

**CITY OF MANITOU SPRINGS**  
**CITY COUNCIL**  
Regular Meeting Minutes  
606 Manitou Avenue  
June 2, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, June 2, 2026, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

**COUNCIL MEMBERS PRESENT FOR ROLL CALL:**

Mayor Natalie Johnson  
Mayor Pro Tem Judith Chandler  
Councilor John Shada  
Councilor Nathan Nassif  
Councilor Carey Storm  
Councilor Gloria Latimer

**COUNCIL MEMBERS ABSENT FOR ROLL CALL:**

Councilor Julie Wolfe (Arrived at 6:36 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 members of the City Council were present for roll call, except for Councilor Wolfe.

**D. APPROVAL OF AGENDA**

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

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

Peggy Dlugos, Manitou Springs Resident, stated that, in her view, the Police Chief's comments during the May 12, 2026 City Council Work Session reflected concerns about inadequate resources to safely manage the event. She expressed appreciation for Councilors who acknowledged those concerns and considered all options, including limiting attendance or cancellation. Dlugos noted that many business owners and

residents emphasized the event's economic importance during the May 19, 2026 City Council meeting but, in her view, gave insufficient attention to safety concerns. Drawing on her experiences growing up in New Orleans and observing changes to Mardi Gras over time, she cautioned against allowing the event to grow in ways that could compromise public safety. She urged Council to prioritize safety considerations when evaluating the future of the event.

## **F. CONSENT CALENDAR**

1. May 19, 2026 City Council Minutes
2. Resolution No. 1526, A Resolution of the City Council of the City of Manitou Springs, Colorado, Appointing a Council Member to Serve as Liaison to The Manitou Springs Metropolitan District
3. Approval of Filanc Change Order No. 5 for the Water Treatment Plant Improvements 2024 Project
4. Approval of Contract with Concrete Experts for El Paso County CDBG funded project Pawnee ADA & Stormdrainage Improvements
5. Approval of the Joint Funding Agreement with US Geological Survey for the Hydrogeologic Analysis of the Manitou Springs Aquifer

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

## **G. PRESENTATION**

1. Pikes Peak Range Riders and Pikes Peak or Bust Rodeo Presented by Girls of the West

Greg Budwine, representing the Pikes Peak Range Riders, provided an overview of the organization, noting that it was established in 1949 and has more than 200 members dedicated to supporting and promoting the Pikes Peak or Bust Rodeo. He highlighted the organization's Latigo Foundation, which provides youth with opportunities to learn the "Cowboy Way." Budwine announced that the Colorado Springs Street Breakfast will be held on June 17, 2026, beginning at 5:30 AM, and invited the public to attend the Pikes Peak or Bust Rodeo.

Sean Guilfooy, Vice President of the Pikes Peak or Bust Rodeo, reviewed the history and mission of the rodeo, noting that it was founded in 1937 to celebrate Western heritage and support military service members and their families. He highlighted the rodeo's national recognition, broad attendance, and volunteer-driven organization, and invited the public to attend the upcoming event.

Corliss Palmer, Director of the Girl of the West Program, provided an overview of the program and its efforts to promote the Pikes Peak or Bust Rodeo through community and military outreach appearances. Palmer then introduced Kaylee Gripentrog, the 2026 Girl of the West, and highlighted her involvement with the Pikes Peak Rangerettes and her support of the rodeo's military-focused mission.

Kaylee Gripentrog, 2026 Girl of the West and ambassador for the Pikes Peak or Bust Rodeo, announced details of the upcoming National Finals Rodeo Open at the Pikes Peak or Bust Rodeo, scheduled for July 14, 2026 through July 18, 2026, at the Norris Penrose Event Center. She highlighted the rodeo's celebration of Western heritage, support of military members and their families, and encouraged attendance at both the rodeo and the June 17 Colorado Springs Western Street Breakfast.

Councilor Storm noted that attendance at the rodeo is a meaningful opportunity for Air Force Academy cadets and expressed appreciation for the organization's continued support of the military community.

## **H. BUSINESS**

### **1. Consider Appointing Tom Lundgren to the City Planning Commission**

Tom Lundgren, City Planning Commission (CPC) Applicant, introduced himself as a longtime Manitou Springs property owner of nearly 50 years and stated that he has participated in CPC and City Council meetings, adding that he is familiar with municipal processes and land use regulations. He noted his engineering background and extensive professional experience in the region. Lundgren expressed his interest in being appointed as an alternate member of CPC.

CPC Chair Alan Delwiche expressed support for Lundgren's appointment, noting that he understands the Commission's process through his involvement in neighborhood issues and is familiar with the Land Use and Development Code (LUDC). He stated that he believes Lundgren would be a thoughtful addition to the Commission.

Mayor Pro Tem Chandler moved to appoint Tom Lundgren to CPC as an Alternate Member. The motion was seconded by Councilor Nassif. The motion carried unanimously (6-0).

### **2. Consider Appointing Colton Berck to the City Planning Commission**

CPC Applicant Colton Berck stated that he has worked in the planning profession since approximately 2017 and currently serves as Planning Director for Teller County. He noted that he recently moved to the area and, while newer to the community, hopes to bring a different professional perspective to support planning efforts in Manitou Springs, expressing interest in applying his skills to benefit the community.

CPC Chair Delwiche noted that Berck has relevant planning experience, including work in Eagle County, and shared similarities with Manitou Springs.

Councilor Storm moved to appoint Colton Berck to CPC as an Alternate Member. The motion was seconded by Mayor Pro Tem Chandler. The motion carried (6-0).

CPC Chair Alan Delwiche noted the current ward representation on the Commission following the appointments of Colton Berck and Tom Lundgren, stating there are now two commissioners from Ward 3, two from Ward 1, and five from Ward 2. He expressed support for improved geographic balance on the Commission and appreciation for the additional representation.

Mayor Pro Tem Chandler expressed appreciation for efforts to maintain a balanced commission and stated that both applicants bring strong and impressive professional skill sets. She emphasized that, while geographic representation is a consideration, the applicants' qualifications and experience were particularly notable.

3. Consideration of Resolution No. 1326, A Resolution of the City of Manitou Springs, Colorado, Supporting the Placement of Public Art within Colorado Department of Transportation Right-of-Way and Authorizing Staff to Pursue Necessary Permits

Public Services Director Ben Schmitt explained that Colorado Department of Transportation's (CDOT) process for installing public art within the public right-of-way requires City Council support, community or governing body approval, and confirmation that public engagement has occurred. He noted that each installation must also meet applicable safety requirements, which vary depending on the type of artwork. Public Services Director Schmitt stated that approved installations would proceed through the City Council process and be managed under a special use permit, and identified Council action as the necessary first step in the process.

Mayor Pro Tem Chandler moved to approve Resolution No. 1326, A Resolution of the City of Manitou Springs, Colorado, Supporting the Placement of Public Art within Colorado Department of Transportation Right-of-Way and Authorizing Staff to Pursue Necessary Permits. The motion was seconded by Councilor Storm. The motion carried unanimously (6-0).

4. 2026 Art on the Avenue Review and Authorization

Audrey Gray, Executive Director of Creative Alliance Manitou Springs (CRANE), provided an overview of the 2026 Art on the Avenue installations. She noted that the proposed artworks have been shared on social media and have received positive public feedback. Executive Director Gray outlined several planned installations, including two pieces at Shoshone Pocket Park, a ceramic piece at Cheyenne Spring, a small dinosaur sculpture at Seven Minute Spring, and a replacement large-scale sculpture at the Serpentine Roundabout.

There was a brief discussion about the timeframe for installation of the proposed pieces. Executive Director Gray stated that the plan is to have all pieces installed by the end of July. She also confirmed that the installations would be for two-year terms.

Councilor Latimer moved to approve the proposed artwork for 2026 Art on the Avenue. The motion was seconded by Councilor Storm. The motion carried unanimously (6-0).

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

There was a brief discussion regarding fire mitigation in Open Space. City Administrator Denise Howell reported that staff has ordered one piece of equipment, posted three positions, and begun the process to implement an alarm system following receipt of funding from the Department of Local Affairs (DOLA). She also confirmed a request from staff to provide an update to the Open Space Advisory Committee (OSAC).

Mayor Johnson noted the importance of the City's new compact fire apparatus, emphasizing its value for maneuverability within the community and its contribution to overall fire management and mitigation efforts.

**Note for the Record** – Councilor Wolfe arrived at 6:36 PM.

Councilor Nassif confirmed that the Pool and Fitness Center mural will be featured during the upcoming Friday Art Walk.

Councilor Latimer announced that the Police Chief, City Administrator, and Chamber of Commerce Chair will be meeting on June 3, 2026 to discuss public safety concerns regarding the Coffin Races. She reported that residents on Waltham Avenue have had a positive experience with the gas replacement project, noting only a minor issue after a "Do Not Enter" sign was removed, which temporarily caused confusion. City Administrator Howell confirmed the issue was addressed and is being managed.

Mayor Johnson shared that a resident reported a positive experience in setting up autopay in the new water billing system. She stated that the Pikes Peak Area Council of Governments (PPACG) has an opening on the Board.

## **J. CITY ADMINISTRATOR REPORT**

City Administrator Howell reported on the following:

- The Capitol Hill manhole was completed during the prior week.
- She recognized the Fire and Police Departments for their service in a recent emergency operation on the Incline, as well as the support provided by Pikes Peak Cog Railway.
- The City is close to launching the online water meter system, with an anticipated release in about a week. The system will help track water use and identify leaks.

## K. 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

Mayor Johnson read the purpose of the Executive Session into the record at 6:39 PM.

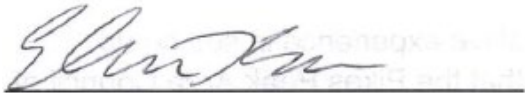
Mayor Pro Tem Chandler moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (7-0).

The City Council moved back to Regular Session at 8:13 PM. Mayor Johnson confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

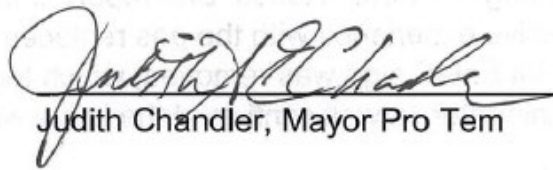
## ADJOURN

With no other items to discuss, Councilor Shada moved to adjourn the meeting. The motion was seconded by Mayor Pro Tem Chandler. The motion carried (7-0). The meeting adjourned at 8:13 PM.

Attest:



Elena Krebs, City Clerk



Judith Chandler, Mayor Pro Tem

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