



# MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

All upcoming HPC meetings are scheduled to be hybrid,  
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

June 3, 2026

5:30 PM

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

1. 05.06.26 HPC Meeting Minutes

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

**D. NOTICE OF COUNCIL ACTION**

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

1. MCAC 2609 - 3 Oklahoma Rd (Exterior Alterations)
2. MCAC 2610 - 965 Manitou Avenue (Exterior Improvements)- Continued to July 1st 2026 Meeting

**G. OTHER BUSINESS**

1. Historic Art Award Review
2. Election of Officers
3. Chapter 17 Amendments

**H. ADJOURNMENT**

**Commissioners:**

Laura Kindseth, Chair (03/31/2027)  
Matthew Rose, Vice Chair (03/31/2028)  
Erin Handlin (03/31/2029)  
Matthew Murphy (03/31/2028)  
Ann Nichols (03/31/2029)  
Joy Porter (3/31/2029)  
Avrie Tomsik (03/31/2029)  
Jehan-Ara Khan, Alternate Commissioner (03/31/2030)  
Tammila Wright, Alternate Commissioner (03/31/2028)

**Staff and Liaisons:**

Julie Wolfe, City Council Liaison  
Fred Rollenhagen, Planning Director  
Chelsea Royston, Senior Planner  
Erin Ringsred, Planner and Landscape Architect II  
Zachary Davison, Planner II

*1 alternate position available*

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

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com).



**CITY OF MANITOU SPRINGS  
HISTORIC PRESERVATION COMMISSION**  
Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
May 6, 2026

**A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission (HPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Kindseth called the meeting to order at 5:30 PM and declared a quorum present.

**COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Laura Kindseth  
Vice Chair Matthew Rose  
Commissioner Erin Handlin  
Commissioner Ann Nichols  
Commissioner Avrie Tomsik  
Commissioner Matthew Murphy  
Commissioner Joy Porter  
Alternate Commissioner Jehan-Ara Khan

**COMMISSIONERS ABSENT FOR ROLL CALL**

Alternate Commissioner Tammila Wright

**STAFF PRESENT:**

Planning Director Frederick Rollenhagen  
Senior Planner Chelsea Royston  
Planner and Landscape Architect II Erin Ringsred

**GUESTS PRESENT:**

City Attorney Representative Katherine Vera

**B. APPROVAL OF MINUTES**

1. HPC Minutes April 1, 2026

Commissioner Handlin moved to approve the minutes as presented. Commissioner Nichols seconded the motion. The motion passed (7-0).

### **C. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

### **D. NOTICE OF COUNCIL ACTION**

Director Rollenhagen notified the Commission that City Council issued and adopted a proclamation for Historic Preservation Month in Manitou Springs for the month of May.

### **E. UNFINISHED BUSINESS**

There was no Unfinished Business.

### **F. NEW BUSINESS**

There was no New Business.

### **G. OTHER BUSINESS**

#### **1. HPC Awards Discussion**

Planner Ringsred presented previously approved Material Change of Appearance Certifications (MCACs) for 2023 through 2025, and reviewed which properties will be receiving rewards. She also identified properties with open or closed building permits, as well as properties that did not require building permits.

Chair Kindseth noted that 528 Canon Avenue had been denied their request for an MCAC, adding that they had intended to return for another hearing but did not.

Planner Ringsred stated that 308 Ruxton Avenue would be the only property nominated of the first four hearings of 2025 to receive a reward from the list. The consensus was that the Commission would support awards for 190 Chelton Road, 106 Deer Path and 310 Michigan Avenue.

There was a discussion about 50 Grand Avenue, 106 Canon Avenue and 915 Midland Avenue. Chair Kindseth noted that 106 Canon had not started on their approved project. Planner Ringsred confirmed that 915 Midland Avenue and 50 Grand Avenue would be nominated for awards.

Planner Ringsred shared that the Commission had not received any art submissions for the awards. She suggested that the Commission could utilize past years' art for the certificates.

Chair Kindseth stated that the high school art program was working on something for the certificates, and they would have it done by May 20, 2026.

Planner Ringsred stated that if there are multiple submissions the Commission would not be able to select a winner prior to the awards, but the art could be utilized in the next awards cycle. She confirmed that postcards for nominations would go out by the end of the week.

Vice Chair Rose noted that the flyers on display at the Manitou Art Center listed a deadline of April 24, 2026.

The Commission discussed food options for the awards, and who would bring certain items.

Chair Kindseth spoke about promoting the contest and commented that there has not been a lot of public interest around the event.

Commissioner Murphy suggested social media marketing for the event.

Vice Chair Rose noted that previous awards received significant attention through newspaper coverage.

Director Rollenhagen commented that an advertisement could be put in the Pikes Peak Bulletin digital publication.

Chair Kindseth shared that the Commission has five different prizes from local businesses.

Commissioner Murphy stated that he would request that the event be posted on the City's Facebook page by the Communications Manager again.

Commissioner Porter suggested contacting the Incline Friends Facebook page and inquiring about posting advertisement there.

Vice Chair Rose volunteered to distribute flyers at local motels for weekend guests.

Commissioner Murphy proposed distributing the flyers at the local high school, and offered to contact the Pikes Peak Bulletin.

There was a discussion about possible other businesses and Facebook pages to promote the event on.

## **H. ADJOURNMENT**

The meeting adjourned at 6:10 PM.

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



**Title:** MCAC 2609 - 3 Oklahoma Rd (Exterior Alterations)

**From:** Zachary Davison - Planner II

**To:** Historic Preservation Commission

**Address of Proposal:**

3 Oklahoma Road – 7405403009

**Applicant:** Doug Baker, Property Owner

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June 3, 2026

**Proposal:**

At present, the window fenestration consists of 1-over-1, horizontal single-slider windows composed of aluminum framing. The applicant seeks administrative approval to remove the aluminum units and install 1-over-1 horizontal single-slider vinyl windows within the existing architectural openings. This subject property is considered a NON-CONTRIBUTING resource.

**Zone District:**

General Residential (GR)

**Historic Subdistrict:**

Midland Historic Subdistrict

**Background and Existing Conditions:**

The subject structure is a 576-square-foot detached garage, categorized as a secondary structure and evaluated as such. It is situated toward the front of the property, positioned directly along the Oklahoma Road frontage. The building features a traditional gabled (triangle) roof form clad in asphalt shingles, and the primary exterior walls are finished in manufactured composite fiberboard siding. Architectural openings and fenestration on the structure are physically divided by their visibility from the public right-of-way. The primary, street-facing elevation is highly visible from Oklahoma Road and contains two front garage doors that are configured in different, non-matching styles. A less visible secondary, street-facing elevation contains one aluminum window, while the non-visible facades house a second aluminum window and an access door.



### **Public Involvement:**

The application was noticed in accordance with Section 17.04.100 of the Manitou Springs Municipal Code. No public comment has been received as of the publication of this report.

### **Findings and Review Criteria:**

The following guidelines are applicable to this project:

#### **Chapter 6: Guidelines for Additions and Alterations to Non-Contributing Structures**

**6.1 For additions and/or alterations to the primary building façade, orient the primary building entrance to the street.**

Not applicable.

**6.2 Larger additions shall be divided into smaller components that are similar in scale to the original structure.**

Not applicable.

**6.3 Materials shall appear similar in scale and finish to those seen on historic resources.**

The proposed vinyl windows match the 1-over-1, horizontal single-slider profile of the existing units. Moreover, the proposed vinyl windows will fit the architectural profile of the existing header size. While there will be a change to the finish, the proposed change replaces existing aluminum frames with vinyl frames, a change that brings the windows more into compliance with the guidelines, which state that "highly reflective materials are inappropriate and are not allowed."

**6.4 Use roof forms that are similar to those roof forms exhibited on other structures in the neighborhood.**

Not applicable.

**6.5 Use building components that are similar in shape and size to those seen on historic resources.**



There will be no change in shape or size. The replacement windows will utilize a 1-over-1 horizontal profile that installs directly within the existing architectural openings and fits the established header size.

**Staff Recommendation:**

Should the Historic Preservation Commission find it appropriate to approve the Material Change of Appearance Certification, staff does not recommend any conditions.

**Motion Language Options:**

Approve the Material Change of Appearance Certification at 3 Oklahoma Road, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification as set forth in City Code Section 17.04.050.B.5.

Approve the Material Change of Appearance Certification at 3 Oklahoma Road, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with conditions as follows...

Deny the Material Change of Appearance Certification at 3 Oklahoma Road, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Material Change of Appearance Certification at 3 Oklahoma Road, to July 1, 2026, for further consideration.



# Manitou Springs Land Use & Development Code

## DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at [www.manitouspringsgov.com](http://www.manitouspringsgov.com).

Return completed applications to:  
606 Manitou Avenue  
Manitou Springs, CO 80829  
Phone (719) 685-4398

### APPLICATION INFORMATION

#### Project Information

Project Name 3 Oklahoma siding & windows  
Physical Address 3 Oklahoma Rd  
Lot, Subdivision parts of lots 7 and 8 Midland  
Tax Schedule Number (TSN) 74654-03-009  
Pre-Application Conference Number (if applicable) PA2026-059

#### Property Owner

Name Doug Baker Phone [REDACTED]  
Email [REDACTED] ZIP [REDACTED]  
Mailing Address 3 Oklahoma Rd

#### Agent/Applicant

Name Doug Baker Phone [REDACTED]  
Email \_\_\_\_\_ ZIP [REDACTED]  
Mailing Address \_\_\_\_\_

#### Designate Primary Contact

Property Owner                       Agent/Applicant

#### Application Package

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- Electronic Submittal.** A complete digital file of the application with attachments/plans sent to [planningdept@manitouspringsco.gov](mailto:planningdept@manitouspringsco.gov).
- Hard Copy Submittal.** A complete printed file of the application with attachments/plans.
- Corporations and Partnerships.** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- Response to Submittal Checklist.** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only  
Action Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_



## APPLICATION TYPE

### Physical Development Permits

- |   |   |
|---|---|
| <input type="checkbox"/> Concept Plan           | <input type="checkbox"/> Hillside Development Plan                |
| <input type="checkbox"/> Minor Site Plan        | <input type="checkbox"/> Sign Permit                              |
| <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Grading Permit                           |
| <input type="checkbox"/> Major Development Plan | <input checked="" type="checkbox"/> Material Change of Appearance |

### Use Permits

- |   |   |
|---|---|
| <input type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Wireless Facility Permit     |
| <input type="checkbox"/> Short-term Rental Permit   | <input type="checkbox"/> Temporary Use Permit – Minor |
| <input type="checkbox"/> Long-term Occupancy Permit | <input type="checkbox"/> Temporary Use Permit- Major  |

### Subdivisions

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Easement Vacation      |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Revised Final Plat  | <input type="checkbox"/> Rights-of-Way Vacation |
| <input type="checkbox"/> Preliminary Plat  | <input type="checkbox"/> Waiver of Replat    |   |
| <input type="checkbox"/> Final Plat        |  |   |

### Relief from the LUDC

- Waiver
- Variance

### Amendments

- LUDC Amendment
- Minor Modification
- Rezoning

### Applicant's Statement

I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

Doug Baker  
Applicant's Signature

5/11/2026  
Date

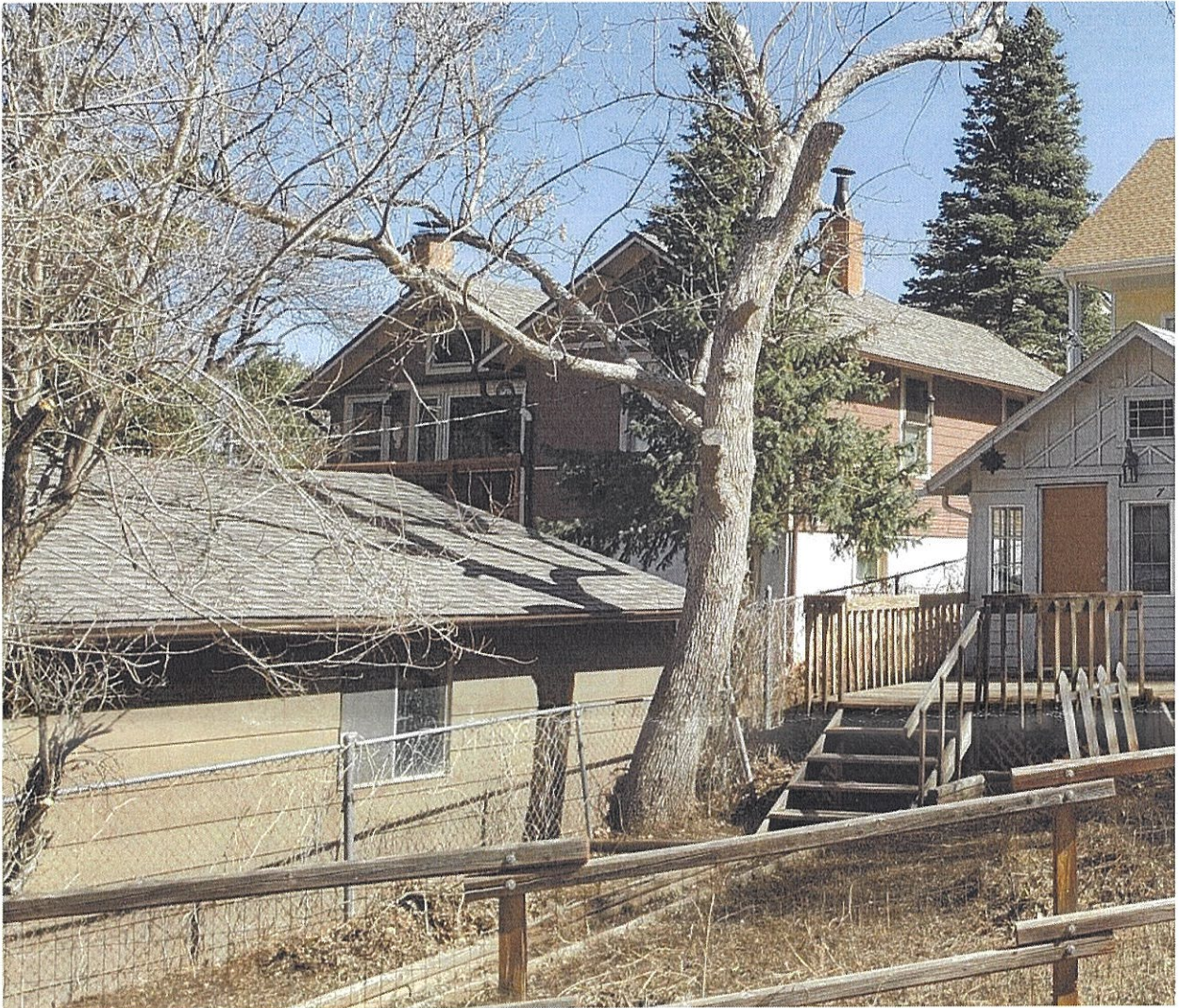
### Owner's Statement

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

Doug Baker  
Property Owner's Signature

5/11/2026  
Date

The window that is to be replaced on the publicly visible South side of the garage isn't much to look at. Here is a picture taken from the street at 7 Oklahoma RD that shows it.



The door that I replaced was a wooden slab door that was never intended to be an exterior door and was also weather-worn and rather ugly, in my opinion. I thought that a good time to replace it would be before the siding replacement. The door that I replaced it with is an exterior door that I believe is a better fit for a historical structure, whether that structure was built in 1971 or 1909—when the 1st cottage that became my house was built. This door is on the North side of the garage and so it also is not readily visible from a public space.



The garage structure at 3 Oklahoma Rd is not something that I have ever thought of as historic. To the best of my knowledge it was constructed in June of 1971. But it retains its visual unity with the house in that the shingles on the roof match those of the house and the color is also a close match. (I painted the garage siding last year with a paint color that didn't match as well as I had hoped.)

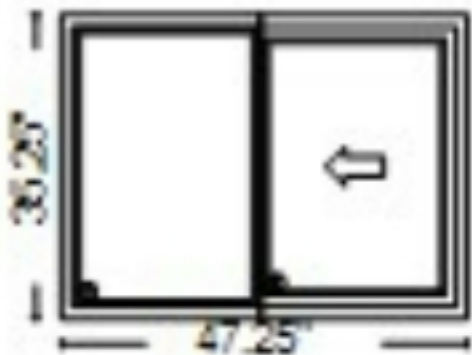
The proposed material changes to the garage include the following:

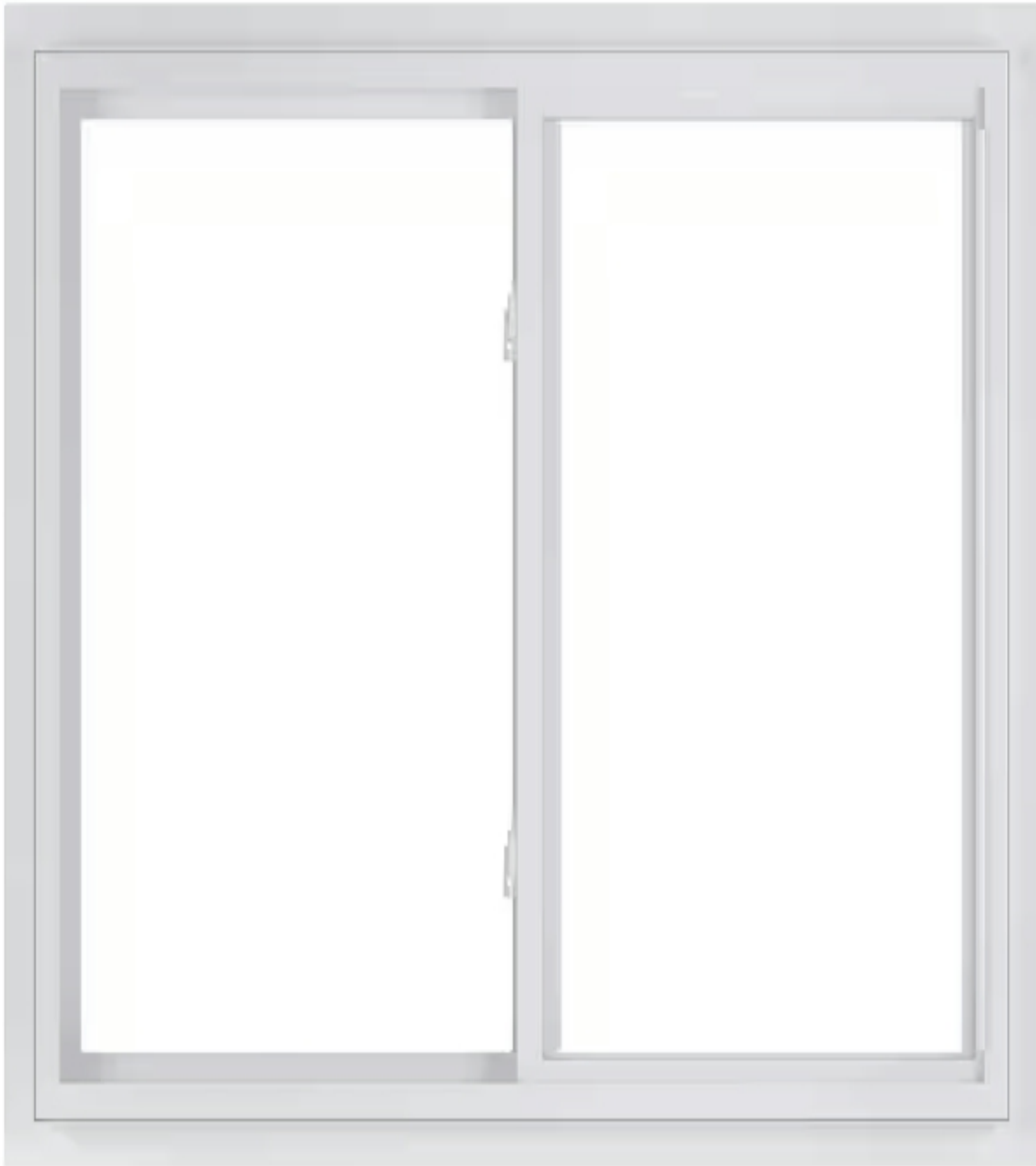
1. Replace the weather-worn fiberboard siding with James Hardie cement board siding. This will have the added advantage of being much more fire-resistant than the current siding. Since the proposed new siding is similar in character and material to the current siding, I have been told that it can be approved by the Planning Department as a "like-for-like" replacement.
2. Replace the 2 existing windows with Pella vinyl windows.
3. I have replaced the original access door with a new access door that I bought from a local home improvement store and installed prior to the siding update.

These last 2 changes necessitate a Material Change of Appearance Certificate.

Only 2 sides of the garage—the North side and the West side—are visible from a public place. One of the proposed windows to be changed is on the East side of the garage and is only visible from the property itself (and from the neighboring properties).

# Outside View















**Title:** MCAC 2610 - 965 Manitou Avenue (Exterior Improvements)- Continued to July 1st 2026 Meeting

**From:** Erin Ringsred

**To:** Historic Preservation Commission

**Address of Proposal:** 965 Manitou Avenue

**Applicant:** Pikes Peak Window and Doors

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June 3, 2026

**Proposal:**

Window Replacement

**Zone District:**

**Historic Subdistrict:**

**Background and Existing Conditions:**

**Public Involvement:**

**Findings and Review Criteria:**

**Staff Recommendation:**

**Motion Language Options:**



**Title:** Historic Art Award Review  
**From:**  
**To:** Historic Preservation Commission  
**Address of Proposal:**  
**Applicant:**

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June 3, 2026

**Proposal:**

**Zone District:**

**Historic Subdistrict:**

**Background and Existing Conditions:**

**Public Involvement:**

**Findings and Review Criteria:**

**Staff Recommendation:**

**Motion Language Options:**









**Title:** Election of Officers  
**From:** Erin Ringsred  
**To:** Historic Preservation Commission  
**Address of Proposal:**  
**Applicant:**

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June 3, 2026

**Proposal:**  
Election of new Historic Preservation Commission Chair

**Zone District:**

**Historic Subdistrict:**

**Background and Existing Conditions:**

**Public Involvement:**

**Findings and Review Criteria:**

**Staff Recommendation:**

**Motion Language Options:**



**Title:** Chapter 17 Amendments  
**From:** Erin Ringsred, Chelsea Royston, AICP  
**To:** Historic Preservation Commission  
**Address of Proposal:**  
**Applicant:**

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June 3, 2026

**Proposal:**

Preliminary work session on potential revisions to Chapter 17 Historic Preservation Regulations. Multiple revisions have been identified through prior work sessions, particularly one in September 2024. Since then, a number of new Commissioners have been appointed and it may be some commissioner's first time revising a code of ordinances. Though this project has been delayed for various reasons, staff has the capacity to undertake these changes this year in accordance with City Council and HPC goals.

**Zone District:**

**Historic Subdistrict:**

**Background and Existing Conditions:**

Historic Preservation is regulated by Chapter 17 of the Manitou Springs Municipal Code. Other chapters of the code may also apply to many of the projects reviewed by the HPC, however, only Chapter 17 is within HPC purview.

**Public Involvement:**

Revising Chapter 17 will involve work sessions, and a public hearing in a HPC meeting. Then HPC will recommend changes to City Council. City Council will finalize and adopt revisions via Ordinance, which also requires a public hearing and two readings of the ordinance in public meetings.

**Findings and Review Criteria:**

**Staff Recommendation:**

**Motion Language Options:**

motions are not required for non-action items and work sessions.





# Chapter 17 amendments

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HPC WORK SESSION

6/3/26

# Presentation Agenda

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1. Reasons for amending the code
2. Review the process
3. High-level overview of existing code
4. Opportunities for revisions
  - Staff and Attorney proposals
  - HPC proposals?



# Why are revisions needed?

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Codes are “living documents” and it is good practice to periodically evaluate them for compliance with:

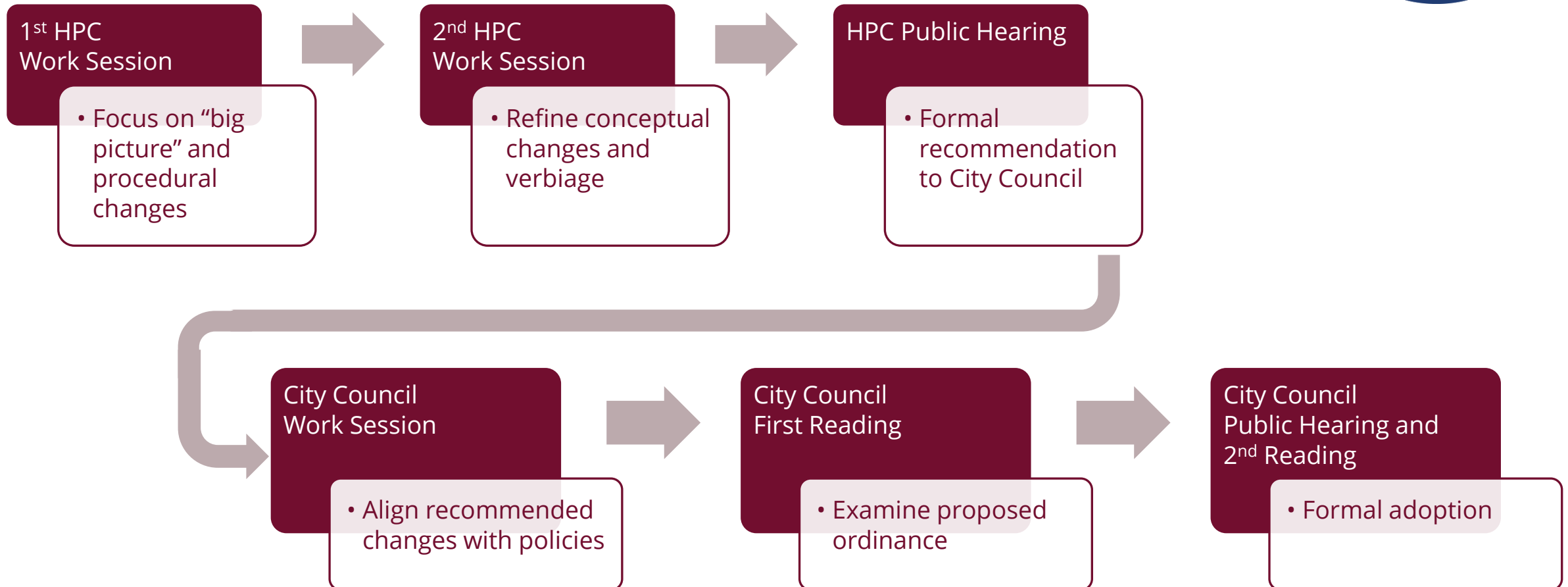
- changing regulations
  - Fire resistant materials
  - Accessibility accommodations
- best practices
  - Impartial criteria
  - Easier for future staff, commissioners, applicants to find information
  - Reduce inconsistency and conflict between code sections

It is also important to evaluate any unintended impacts of the current code.

- Do these regulations result in more disrepair because compliance with code is too burdensome?
- Do the regulations align with HPC’s goals?



# Amendment Process





# Process (17.04.140)

9/4/24: initial discussion of project (delayed due to staffing)

6/3/26: HPC Work session to Identify potential changes to code

Staff and Attorneys will propose revised text “redlines”

Repeat  
these steps  
as needed

7/1/26: HPC Work session to review proposed changes

Staff and Attorneys incorporate changes

8/5/26: HPC Public Hearing, recommendation to council

9/8/26: City Council work session

Staff and Attorneys incorporate changes

10/6/26: City Council 1<sup>st</sup> Reading of Ordinance

10/20/26: City Council Public Hearing and 2<sup>nd</sup> Reading of Ordinance



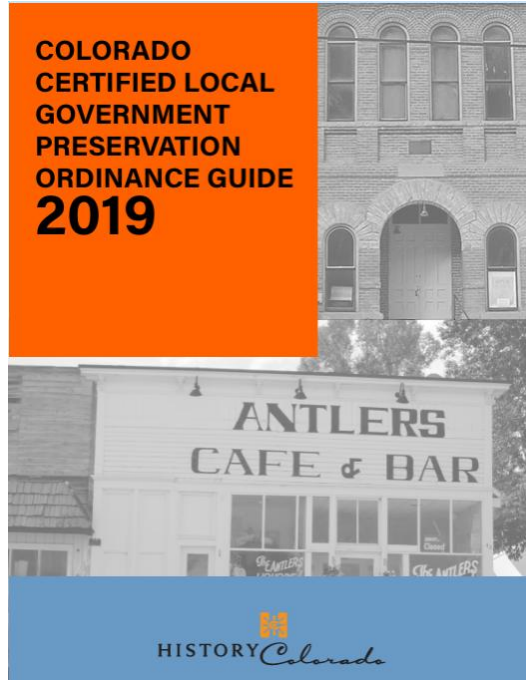
# During this process...

- Candid, respectful conversation is encouraged
- Focus only on changes to Chapter 17 of the Municipal Code
  - Identify potential revisions to Design Guidelines (not included in this process)
- Staff, HPC, and Attorneys are all working toward the same goals:
  - Act in accordance with the National Historic Preservation Act
  - Retain Certified Local Government (CLG) status
  - Manitou Springs Code Chapter 17.04.020.B
    1. Promote the educational, cultural, economic, and general welfare of the public through the protection, enhancement, and perpetuation of districts of historic and cultural significance, and to instill and foster civic pride in the legacy and achievements of the past.
    2. Improve the economic vitality of the historic areas of the community through encouraging and fostering historic rehabilitation of structures.
    3. Promote compatible architectural design of infill structures.
    4. Promote and encourage private rehabilitation and ownership of historic structures.

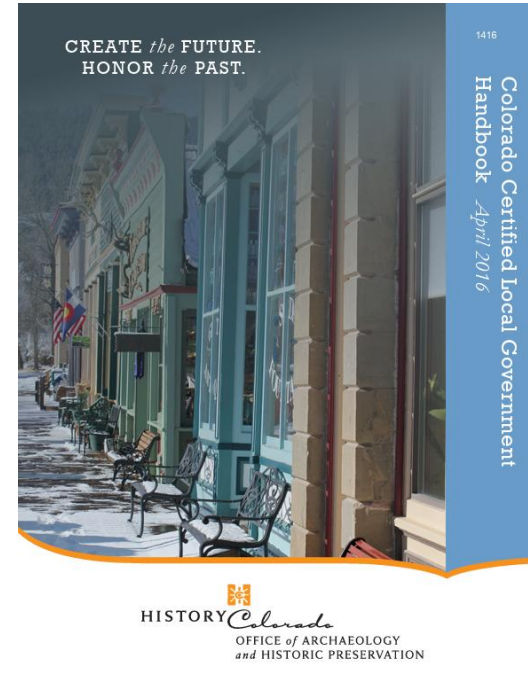


# Reference Materials

## COLORADO CLG PRESERVATION ORDINANCE GUIDE



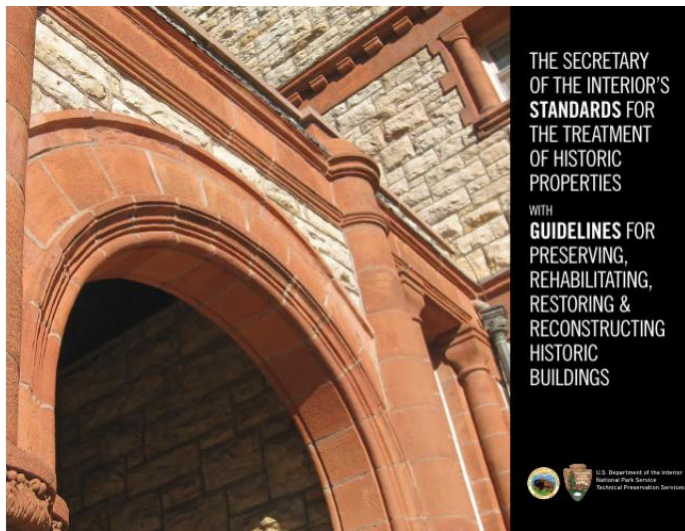
## COLORADO CLG HANDBOOK



## Sec. of Interior Standards

Updated 2016

Considers historic significance, physical condition, proposed use of buildings as well as the scope of proposed work.



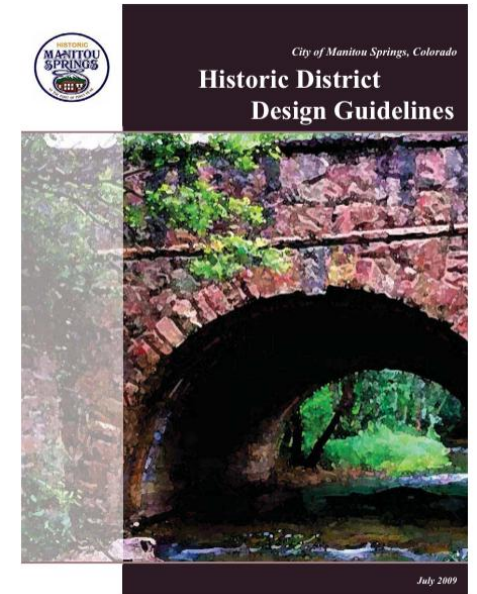
## Manitou Springs Design Guidelines

Adopted in 2009 by HPC and Council

Referenced in code, but not code itself

Guidelines are specific to contributing status, subdistrict, and use

Intended to supplement the SOI standards



# Chapter 17 Overview

- Design Guidelines are not codified but were adopted by HPC and Council
- Decisions by staff, HPC, or City Council based on type of application

Title	Subtitle	Unofficial grouping by staff
Chapter 17.04	HISTORIC PRESERVATION REGULATIONS	
17.04.010	Short title.	General information and definitions
17.04.020	Introduction and purpose.	
17.04.030	Definitions.	
17.04.040	Designation of historic preservation districts.	Application types
17.04.041	Designation of resources (contributing or noncontributing).	
17.04.045	Pre-application meetings.	
<b>17.04.050</b>	<b>Material change of appearance certification (MCAC).</b>	
17.04.060	Historic preservation district incentives.	
17.04.070	Maintenance of structures.	
<b>17.04.080</b>	<b>Demolition of structures.</b>	
17.04.090	Economic hardship.	Procedures
17.04.100	Public notice.	
17.04.101	Public hearing.	
17.04.102	Decisions.	
17.04.103	Appeals.	
17.04.110	Citizen participation plan.	
17.04.111	Citizen participation report.	
17.04.120	Enforcement and penalties.	
17.04.130	Withdrawal provisions.	
17.04.140	Amendments to the historic preservation regulations.	
Chapter 17.08	HISTORIC PRESERVATION DISTRICT	Written legal description of the boundaries of the district
17.08.010	Boundaries.	

# Opportunities for improvement

Section	Title	Action	Reason
Various		Reorganize and consolidate existing sections, terminology, definitions	Improve flow and reduce contradictions, names consistent with best practices
Various	Materials	Consider hazard-resistant and energy efficient materials	Hail, flood, fire and insurability
17.04.103	Appeals	Make process consistent with other types of appeals (de novo)	Council does not currently hear the application in its entirety.
17.04.130	Withdrawal	How to review opted-out properties	City records are incomplete
17.04.080	Demolition of Structures	Make HPC the final historic decision, enact waiting period before demo	CC confirmation muddies the appeal process
17.04.090	Economic Hardship	Overall revisions and clarification of how to apply this section	onus is on applicant to request hardship and present compelling argument
17.04.050	MCAC	Create minor/major MCACs, revise approval criteria	Increase consistent application of code, impartiality
17.04.120	Penalties	Penalize work without permits, revise enforcement of 10-year moratorium	Fees/fines move to adopted city-wide fee scheduled



## Other thoughts?

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- What have you noticed as an HPC commissioner?
- What needs clarification?
- What could be done differently?

After this meeting, please email or request meeting with:

Fred, Planning Director: [frollenhagen@manitouspringsco.gov](mailto:frollenhagen@manitouspringsco.gov)

Erin, HPC Staff Liaison: [eringsred@manitouspringsco.gov](mailto:eringsred@manitouspringsco.gov)