that live adjacent to the open space. I would so appreciate non-motorized access to the area when I am there!  
Without bike lanes and sidewalks, walking down the road is dangerous. It would be so helpful having a place to hike to and from the house that doesn't require negotiating traffic on the road.  
Thank you for supporting projects that help the broader community!

Signature

# Agenda Item Comment Form

04/21/2026 6:22 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Jim

Last Name Yount

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 04/21/2026

City Council agenda item number E

View City Council agendas [here](#).

Your position

I support the issue

Comments: I support the trail at bill Bauer park

Signature

A handwritten signature in black ink, appearing to be 'John H. ...'.

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauer's trail  
**Date:** Friday, April 24, 2026 12:56:41 PM  
**Attachments:** [favicon.ico](#)  
[Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** chip.aspenmicrosystems.com [REDACTED]  
**Sent:** Thursday, April 23, 2026 12:14 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauer's trail

Dear Mayor Johnson and City Council,

I've been a resident of Crystal Hills for 33 years and live at [REDACTED]. I was the chairman of OSAC during the time when Red Rocks Open Space was saved from development and transferred to public ownership.

I am also a trained VOC Colorado trail designer and a VOC trail crew leader. I've averaged 5 or so volunteer trail work days every year and will be an active member of the community of people that, in conjunction with the city, helps organize and build our new trail in Bill Bauer's Open Space. I have broad and deep contacts with the trail building community in the region and am confident that this trail can be built entirely with volunteers with virtually no budget impact to the city.

Through my training and experience, I have learned first hand that trails in an otherwise undeveloped open space significantly improve safety. There are at least four reasons for this.

#### Safety #1 Fire safety

A trail through The Open Space allows our first responders much easier access should/when a fire develops in the area. Much of the open space is extremely overgrown and very slow to get through, a trail gives our fire fighters direct and immediate access to the entire open space with the subsequent major reduction in risk for the houses that are near the open space. This reason alone is sufficient to justify a trail in Bauer's open space.

#### Safety #2 Well designed trails are safe

Kids and adults alike use and will continue to use this open space. Unless the entire area was to be fenced off, people are going to head down into the open space from the park. A well

designed trail will not only improve safety, it will encourage people to stay in the designated corridor and discourages people from wandering up and down the steep hillsides. The embankment from Bill Bauer's park into the open space is steep, eroding and not stable. A well designed trail will provide for safe access and will stabilize the embankment to reduce further erosion.

#### Safety #3 Trails discourage homeless encampments.

Those that fear a trail will lead to issues with the homeless are confusing emotion and fact. A growing body of research supports the conclusion that adding trails to an undeveloped open space *reduces* the likelihood that those areas become sites for homeless encampments by increasing activity, visibility, and active management of the trail. Studies from Boulder to Atlanta to California show that when a well designed trail is built in public open spaces, the number of homeless encampments actually decreases, and safety increases. An example of this can be seen right here in Manitou. Homeless encampments were often found in the hills north of the Incline, but once the Northern Incline Return Trail was built, encampments in that area are not as much of an issue.

#### Safety #4. Pedestrians access to Manitou Ave

People in Crystal Hills ride bikes, run, hike and walk regularly. There is no "off-street" access from Crystal Hills to Manitou Ave. Crystal Hills Blvd has no sidewalks forcing people to be directly on the street if they want to get to town that way. I've been in dangerous situations many times on CHB with cars zooming down the hill and rounding the blind curve at the bottom. Crystal Park Road is no better. Although there are a few areas where there are sidewalks, much of the road does not have a sidewalk, again, forcing people to walk directly on the road. A trail from our neighborhood to the Manitou Ave solves that major safety issue.

In addition to the significant improvements in safety that a trail brings, trails increase home values and improve quality of life in the neighborhood. People want access to natural spaces as it provides more accessible green space, improves recreation opportunities and builds community. A majority of homeowners believe that nearby trails increases the value of their home and makes their home easier to sell. Furthermore, over 80% of real estate agents use nearby trails as a selling point when trying to sell a home in a neighborhood. This data comes from studies done by Colorado State Parks and detail is in the attached link.

Trail Effects on Neighborhoods: Home Value, Safety, Quality of Life  
americantrails.org



Finally, many people in Crystal Hills want to reduce their carbon footprint. One simple way to do this is to walk or ride a bike when we want to go down to Adams, or head west into town. Since there is no suitable and safe pedestrian access from our neighborhood to Manitou Ave, people are actually discouraged from using human powered means of getting around town. The lack of a trail actually is counter to Manitou's objectives to reduce our carbon footprint. *We want to be encouraged to take a beautiful hike through our open space to get to town.*

In summary, the residents and visitors to Crystal Hills live with a major safety issue related to fire and the unmanaged use of the Bauer's open space. The planned trail solves this issue and improves the value of our homes and our quality of life. Those that are opposed to this trail are ignoring these facts. Please vote to follow through with the Open Space Master Plan and

authorize us to work in conjunction with the city to build the trail in Bauer's open space.

Chip Spangler

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer's Trail Survey  
**Date:** Friday, April 24, 2026 12:57:14 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** Chuck Dunlap <[REDACTED]>  
**Sent:** Thursday, April 23, 2026 11:00 AM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Cc:** Sean McKeown <[REDACTED]>  
**Subject:** Bill Bauer's Trail Survey

Dear City Council Members,

At the April 21st meeting, some council members interpreted secondary survey questions as evidence that the public does not support the trail. However, the first survey question asks residents directly, with 63% in support and 26% opposed — a clear result that speaks for itself. As a Manitou resident, I stand among that majority in support of this trail.

Since there appears to be disagreement among council members on what this means, I am asking council leadership to affirm publicly at the March 5th meeting that this survey shows strong majority support for the trail.

Sincerely,  
Chuck Dunlap

**From:** [Denise Howell](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fwd: Bill Bauer"s trail vote extremely disappointing  
**Date:** Wednesday, April 22, 2026 7:44:49 PM  
**Attachments:** [Outlook-Historic M.png](#)  
[Screenshot 2026-04-22 at 5.04.58PM.png](#)  
[Screenshot 2026-04-22 at 5.06.23PM.png](#)

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Please add this one to the packet for May 5th.

Begin forwarded message:

**From:** Natalie Johnson <njohnson@manitouspringsco.gov>  
**Date:** April 22, 2026 at 7:19:23 PM MDT  
**To:** Denise Howell <dhowell@manitouspringsco.gov>  
**Subject:** Fw: Bill Bauer's trail vote extremely disappointing



**Natalie Johnson**  
Mayor of Manitou Springs  
njohnson@manitouspringsco.gov  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

---

**From:** Sean McKeown [REDACTED]  
**Sent:** Wednesday, April 22, 2026 7:00 PM  
**To:** \*\*\*City Council <CityCouncil@manitouspringsco.gov>  
**Cc:** Spangler Chip [REDACTED]; Yount Jim [REDACTED]; Joseph Glass [REDACTED]; Biondo Brenda [REDACTED]; Dunlap Chuck [REDACTED]; Gould John [REDACTED]; Glass Angie [REDACTED]; Gould Simona [REDACTED]; Trahey Steve [REDACTED]  
**Subject:** Bill Bauer's trail vote extremely disappointing

Dear Councilmembers-

I am writing to you as a 16-year resident of Crystal Hills. My wife Brenda and I raised our children right around the corner from Bill Bauer's park on Sutherland Place. I have copied a number of my neighbors who I know feel similarly, though I will of course let them speak for themselves.

Last night's council discussion and vote on item 5H, the trail development through Bill Bauer's Open Space, was a major disappointment. The discussion from council showed a strong bias against what Manitou residents have asked for, time and again. Specifically:

- **Councilwoman Wolfe** asserted that “if you add together all the people on that one question that said, ‘What is your priority for how OSAC should spend their money ... and if you add together the ‘I’m not sure’ with ‘I’d rather spend it on something else’ with the ‘I’m kind of neutral’, that outweighed the number of people who voted yes my preference would be to build this trail.”
  - There are many problems with this comment. First, it’s factually false. That’s not what the question asked. The question asked “What OSAC open space development and project priority do you support most?”. The question wasn’t posed as a financial either/or - either you can spend money on X or Y, pick one - it was open ended on priorities and said nothing at all about budget dollars. Just because a given respondent ranked another priority higher than this trail cannot be construed as not also supporting the trail, as Councilwoman Wolfe implied. Council cannot alter the language of a survey question after the fact to suit a narrative, it must take the question as asked and the responses as given. Not to mention that, *by definition*, one cannot interpret the “I don’t know” and “I’m neutral” responses as support for any specific priority (**Councilwoman Latimer** made this point as well - thank you).
  - The most straightforward, most black-and-white question and response in the survey was Slide 25, where 63% of Manitou residents very clearly answered YES to the question: “Would you support the development of a trail through Bill Bauers Open Space?”. How much more plain do we have to be to make our desires known to council? Yes means yes. We want it. The professionals who conducted and compiled the survey - the ones that council presumably hired for their expertise - agreed.
- The comment from **Councilwoman Chandler** that “not everything needs to be a trail” again shows bias against the wishes of the public in this case. While I agree, not every stretch of open space needs to have a trail, *in this case*, the public has made itself very, very clear that it *does* want to have a trail *in this specific location*. The public, as part of the 2016 POST master planning process, specifically prioritized acquiring this open space *for a trail connector*. It’s right there in Table 12, Area ID 12, of the POST plan (see below). Suggesting that we don’t need one is an affront to all the residents who put time and energy into the public feedback process of the POST plan, and whose tax dollars were spent to (partially) fulfill that plan.
- The comments from numerous council members during the discussion period that the trail should be considered during some future master planning process completely ignores the fact that *we already did that*. It is explicitly called out in the *existing* master plan as a priority. Why are the residents who participated in past master planning processes being disregarded?



**Councilman Shada's** suggestion that the trail, should it be constructed, be made "very unfriendly to bike users" is outrageous. Bike users are exactly one of the primary user groups that we want to *encourage* to use this connector rather than risking their lives on the blind curves of CHB! Nothing in the survey results or prior master planning feedback suggests that the public wants a trail here "very unfriendly to bike users." Again, please listen to your constituents.

- For some reason, the public comments that I and many copied here submitted prior to the meeting were not read into the record, but comments opposing the trail were. I'm told by the City Clerk that this was some sort of technical error. If so, it's quite the coincidence.

We have long advocated for a safe trail connector between Manitou Ave. and Crystal Hills. We all know how the lack of sidewalks and blind curves on Crystal Hills Blvd. make getting down to Manitou Ave. a serious safety issue. We always wanted our kids to be able to ride their bikes to school safely or walk down to Manitou and fish at the Schryver pond or simply to explore, but that is just not a risk we were willing to take. The same holds true for trail runners and parents with strollers and bicycle commuters - we just want a safe and direct way to go downtown or get to work without having to get into a car. We made these wishes known in the master planning POST process. We did so again in the City's recent survey. If Council's response last night had been that yes, the public has made it clear that this trail is desired by a strong majority, but we simply can't afford to build it right now, then I wouldn't be writing this letter. We might then have been able to discuss other means of raising the needed funds, or the use of volunteer trail builders like Manitou CATS, etc. to make the public's wishes come to fruition.

But for some reason, Council is ignoring those wishes. Last night's discussion and vote makes me wonder - if Council isn't going to listen to what the public clearly says we want, why bother asking us in the first place?

Regards,  
Sean

**Table 12: Potential Open Space Areas**

Area ID	Location/Description	Primary OS Criteria	Approx. Size (Acres)	Criteria #	1997 Plan Reference
1	Ruxton South	Habitat, Community Preference, Zoning	80	2,6,7	1997 Site 35
2	Ute Gateway	Community Preference, Trail Corridor	8	7,8	n/a
3	Midland	Community Preference, Trail Corridor	10	7,8	1997 Site 12
4	Incline North	Habitat, Trail Corridor	60	2,8	1997 Site 23
5	Ute Chief Springs West	Habitat, Community Preference, Trail Corridor	40	2,7,8	1997 Site 2
6	Northwest Ridge	Community Preference, Habitat, Trail Corridor	25	2,7,8	1997 Site 2
7	Serpentine Drive	Habitat, Community Preference, Trail Corridor	8	2,7,8	1997 Site 6
8	Higginbotham South	Visual, Trail Corridor, Slopes	3	1,4,8	
9	Williams Canyon	Community Preference, Trail Corridor, Habitat	30	2,7,8	1997 Site 4
10	Williams East	Visual, Habitat, Trail Corridor, Community Preference	40	1,2,7,8	1997 Site 4
11	Highway North	Visual, Habitat, Trail Corridor, Community Preference	100	1,2,7,8	1997 Site 3
12	Crystal Hills	Habitat, Trail Corridor	10	2,8	1997 Site 42
13	Iron Mountain East	Habitat, Visual, Community Preference	30	1,2,7	n/a
14	Chelton South	Habitat, Trail Corridor, Community Preference	15	2,7,8	1997 Site 50
15	Cemetery West	Trail Corridor, Community Preference	20	7,8	n/a
16	Iron Mountain North	Visual, Habitat, Trail Corridor	6	1,2,8	n/a
17	Crystal Park Gateway	Habitat	6	2	1997 Site 52
18	Middle School Parcels	Visual, Community Preference	3	1,7	n/a
<b>Approximate total</b>			<b>493 acres</b>		

## Open Space Acquisition Criteria

Based on a review of existing conditions, public input, policy guidance, and progress from the 1997 plan, the team developed a revised set of criteria to guide future open space conservation efforts. These criteria are not in priority order.

- |  |
|--|
| <b>(1) Viewshed</b> – Areas that are the most visible from key sites, landmarks, roadways, and gateways in Manitou Springs                 |
| <b>(2) Habitat Areas</b> – Areas that contain large, undeveloped tracts of wildlife habitat  |
| <b>(3) Riparian Areas</b> – Areas along stream corridors and canyon bottoms that contain important wildlife habitat and movement corridors |
| <b>(4) Steep Slopes</b> – Areas with steep slopes greater than 30% (less suitable for development)   |
| <b>(5) Floodplain</b> – Areas not suitable for development   |
| <b>(6) Zoning</b> – Areas that are zoned and intended for less-developed land use  |
| <b>(7) Community preference</b> – Areas that have unique qualities or are otherwise important to residents and visitors                    |
| <b>(8) Trail corridors</b> – Key trail corridors identified in the trails plan   |

To: Mayor John Graham, Manitou Springs

From: Cory Sutela, Chair, City of Manitou Springs Mobility and Parking Board

Date: July 30, 2025

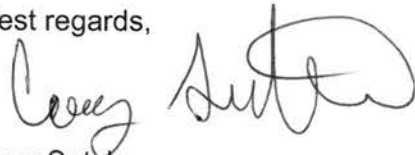
Re: **A RESOLUTION OF THE MANITOU SPRINGS MOBILITY AND PARKING BOARD SUPPORTING THE DEVELOPMENT OF A MULTI-USE TRAIL IN THE BILL BAUERS OPEN SPACE.**

Hello Mayor Graham,

On behalf of the MaP board, I want to let you know about this resolution which was adopted at our July 23 regular meeting. This resolution passed unanimously. Can you please let the council know of this endorsement?

The pleasure of your reply is requested, at your convenience.

Best regards,



Cory Sutela

**WHEREAS**, the City of Manitou Springs recently acquired open space property adjacent to Bill Bauers Park, utilizing the open space fund for the enjoyment and benefit of all Manitou Springs residents; and

**WHEREAS**, the Manitou Springs Parks, Open Space, and Trails (POST) Master Plan envisions a multi-use connection in this corridor; and

**WHEREAS**, there is currently no safe, off-street connection for pedestrians and cyclists traveling between the Crystal Hills neighborhood and Manitou Avenue; and

**WHEREAS**, a dedicated multi-use trail through this property would significantly improve safety and access for residents, visitors, and notably, for students traveling to and from school.

**NOW, THEREFORE, BE IT RESOLVED BY THE MOBILITY AND PARKING BOARD OF THE CITY OF MANITOU SPRINGS:**

The Mobility and Parking Board formally endorses the development of a multi-use trail in this area. We encourage City Council to proceed with resource allocation for planning and construction of this vital connection with all due haste.

**ADOPTED this 23rd day of July, 2025.**



**To:** The Manitou Springs Open Space Advisory Committee (OSAC) and the Honorable Mayor and City Council of Manitou Springs

**From:** Parks and Recreation Advisory Board (PARAB)

**Date:** June 5, 2025

PARAB thanks the Manitou Springs Open Space Advisory Committee, elected officials, and City staff for your service to our community, and for this opportunity to provide input on the potential development of recreation and transportation infrastructure on property acquired through the voter-approved Open Space tax.

**PARAB strongly supports the construction of the proposed Bill Bauers Park Trail** on the property that was purchased using Manitou Springs Open Space funds, specifically envisioning a permeable-surface multi-use trail **connecting lower Crystal Hills Boulevard to Bill Bauers Park.**

We believe this trail represents a significant, valuable improvement to our community's infrastructure in several key ways:

1. **Enhanced Safety and Accessible Recreation:** The trail will provide a separated space for residents and visitors to travel between the URA and Bill Bauers park, and to enjoy access to nature away from vehicular traffic. This directly supports Manitou's community goal of promoting safe pedestrian and cycling infrastructure.
2. **Improves Connectivity:** The Bill Bauers Park Trail is a critical link for Manitou Springs. It will:
  - Connect the Crystal Hills neighborhood (over 350 households) to downtown Manitou Springs via Bill Bauers Park.
  - Provide improved, safer non-motorized access for residents wishing to reach Red Rocks Open Space, the Creekwalk Trail, and other City parks
  - Allow residents of all ages in the Crystal Hills area to connect to Mountain Metro Transit (#3 bus) and the proposed Manitou shuttle stop along Manitou Avenue, without relying on a vehicle.
  - It will help fill a crucial gap in the city wide micro-mobility network.
3. **Provides a Safe Route to School and parks for kids:** The Bill Bauers trail takes a major step toward safe, off-street access for students in the Crystal Hills neighborhood to safely reach Manitou Avenue and all three Manitou Springs School District 14 schools and parks.

4. **Fulfills the Intent of Open Space & Aligns with City Plans to connect parks:** Clearing deadfall, mitigating fuels and developing low-impact recreational trails is a primary and appropriate use for lands acquired with Open Space tax funds. The trail was proposed when this property was approved for purchase and preservation as an alternative to allowing private development of the space. Furthermore, creating new separated spaces for non-motorized uses is a textbook example of the type of infrastructure prioritized in, and aligned with, the **2016 Parks, Open Space and Trails Master Plan, 2017 Plan Manitou, and the 2019 Transportation & Mobility Master Plan**. It provides engaged public access, increasing stewardship and connection to our natural environment, and offers a viable mobility enhancement compared to the challenges of installing sidewalks along Crystal Hills Boulevard.
5. **Honors Public Investment & Ensures Access:** ALL Manitou residents (and visitors) contributed to the purchase of this property through the Open Space tax. The development of this trail ensures the general public receives the benefit of that investment through access, rather than limiting use to only adjacent neighbors.
6. **Improves Public Safety & Reduces Fire Risk:** Across Colorado, activating undeveloped open space with trails consistently reduces illegal activities, including unauthorized camping and dangerous illegal campfires. This trail will enhance public safety and reduce wildfire risk in this area.
7. **Promotes Health and Well-being:** Access to trails and parks encourages outdoor activity, contributing positively to the physical and mental health of our community members. The unique surroundings of this space will be compelling for the immediate neighbors as well as all of the residents of Manitou Springs.

PARAB urges the Open Space Advisory Committee and Manitou Springs City Council to **proceed expeditiously with the design of the Bill Bauers Trail and the allocation of the necessary resources for its timely construction.**

PARAB is committed to collaborating with OSAC, the City, and other partners to help make this valuable community asset a reality.

Sincerely,

The Parks and Recreation Advisory Board

**From:** [Natalie Johnson](#)  
**To:** [Elena Krebs](#); [Gillian Rossi](#); [Denise Howell](#)  
**Subject:** Fw: Bill Bauer" Trail - Community Input and Survey  
**Date:** Friday, April 24, 2026 12:58:12 PM  
**Attachments:** [PXL\\_20260421\\_135801071-EDIT.jpg](#)  
[Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** Aaron Stunkard [REDACTED]  
**Sent:** Thursday, April 23, 2026 10:05 AM  
**To:** Sean McKeown [REDACTED]; \*\*\*City Council  
<[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>; Cc: Spangler Chip <[REDACTED]>; Yount  
Jim [REDACTED]; Joseph Glass [REDACTED]; Biondo Brenda  
[REDACTED]; Dunlap Chuck [REDACTED]; Gould John  
[REDACTED]; Glass Angie <[REDACTED]>; Gould Simona  
[REDACTED]; Trahey Steve [REDACTED]; Natalie Johnson  
<[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)>; Gillian Rossi <[grossi@manitouspringsco.gov](mailto:grossi@manitouspringsco.gov)>; Stephanie Wurtz  
[REDACTED]; Karl Stang <[REDACTED]>  
**Subject:** Bill Bauer' Trail - Community Input and Survey

Good Morning Council and Mayor,

I'm emailing to express some similar frustrations echoed by neighbors here in Crystal Hills regarding last night's vote on Bill Bauer Trail. I feel like many voices were ignored, both in the unread public comments submitted in \*favor\* of a low impact neighborhood trail, the carefully-planned survey, and then the consultant's findings regarding the survey. Over 50% of neighbors have stated that they would regularly use such a trail, which, considering our population, is great!

We live on Mountain View Rd. next to Bill Bauer Park and have been watching the progression of the project with great anticipation for many years. Taxpayer dollars were used to acquire the land and, with that in consideration, we believe that the neighborhood should have ready access to the area, *not* only those with nearby land. This is not and should not be a taxpayer-funded privately accessible "viewscape".

Below are our arguments in favor of a trail in the open space:

I believe that OSAC confirmed that they would press for volunteers to be used as the primary means for building the trail. Our household would GLADLY donate a lot of our time to help, as would many in our community. With that in mind, costs would be \*minimal\* compared to most projects, the cost of installing a few park benches.

To address concerns of wildlife being impacted, I think it's important to note that the strip of land is surrounded by houses on all sides. I am of the impression that such an argument falls flat.

Further, I understand that easy access would provide easier access for fire mitigation, something that is incredibly important in our area.

Regarding last night's comment that funding should be directed instead "toward projects such as Higginbotham Flats," this was addressed several times during OSAC meetings. My understanding was that Higginbotham simply draws from a different pool of OSAC funds.

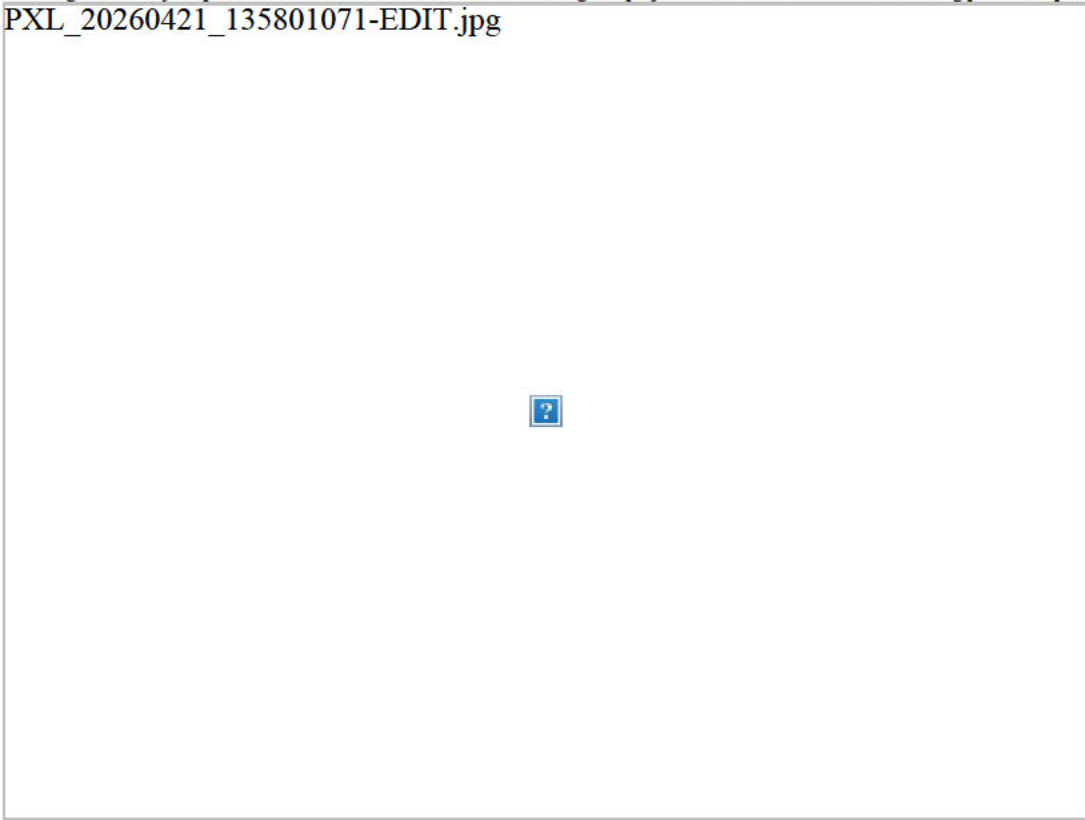
Council expressed concerns about the proximity to nearby homes and I invite them to view the attached photo of the area, taken from next to our house on Mountain View Rd. The proximity to nearby homes may, when viewed on a map, seem very close, however they are quite high above where the path would be. Please note how close the houses are one another, compared to the path.

In closing, we urge Council to reconsider the Bill Bauer Trail, in the interest of the greater \*public\* good. We believe that this land, purchased with

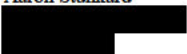
taxpayer dollars, should provide a simple, low-impact path for quiet recreation into and out of a neighborhood with no sidewalks or bike lanes. I know that we, as daily pedestrians, would use it multiple times a week. For a minimal cost, it would provide an incredible value to our neighborhoods quality of life.

We are grateful for your patience and continued consideration in moving this project forward and look forward to being part of the process.

PXL\_20260421\_135801071-EDIT.jpg



Aaron Stunkard





PaCMan thanks the Mayor Johnson, City Council, and City staff for your service to our community, and for this opportunity to provide input on the potential development of recreation and transportation infrastructure on property acquired through the voter-approved Open Space tax.

**PaCMan strongly supports the construction of the proposed Bill Bauers Park Trail** on the property that was purchased using Manitou Springs Open Space funds, specifically envisioning a multi-use trail **connecting lower Crystal Hills Boulevard to Bill Bauers Park.**

We believe this trail represents a significant, valuable improvement to our community's infrastructure in several key ways:

1. **Enhances Safe and Accessible Recreation:** The trail will provide a separated space for residents and visitors to travel between downtown and Bill Bauers park, and to enjoy access to nature away from vehicular traffic. It provides an alternative for residents of the currently car-centric Crystal Hills neighborhood and offers a safe corridor for recreation and transportation options right near their homes. This directly supports Manitou's community goal of promoting safe pedestrian and cycling infrastructure.
2. **Dramatically Improves Connectivity:** The Bill Bauers Park Trail is a critical link for Manitou Springs. It will:
  - Connect the Crystal Hills neighborhood (over 350 households) to downtown Manitou Springs via Bill Bauers Park.
  - Provide improved, safer non-motorized access for residents wishing to reach Red Rocks Open Space and the Intemann Trail.
  - Allow residents of all ages in the Crystal Hills area to connect to Mountain Metro Transit (#3 and #33 buses) along Manitou Avenue, without relying on a vehicle.
  - Connect to the Creek Walk Trail, helping fill a crucial gap in the city-wide micro-mobility network.
3. **Provides a Safe Route to School:** The Bill Bauers trail takes a major step toward safe, off-street access for students in the Crystal Park neighborhood to safely reach Manitou Avenue and all three Manitou Springs School District 14 schools.
4. **Fulfills the Intent of Open Space & Aligns with City Plans:** Clearing deadfall, mitigating fuels and developing low-impact recreational trails is a primary and

appropriate use for lands acquired with Open Space tax funds. This use was proposed when this property was approved for purchase and preservation, as an alternative to allowing private development of the space. Furthermore, creating new separated spaces for non-motorized uses is a textbook example of the type of infrastructure prioritized in, and aligned with, the **2016 Parks, Open Space and Trails Master Plan, 2017 Plan Manitou, and the 2019 Transportation & Mobility Master Plan**. It provides engaged public access, increasing stewardship and connection to our natural environment, and offers a viable mobility enhancement compared to the challenges of installing sidewalks along Crystal Hills Boulevard.

5. **Honors Public Investment & Ensures Access:** ALL Manitou residents (and visitors) contributed to the purchase of this property through the Open Space tax. The development of this trail ensures the general public receives the benefit of that investment through access, rather than limiting use to only adjacent neighbors.
6. **Improves Public Safety & Reduces Fire Risk:** Across Colorado, activating undeveloped open space with trails consistently reduces illegal activities, including unauthorized camping and dangerous illegal campfires. This trail will enhance public safety and reduce wildfire risk in this area.
7. **Promotes Health and Well-being:** Access to trails encourages outdoor activity, contributing positively to the physical and mental health of our community members. The unique surroundings of this space will be compelling for the immediate neighbors as well as all of the residents of Manitou Springs

PaCMan urges Manitou Springs City Council to **proceed expeditiously with the design of the Bill Bauer Trail and the allocation of the necessary resources for its timely construction.**

PaCMan is committed to collaborating with the City, and other partners to help make this valuable community asset a reality. We welcome further discussion and are available to assist in any way we can.

Respectfully,

PaCMan - Pedestrian and Cycle Manitou Springs



## MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE

A link is provided on the City's Official Website at  
<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

May 1<sup>st</sup>, 2026

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The Manitou Springs Open Space Advisory Committee (OSAC) supports the development of a trail in the Bill Bauers Open Space. OSAC voted on formal support of a trail at the April 27<sup>th</sup>, 2026 OSAC Regular Meeting, with 5 members voting in support and 1 dissenting vote. The member with the dissenting vote stated safety concerns and wildlife impact concerns.

A trail in the Bill Bauers Open Space will:

- Provide a safer route for residents to connect from the Crystal Hills area to Manitou Avenue. This is an important connection to the following:
  - Bus Stop 489 (Manitou/Beckers)
  - Creek Walk Bike Path
  - Fields Park
  - Black Canyon Open Space
- Provide trail-based recreation for residents.
- Provide access for fire mitigation.
- Help reduce unintended use of the Open Space.

The development of a trail in the Bill Bauers Open Space was part of the City of Manitou Springs 2016 Parks Open Space Trails (POST) Master Plan. Development of this trail was an important factor in the acquisition of the property.

The recent Bill Bauers Open Space Community Survey clearly showed public desire for this trail. It is important that when we ask our residents for their feedback, we listen to the results.

From:

Paul Arlinghaus

Vice Chair

Manitou Springs Open Space Advisory Committee

**From:** [Natalie Johnson](#)  
**To:** [Denise Howell](#); [Elena Krebs](#); [Gillian Rossi](#)  
**Subject:** Fw: Bill Bauers Trail  
**Date:** Saturday, May 2, 2026 1:55:13 PM  
**Attachments:** [Outlook-Historic M.png](#)

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**Natalie Johnson**  
Mayor of Manitou Springs  
[njohnson@manitouspringsco.gov](mailto:njohnson@manitouspringsco.gov)  
**606 Manitou Avenue**  
**Manitou Springs, CO 80829**  
**Main | (719) 685-5481**  
**Cell | (719)200-1272**  
[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

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**From:** Mike Downard [REDACTED]  
**Sent:** Saturday, May 2, 2026 12:56 PM  
**To:** \*\*\*City Council <[CityCouncil@manitouspringsco.gov](mailto:CityCouncil@manitouspringsco.gov)>  
**Subject:** Bill Bauers Trail

Greetings, we have a home at [REDACTED] and received a letter that opposed the building of the trail at Bill Bauers Park.

We are in full support of building the trail. There are no sidewalks in the neighborhood and we support walking and biking with more isolated access from aging and dangerously blind and steep areas where vehicles pass.

We do appreciate concerns about homeless camping and hope the council has plans to mitigate risk to the community.

Respectfully,

Mike

Michael Downard  
[REDACTED]

# Agenda Item Comment Form

05/04/2026 3:47 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

This form is for citizens unable to attend a city council meeting, who wish to still provide comment for certain agenda items, or under the agenda item "public comment on non-agenda items."

Public comments submitted before 4 PM on the day of a city council meeting will be distributed to the city council and the appropriate staff prior to the meeting that evening.

#### Notice of Disclosure:

Comments submitted on this form become part of the public record and subject to disclosure under the Colorado Open Records Act, (CORA) C.R.S. § 24-72-201 to 206.

First Name Leland "Chip"

Last Name Spangler

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date

05/05/2026

View City Council agendas [here](#).

Your position

I support the issue

Comments:

The Bauer's park trail is a critical step in improving safety for the citizens of Manitou. This is why the public OVERWHELMINGLY supports this trail. The major safety factors that the trail addresses are 1) provides an off-street way to get to Manitou Ave. Every route from Crystal Hill to Manitou requires pedestrians to spend substantial time walking directly on the street. Speeding cars rarely slow down when I am walking to town. 2) A trail makes the area safer for all users as there is a defined corridor keeping people off of the steep embankments. This helps with erosion control as well. 3) Fire mitigation: a trail provides easier and faster access for our first responders, thus allowing fires to be contained more rapidly before they can spread to the surrounding houses. 4) A well maintained trail actually reduces the incidence of homeless encampments. This is proven time and time again in towns like Breckenridge and Denver as well as in studies done in other states. Users deter homeless encampments.

The people have spoken, the majority of Manitou citizens are in favor of this trail. The city advisory boards have also spoken loudly and clearly, the trail is a major value to our city and our neighborhood.

For those who think building the trail is too expensive, this is false. As a certified State of Colorado trail designer, I can attest to the fact that the trail alignment does not require significant investment. There will be no impact to the General Fund. The regional trail building community is already rallying around the idea of building this trail with volunteers and outside grants and donations that will be relatively easy to come by.

For those who think that bicyclists will make the Bauer's trail unsafe, there are trail design techniques that can be implemented to limit this issue. Again, as a State of Colorado certified trail designer, I understand how this can be done.

The small, but vocal, minority is basing their fears on emotion. Those in support of the trail have facts to support the importance of the trail. The public at large wants the trail and I urge city council to listen to the majority of constituents and vote to build the Bauer's Park trail.

---

Signature

Chip Sparger

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# Agenda Item Comment Form

05/04/2026 3:21 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

This form is for citizens unable to attend a city council meeting, who wish to still provide comment for certain agenda items, or under the agenda item "public comment on non-agenda items."

Public comments submitted before 4 PM on the day of a city council meeting will be distributed to the city council and the appropriate staff prior to the meeting that evening.

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First Name Kurt

Last Name Sonderman

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829-2736

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 05/05/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I am a Crystal Hills resident for more than a decade. I am concerned that the City Council is wanting additional input on the proposed Bill Bauer Trail, despite overwhelming support and recommendations from all stakeholder boards.

This trail has already been approved through the open and transparent master planning process.

The trail was supported by more than 66% of respondents to a public survey commissioned by the City of Manitou Springs.

The trail is supported by OSAC, the Parking and Mobility Board, and the Parks Board.

It is clear that the evidence supports that this trail as a valuable resource to the community and to the neighborhood. The surveys show that a majority of constituents support the trail. Additionally, the boards have conducted thorough and transparent analysis of the information and support the trail. It is time for the City Council to respect the wishes of the constituents and the entities charged with analyzing the matter and fully support the trail.

This trail is necessary to connect the Crystal Hills neighborhood with the creek walk, skate park, pickleball courts and the businesses of Manitou Springs along the creek walk trail system.

Please follow through and support this trail now.

Sincerely,  
Kurt Sonderman, Colonel, USAF (ret)

Signature

# Agenda Item Comment Form

05/04/2026 2:45 PM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Amy

Last Name Edwards

Street Address

City Manitou Springs

State Colorado

Zip Code 80829

Email Address

Phone Number

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 05/05/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I am frustrated that City Council requires more input on a trail that has been:  
a. Approved by a very public master planning process.  
b. Supported by 66 percent of respondents to a public survey commissioned by the city.  
c. Supported by OSAC, the Parking and Mobility board, and the Parks board.

I could go on about the need for safe trails linking our Crystal Hills Blvd to the soccer fields, skate park, river walk, and pickleball courts, and the need to continually progress Manitou Springs as a city that values walkability, safety, and the health of its citizens. All of these are important reasons for city council to approve this trail. But the bottom line is that our city council should respect the clear wishes of its constituents and the processes that made those wishes known.

Please follow through in support of this trail.

Sincerely,  
Amy Edwards

Signature

# Agenda Item Comment Form

05/05/2026 7:48 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Cheyene

Last Name Grow

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 3

City Council Meeting Date 05/05/2026

City Council agenda item number 12 Direction on Bill Bauers Open Space

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Currently there is no sidewalk or trail access from Manitou Ave to Crystal Hills. I support creating a trail in the Bill Bauer open space. It will provide car-free access to and from the neighborhood and will provide the option to link up with the trail along Fountain creek. As a parent, I feel it is unsafe for my child to bike or walk to Crystal Hills via the only routes available which are Crystal Park Rd and Crystal Hills Blvd.

Signature

A handwritten signature in black ink, appearing to be 'CHT' with a long horizontal stroke extending to the right.

**From:** [Judith Chandler](#)  
**To:** [Cory Sutela](#); [\\*\\*\\*City Council](#)  
**Cc:** [MedWheel AdvocacyTeam](#); [Elena Krebs](#)  
**Subject:** RE: Proposed council action for Bill Bauers OS trail  
**Date:** Monday, May 4, 2026 1:40:10 PM  
**Attachments:** [~WRD0000.jpg](#)

---

Cory,

Please do not respond to this email as doing so may trigger a Sunshine Law violation. Point of fact only: the Climate Action Workgroup does not support a trail through the proposed area adjacent to Bill Baer Park. In fact, members are solidly opposed to the trail, and several have sent emails to city council. Please correct your proposed resolution. Judith Chandler

---

**From:** Cory Sutela <csutela@medwheel.org>  
**Sent:** Monday, May 4, 2026 10:26 AM  
**To:** [\\*\\*\\*City Council](#) <CityCouncil@manitouspringsco.gov>  
**Cc:** [MedWheel AdvocacyTeam](#) <advocacy@medwheel.org>; [Elena Krebs](#) <ekrebs@manitouspringsco.gov>  
**Subject:** Proposed council action for Bill Bauers OS trail

Dear Mayor Johnson and Members of City Council,

Attached is a proposed resolution on Bill Bauers Open Space trail development for your consideration at tomorrow's meeting.

A few points I'd ask you to keep in mind as you read it:

The City commissioned a formal public survey before advancing any planning for this property — an **unusual and deliberate step** that represented a genuine commitment to hear from the community first. Nearly 300 people participated. The results showed meaningful community support for a trail, alongside real and legitimate concerns, particularly around wildlife. Formally acknowledging those results — all of them — is Council honoring its own process and the residents who participated in good faith.

This resolution proposes no expenditure of OSAC acquisition funds. The two assessments it recommends — from Colorado Parks and Wildlife and the Fire Department — are available with no impact on OSAC funds. The design process it suggests, relies on volunteers for its initiation.

Late-arriving opposition is noted and should be heard. But the residents who have expressed support for a trail here over the last 3 years, and who responded to the City's survey, deserve an equally good-faith response from Council — one that takes the results seriously rather than

setting them aside.

I offer this draft resolution respectfully, in the spirit of moving forward responsibly, and I'm glad to discuss it before or after the council meeting.

Elena - could you please confirm that this message reaches city council and can be considered prior to Tuesday's meeting?

Thank you

Cory Sutela  
Resident, taxpayer, voter  
Chair, Manitou Springs Mobility and Parking Board  
Executive Director, Medicine Wheel Trail Advocates



**MEDICINE WHEEL TRAIL ADVOCATES**

**Cory Sutela, Executive Director**

[csutela@medwheel.org](mailto:csutela@medwheel.org)

1.719.204.3445 he/him

[www.medwheel.org](http://www.medwheel.org) [Facebook](#) [Instagram](#) [YouTube](#) [Strava](#)

MedWheel is a chapter of IMBA Local, and a member of the [Colorado MTB Coalition](#)  
501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

**Building and maintaining trails in the Pikes Peak Region since 1991**

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO

### AFFIRMING COMMUNITY SUPPORT FOR TRAIL DEVELOPMENT THROUGH BILL BAUERS OPEN SPACE AND DIRECTING RESPONSIBLE NEXT STEPS

---

**WHEREAS**, the City of Manitou Springs, through its Open Space Advisory Committee, acquired two parcels comprising the Bill Bauers Open Space — a 7.9-acre property — using tax-funded open space dollars, with the first parcel acquired in 2015 and the second in 2023, reflecting a sustained community commitment to preserving natural land for the benefit of all Manitou Springs residents; and

**WHEREAS**, the City's approved Parks, Open Space, and Trails (POST) Master Plan, adopted by City Council in September 2016 through Resolution No. 3016, establishes as a core guiding principle that interconnectivity of parks, open space, and local and regional trails should be a prime consideration in every facet of the plan, and specifically calls for a multi-use trail system connecting neighborhoods to parks, open space, and schools, and directs OSAC to pursue sustainable alignments and easements for neighborhood access — goals which a trail through Bill Bauers Open Space directly fulfills; and

**WHEREAS**, the City of Manitou Springs conducted a formal community survey on Bill Bauers Open Space development, closing January 7, 2026, with 297 total respondents — 82.5% of whom were Manitou Springs residents; the results demonstrated meaningful, though not unanimous, community support for trail development, with 66.2% of all respondents and 63.1% of city residents supporting a trail, 67.5% indicating they would very likely or somewhat likely use it, and 51.4% of city residents identifying an off-street pedestrian connection as their preferred use of the property; among respondents in Zone 7 — the neighborhood most directly adjacent to the open space — 63.1% said they would walk to the trail from home, reflecting genuine local demand; and

**WHEREAS**, the survey further identified wildlife habitat and impacts as the most frequently cited community concern regarding trail development, reflecting a shared community value that wildlife considerations be taken seriously in any planning for this property; and

**WHEREAS**, the Open Space Advisory Committee, at its meeting in April 2026, affirmed that the community survey demonstrated support for a trail of some kind through Bill Bauers Open Space recognized the results of the community survey and recommended advancing the trail concept without allocating resources at this time; and

**WHEREAS**, the Manitou Springs Parks and Recreation Advisory Board, in a letter dated June 5, 2025, formally and unanimously endorsed construction of the Bill Bauers trail, citing safety, neighborhood connectivity, school access, wildfire risk reduction, and the community's right to access land purchased with public open space funds; and

**WHEREAS**, the Manitou Springs Mobility and Parking Board unanimously adopted a resolution on July 23, 2025 formally endorsing development of a multi-use trail through Bill Bauers Open Space, citing the lack of any safe off-street connection between the Crystal Hills neighborhood and Manitou Avenue and the safety and access needs of residents, visitors, and students; and

**WHEREAS**, the Pedestrian and Cycling Citizens' Task Force of Manitou Springs (PaC-Man) ~~and the Climate Action Working Group (CAWG)~~ have each expressed support for trail development through Bill Bauers Open Space, reflecting engagement by organized civic groups beyond the City's appointed advisory bodies; and

**WHEREAS**, taken together, the positions of three City advisory boards, ~~two~~ a community organizations, and the results of a formal public survey represent a meaningful and broad, though not unanimous, expression of community support for advancing trail development through Bill Bauers Open Space; and

**WHEREAS**, the City Council finds that OSAC's primary fiduciary responsibility is to preserve and protect open space acquisition funds for the purpose of acquiring land, and that any advancement of the Bill Bauers trail concept must not divert from that essential mission; and

**WHEREAS**, Colorado Parks and Wildlife (CPW) will, upon notification by the City that a trail is being contemplated, provide a wildlife impacts assessment at no cost to the City — a substantive and responsible response to the community's most frequently cited concern that does not require expenditure of OSAC acquisition funds toward a full Environmental Impact Assessment estimated to cost between \$9,000 and \$12,000; and

**WHEREAS**, the Manitou Springs Fire Department is positioned to conduct a wildfire risk assessment of this property in connection with its ongoing community fire mitigation work, at minimal or no additional cost to the City; and

**WHEREAS**, Manitou Springs has a strong tradition of volunteer-led trail building, and the skills, experience, and community investment exist locally to advance trail design and initial construction without requiring significant public expenditure;

---

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Manitou Springs, Colorado that:

1. The City Council acknowledges the positions of the Open Space Advisory Committee, the Parks and Recreation Advisory Board, the Mobility and Parking Board, the Pedestrian and Cycling Citizens' Task Force, ~~and the Climate Action Working Group~~, and the results of the formal community survey, and affirms that meaningful, broad community support exists for advancing trail development through Bill Bauers Open Space consistent with the POST Master Plan.

2. The City Council directs City staff to notify Colorado Parks and Wildlife that the City is contemplating a trail through Bill Bauers Open Space and to formally request a wildlife impacts assessment, addressing the community's most frequently cited concern at no cost to the City.

3. The City Council directs City staff to engage the Manitou Springs Fire Department to conduct a wildfire risk assessment of the Bill Bauers Open Space property, and to incorporate the trail corridor into the City's ongoing fire mitigation planning and prioritization.

4. The City Council affirms that this resolution does not include or authorize any allocation of OSAC funds toward trail development at this time, and that initial implementation should rely on volunteer labor, community partnership, and external grant opportunities wherever possible.

5. The City Council directs City staff to facilitate a volunteer-led process to develop trail design and construction plans, drawing on the community's established trail-building expertise, and to report back to Council on progress within 90 days.

---

*ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Council of the City of Manitou Springs, Colorado.*

*Mayor:* \_\_\_\_\_

*City Clerk:* \_\_\_\_\_

---

**References:**

- POST Master Plan, City of Manitou Springs, adopted September 6, 2016 (Resolution No. 3016)
- Bill Bauers Open Space Community Survey Summary, January 7, 2026
- PARAB letter of support, June 5, 2025
- Mobility and Parking Board Resolution, July 23, 2025
- OSAC meeting, April 27 2026

# Agenda Item Comment Form

05/04/2026 7:11 PM (MDT)



## City of Manitou Springs

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First Name Brenda

Last Name Biondo

Street Address

[REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address

[REDACTED]

Phone Number

[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 05/05/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

More than 65% of survey respondents said they support the creation of this trail, so I don't understand why council members would choose to ignore residents' clear preference and do the opposite. The master plan calls for a trail in this area, and the majority of residents want a trail in this area. This trail would obviously improve safety for our pedestrians and cyclists, and that alone should be enough reason to approve it.

Signature

Brenda Biondo

# Agenda Item Comment Form

05/04/2026 8:59 PM (MDT)



## City of Manitou Springs

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First Name Jim

Last Name Yount

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 2

City Council Meeting Date 05/05/2026

City Council agenda item number Business - 2: Bill Bauers Open Space

View City Council agendas [here](#).

Your position

I support the issue

Comments:

I have lived in Manitou for 28 yrs. I was active on OSAC, including as Chair, for half that time. I live by the park and my kids played in this park. These parcels have been desired as a trail corridor since the first open space master plan in 1997. That use was once more loudly supported by the public during the public process for the 2016 master plan. The recent survey conveyed the exact same message. Part of OSAC's objective is to provide neighborhood connector trails such as the proposed trail. A social trail has been present in the proposed trail corridor as long as I have lived in Manitou. Formalizing this trail to provide a neighborhood connector trail to Manitou Avenue and the Creekwalk Trail is the right thing to do and will actually serve to address all the concerns raised by those opposing the trail (provide eyes to eliminate illicit activity). Please affirm the continued the public support for this trail by approving the concept of a trail in this corridor.

Signature

# Agenda Item Comment Form

05/05/2026 7:48 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name Cheyene

Last Name Grow

Street Address [REDACTED]

City Manitou Springs

State CO

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 3

City Council Meeting Date 05/05/2026

City Council agenda item number 12 Direction on Bill Bauers Open Space

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Currently there is no sidewalk or trail access from Manitou Ave to Crystal Hills. I support creating a trail in the Bill Bauer open space. It will provide car-free access to and from the neighborhood and will provide the option to link up with the trail along Fountain creek. As a parent, I feel it is unsafe for my child to bike or walk to Crystal Hills via the only routes available which are Crystal Park Rd and Crystal Hills Blvd.

Signature

# Agenda Item Comment Form

05/05/2026 10:16 AM (MDT)



## City of Manitou Springs

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First Name Karl

Last Name Stang

Street Address [REDACTED]

City Manitou Springs

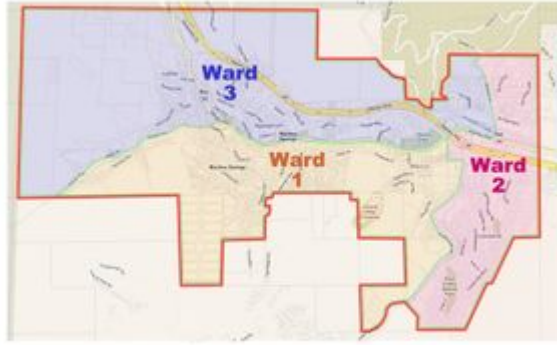
State Colorado

Zip Code 80829

Email Address [REDACTED]

Phone Number [REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 04/21/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Esteemed Manitou Springs Mayor and Council members,

Thank for taking the time to conduct a public survey regarding the use of Bill Bauers Open Space and sharing the results. It is great to see the City investing in community engagement and allowing ALL residents to have a voice in the direction of their town and not just listening to those with the few with the loudest voices.

Not surprisingly, the results align with the 2016 POST plan and show strong support for a multi-use trail that could be enjoyed by everyone. Please vote to support moving forward on a multi-use trail through the newly acquired Bill Bauers Open Space. Thank you for your service to the community.

Sincerely,

Karl Stang

Signature

A handwritten signature in black ink, appearing to read 'Karl Stang', written over a horizontal line.

# Agenda Item Comment Form

05/05/2026 11:07 AM (MDT)



## City of Manitou Springs

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First Name	Karl
Last Name	Stang
Street Address	[REDACTED]
City	Manitou Springs
State	Colorado
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 05/05/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Esteemed Manitou Springs Mayor and Council members,

Thank for taking the time to conduct a public survey regarding the use of Bill Bauers Open Space and sharing the results. It is great to see the City investing in community engagement and allowing ALL residents to have a voice in the direction of their town and not just listening to those with the few with the loudest voices.

Not surprisingly, the results align with the 2016 POST plan and show strong support for a multi-use trail that could be enjoyed by everyone. Please vote to support moving forward on a multi-use trail through the newly acquired Bill Bauers Open Space. Thank you for your service to the community.

Sincerely,  
Karl Stang

Signature

A handwritten signature in black ink, appearing to read 'Karl Stang', written over a horizontal line.

# Agenda Item Comment Form

05/05/2026 10:59 AM (MDT)



## City of Manitou Springs

### Agenda Item Comment Form

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First Name	Joan
Last Name	Stang
Street Address	[REDACTED]
City	Manitou Springs
State	CO
Zip Code	80829
Email Address	[REDACTED]
Phone Number	[REDACTED]

Manitou Springs, Colorado - Ward Map



Which ward do you live in?

Ward 1

City Council Meeting Date 05/05/2026

City Council agenda item number 12

View City Council agendas [here](#).

Your position

I support the issue

Comments:

Mayor and City Council Members, please know that I live in the Crystal Hills District and ask for your support of the Bill Bauer Open Space. Having a basic trail in this area would improve multimobility in Manitou and expand mobility options. Walking along Crystal Hills Blvd and Crystal Park Rd is NOT a pleasant and relaxing experience. Motorists drive too fast and close to pedestrians and cyclists. Please support a trail in the Bill Bauer area. Thank you

Signature

A handwritten signature in black ink, appearing to be 'John Smith'.

**From:** Mike D. Willie <[mwillie@manitouspringsco.gov](mailto:mwillie@manitouspringsco.gov)>

**Sent:** Tuesday, May 5, 2026 2:13 PM

**To:** Denise Howell <[dhowell@manitouspringsco.gov](mailto:dhowell@manitouspringsco.gov)>

**Subject:** RE: Bill Bauers Park

To Whom it May Concern,

Here are my initial thoughts on the proposed trail at Bill Bauer Park from a safety and operations perspective. Many of these considerations should apply to any new trail development.

Black Canyon Open Space has a single access point with no vehicle access, while Bill Bauer would have two access points, neither access would permit vehicles. However, much of the terrain at Bill Bauer is very steep and rugged, and the open space borders numerous residential properties.

While a trail could provide somewhat easier access from both ends, increased access generally leads to increased human activity. This, in turn, raises the likelihood of unintended consequences, such as accidental fire starts or additional medical incidents requiring response.

From a wildfire suppression standpoint, it's unclear whether a trail would be a net benefit. Depending on its alignment, it could offer limited access for crews, but it may also introduce new ignition risks or complicate response efforts—particularly if a fire starts near private property and spreads into the area.

In terms of mitigation, the steep terrain and limited access would likely restrict operations to hand crews. Vegetation management would most likely involve a “lop and scatter” approach, as removing material from the site would not be practical.

These observations are based on a preliminary, high-level assessment. If the project moves forward, I recommend including a fire-focused component as part of any environmental survey.

Please let me know if you have any questions. If it would be helpful, we can also arrange a site walk-through.

Very respectfully,



**Michael Willie**

Lieutenant

City of Manitou Springs Fire

[mwillie@manitouspringsco.gov](mailto:mwillie@manitouspringsco.gov)

**620 Manitou Avenue**

**Manitou Springs, CO 80829**

**Main | (719) 685-1444**

**Cell | (719) 332-2782**

[www.manitouspringsgov.com](http://www.manitouspringsgov.com)

*“Neighbors serving neighbors.”*