



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; 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

September 1, 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. August 11, 2026 City Council Meeting Minutes
2. August 18, 2026 City Council Meeting Minutes
3. Republic Services Contract Amendment — Municipal Hauling

G. PRESENTATION

1. Proclamation No.1126, 2026 Creek Week

H. BUSINESS

1. Planned Sign Program Permit PSP 2601 - Hwy 24 "Manitou Springs" Sign

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

J. CITY ADMINISTRATOR REPORT

K. EXECUTIVE SESSION

1. An Executive Session to hold a conference with the City Attorney to receive legal advice pursuant to Section 5.1(c) of the Manitou Springs Municipal Charter, concerning the Paragon redevelopment agreement with the Manitou Springs Urban Renewal Authority

ADJOURN

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



Memorandum

Title: August 11, 2026 City Council Meeting Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

September 1, 2026

Purpose:

To review and approve the meeting minutes from the August 11, 2026, City Council meeting.

Background:

The City Council met in special session on August 11, 2026.

Fiscal Impact:

None.

Workload Impact:

Approximately four hours to attend the meeting, and to prepare and review the minutes.

Recommended Action:

Approve the August 11, 2026, City Council special meeting minutes through the approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Special Meeting Minutes
606 Manitou Avenue
August 11, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, August 11, 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
Councilor John Shada
Councilor Julie Wolfe
Councilor Nathan Nassif (Via Zoom)
Councilor Carey Storm
Councilor Gloria Latimer

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor Pro Tem Judith Chandler (Excused)

D. ADJOURN TO SPECIAL SESSION

Mayor Johnson called the special meeting to order at 6:15 PM.

E. PUBLIC COMMENT

Douglas Edmundson, Chair of the Mineral Springs Foundation, commented on the establishment of the Mineral Springs Foundation and the relationship between the City, the Foundation and SunWater Spa. He noted that the Memorandum of Understanding (MOU) between the City and the Foundation will be reviewed in the near future. He added that the Colorado Department of Public Health and Environment (CDPHE) is now involved, enhancing roles and responsibilities for both the Foundation and the City. He reminded the Council that the Foundation's purpose is to serve the City and stated that the Foundation cannot provide the operating, licensing and servicing that is provided by the City per the MOU. Mineral Springs Foundation Chair Edmundson emphasized that the mineral springs need constant care. He expressed concern that allocating \$80,000 of the Mineral Springs' funding to the Chamber of Commerce would be disproportionate. He stated that the mineral springs are internationally known and the greatest natural resource the City has, but that they are not an economic development activity.

There was a discussion about the Mineral Springs Foundation's financial resources and contributions to spring-related projects. Mineral Springs Foundation Chair Edmundson explained that the Foundation maintains financial reserves and has contributed to projects and expenses that would otherwise have been the City's responsibility under

the MOU, including \$40,000 toward repairs at the Navajo Spring and the cost of an engineering response to a recent CDPHE inspection. He added that the Foundation also funds improvements and maintenance and would be willing to discuss providing additional financial assistance if the City experiences financial constraints.

Mayor Johnson confirmed the intent to include the MOU in an upcoming City Council meeting packet.

Don Goede, Co-Owner of SunWater Spa, expressed concern about potential changes to mineral springs related funding and its relationship with the Chamber of Commerce.

1. Budget Meeting Agenda

There was a brief discussion about the proposed start times for the upcoming August 15, 2026 budget meeting. City Administrator Denise Howell requested a start time of 8:30 AM. It was suggested that Council members arrive at 8:00 AM, with the meeting scheduled to begin at 8:30 AM.

City Administrator Howell confirmed that all Department Heads would be present for the meeting.

Mayor Johnson suggested ending earlier in the day to avoid an extended meeting and maintain a focused discussion. She added that an additional meeting could be scheduled if needed to complete the remaining work.

There was a general discussion about ending the meeting at 3:00 PM with a condensed lunch break. The consensus was that the Council supported the suggested end time.

Councilor Wolfe expressed concern about setting an end time earlier than 4:15 PM without knowing when the Council would reconvene to complete the budget discussion. She stated that the next scheduled budget meeting in October will be too late to resume the work and that she would prefer to complete the work during the August meeting and use the October meeting to regroup.

Mayor Johnson clarified that she was not suggesting waiting until October to continue the budget discussion but rather scheduling an additional meeting if needed.

Councilor Wolfe stated that the date of any additional meeting would need to be determined in advance to account for Council members' availability.

Councilor Shada presented a revised agenda proposal for the upcoming budget meeting. He recommended a high-level discussion focused on the City's reserves, the potential financial implications if the proposed tax increase is not approved by voters, and potential budget strategies, including phased reductions. He suggested limiting staff attendance to the City Administrator and Finance Director. Councilor Shada also noted

that his budget model was based on information from the earlier budget book and that it has not been updated to reflect more recent financial information.

Mayor Johnson stated that she believed a budget tool used by the Council should be maintained on a City server to support transparency and accessibility.

Councilor Shada clarified that the model was independently developed and is not owned by the City. He stated that he would be willing to provide the City with an estimate to purchase the model.

City Administrator Howell confirmed it is not legally required, but common practice for the City to own and maintain such a tool to ensure compliance with public records and retention requirements. She added that staff has also been developing an interactive budget tool.

Councilor Latimer supported beginning the budget process early, starting with a high-level discussion of the City's reserves and overall financial position. She welcomed the opportunity for continued discussion and consideration of the issues over time. Regarding the use of an interactive budget tool, she emphasized the importance of ensuring it is based on financial information consistent with the City's current data.

Councilor Shada stated that his interactive budget model would not be available for the August 15, 2026 budget meeting due to the time needed to update and align the data.

Councilor Storm summarized the proposed focus as establishing a reserve target and providing high-level direction to staff regarding potential budget reductions under scenarios in which the proposed ballot measure passes or fails.

Mayor Johnson added that the discussion should also include the Mobility and Parking Enterprise transfer.

Councilor Shada stated that the City ended 2025 with approximately \$9,000,000 in reserves, which was stronger than anticipated, but emphasized the need to manage to that level going forward. He supported a balanced-budget approach and presented four scenarios addressing the potential tax increase, budget reductions, and the sustainability of the Mobility and Parking Enterprise transfer. He stated that the City should align expenditures with available revenues rather than rely on reserves to sustain City operations.

Councilor Wolfe agreed that the meeting should focus on the high-level budget scenarios. She recommended limiting staff participation to Finance and Mobility and Parking staff for information needed to address department-specific budget impacts, such as the development of the Dillon Mobility Hub. She suggested including all departments at a future meeting when the Council can provide a comprehensive recommendation after establishing its priorities.

City Administrator Howell explained that department heads would attend the budget meeting to listen and answer questions as needed and confirmed that the staff agenda generally aligned with the Council's proposed approach. She stated that once Council establishes reserve targets, considers the ballot measure, and addresses Mobility and Parking, staff will prepare corresponding budgets for Council's consideration. She added that Council is responsible for determining the allocation of economic development funds.

Councilor Nassif thanked Councilor Shada for his work and expressed support for integrating the proposed framework as a foundation for the discussion. He stated his preference for staff to develop and present the analysis, with Council focused on evaluating the information and providing direction.

Councilor Shada suggested excluding the economic development discussion in the proposed staff agenda, stating that it is too detailed for the scope of the meeting.

Mayor Johnson supported Councilor Shada's suggestion and noted that the supporting documentation provided regarding economic development is available for Council's future consideration.

Councilor Latimer suggested a brief, high-level discussion to establish a shared understanding of what economic development means to Council.

Mayor Johnson stated that defining economic development could be incorporated into the broader budget scenario and consensus-building discussion without becoming a separate agenda item.

Councilor Latimer commented that having an interactive budget tool available shortly after the August 15, 2026, budget meeting and before a budget meeting in September would be beneficial.

Councilor Wolfe suggested combining Councilor Shada's and staff's proposed agendas to reduce the time spent on preliminary discussions. She emphasized the importance of reaching a general direction on reserve levels and budget targets for the next three years.

City Administrator Howell stated that staff has a similar budget spreadsheet and an interactive tool that can be used during the August budget meeting to model changes during the discussion. She also clarified that the City had substantially reduced the 2026 budget, with approximately \$730,000 in reductions.

Mayor Johnson moved to approve the 2027 Manitou Springs Budget Retreat Proposal agenda presented by Councilor Shada, as amended during the discussion, including a soft start at 8:00 AM, the meeting convening at 8:30 AM, an approximate 3:00 PM conclusion, a potential working lunch, staff validation of the financial information, potential staff development of an interactive budget tool, identification of presenters for

each agenda item, and a draft of the retreat agenda and materials provided to the Council by Thursday for review and additional revisions, as needed, to reflect the discussion. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

Councilor Storm requested that the discussion of reserve best practices be supported by an analysis of reserve practices, such as best practices among similarly sized Colorado municipalities to provide a basis for Council's decision-making.

Councilor Shada noted that his preliminary review indicated that larger municipalities generally maintain lower reserve levels. He expressed concern that larger municipalities may not provide a useful comparison for Manitou Springs due to differences in economic diversity. He noted that Manitou Springs' less diverse economy may warrant a higher reserve level. Councilor Shada emphasized that the City's reserves have provided resilience and flexibility during the past decade and cautioned against adopting a reserve level that could limit the City's ability to respond to future needs.

Councilor Wolfe stated that, if staff is asked to research reserve practices among other municipalities, the comparison should focus on similarly situated communities, including those with limited revenue sources and comparable disaster risks, such as the City's significant wildfire risk.

F. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Latimer reported that the Waltham Avenue meter installation project by Colorado Springs Utilities (CSU) went well, but the subsequent street repaving by CSU's subcontractor resulted in numerous potholes, which are being addressed and suggested that future capital improvements include funding for more comprehensive street repairs. She also recommended that the City have staff involved in overseeing subcontractor work on future projects. Additionally, she shared that she attended the Coffee with a Cop event, noting that she was the only one present. She suggested considering alternative times to encourage greater participation by working members of the community.

G. CITY ADMINISTRATOR REPORT

There was nothing to report.

ADJOURN

With no other items to discuss, Mayor Johnson adjourned the meeting at 7:22 PM.

Attest:

Natalie Johnson, Mayor

Elena Krebs, City Clerk

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Memorandum

Title: August 18, 2026 City Council Meeting Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

September 1, 2026

Purpose:

To review and approve the meeting minutes from the August 18, 2026, City Council meeting.

Background:

The City Council meeting regular session on August 18, 2026.

Fiscal Impact:

None.

Workload Impact:

Approximately five hours to attend the meeting, and to prepare and review the minutes.

Recommended Action:

Approve the August 18, 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
August 18, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, August 18, 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
Councilor Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Nathan Nassif
Councilor Carey Storm
Councilor Gloria Latimer

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

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

D. APPROVAL OF AGENDA

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

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Karl Stang, Manitou Springs Resident, commented on the traffic calming discussion from the July 21, 2026, City Council meeting. He emphasized that traffic safety concerns extend beyond speeding to include aggressive and excessively loud driving and stated that additional work is needed. He noted that public concerns about e-bike safety largely relate to e-motos rather than legal e-bikes and provided a flyer explaining the differences between the three classes of legal e-bikes and e-motos. He also encouraged Council to consider a resolution supporting consistent enforcement of existing state law regarding e-bikes and e-motos.

Manitou Springs Creative Alliance (CRANE) Vice Chair Ralph Routon announced the final public art installation of the year, *Wellspring*, will be installed at the Dillon Mobility Hub in September. He stated that CRANE will host a community celebration and artist recognition event, combined with Cookies with CRANE, on September 17, 2026.

F. CONSENT CALENDAR

1. August 4, 2026 City Council Meeting Minutes

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

2. Presentation of Warrants
3. Request to Change Lisette Casey from an Alternate to Regular Member of the Manitou Arts, Culture, and Heritage Board

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

F1. August 4, 2026 City Council Meeting Minutes

Councilor Wolfe requested a correction to the first paragraph under item I2, Approval of Settlement Agreement with the Manitou and Pikes Peak Railroad Company, to clarify that the tax incentive agreement was originally approved in 2018, not the settlement agreement.

Councilor Wolfe moved to approve the minutes as amended. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

G. PRESENTATION

1. Colorado Springs Utilities Waterline Cathodic Protection Project Plan for Fall 2026

Bill Bolch, Colorado Springs Utilities (CSU) Account Manager, provided an overview of a cathodic protection project scheduled to begin in September on Ruxton Avenue. He stated that the project will involve approximately 200 potholes along a raw water line and is expected to take approximately 60 days. He explained that work and equipment will be removed each day so the road can remain open, with at least one lane of traffic maintained using flaggers. He added that CSU is developing a traffic plan and intends to hold a community meeting before the project begins. CSU will return in September to provide additional information.

There was a discussion about parking during the project. CSU Account Manager Bolch stated that some on-street parking may need to be temporarily removed in narrower

areas to maintain a lane of traffic. He added that CSU is working with the City to identify alternate parking arrangements.

Councilor Latimer commended CSU's community meeting for the Waltham Avenue project and encouraged a similar approach for the Ruxton Avenue project. She expressed concern about potential traffic impacts and cautioned against using Capitol Hill, Waltham Avenue, or Pilot Knob as detours.

CSU Account Manager Bolch explained that the work will proceed section by section, with approximately four to seven holes completed each day. He added that the project will extend the useful life of the 24-inch raw water line, which was installed more than 90 years ago, before future decisions are made regarding its repair, replacement, or relocation.

There was a discussion about potential noise from the project. CSU Account Manager Bolch stated that drilling would generate some noise and that the intent is to conduct the work during daylight hours on weekdays. He noted that the exact work schedule, including the number of days and hours per day, has not yet been determined.

There was a brief discussion about filling the potholes associated with the project. CSU Account Manager Bolch stated that CSU typically performs this work but could potentially utilize a subcontractor.

2. Visit Manitou Springs Q2 2026 Update

Visit Manitou Springs Executive Director Jenna Wells provided an overview of the organization's second-quarter activities and recent tourism data, highlighting increased visitor center traffic, marketing engagement, and approximately \$182,000 in earned media value in 2026. She noted the decline in Wine Fest attendance and its impact on vendors and local tax revenue, as well as efforts to monitor and address the trend. Executive Director Wells shared that 53% of visitors are accessing outdoor recreation spaces, making outdoor recreation a primary driver of visitation. She also emphasized the new EarthCam and the 2025 Coffin Races receiving a Silver Telly Award. She concluded by introducing the "Do Manitou Springs Right" destination stewardship campaign, which promotes responsible visitation and community stewardship.

There was a discussion about the nationwide decrease in alcohol consumption and potential non-alcoholic options at Visit Manitou Springs events. Executive Director Wells stated that non-alcoholic options are being considered for Wine Fest, while noting that the event is limited to Colorado wine producers. She added that the Heritage Brew Festival will offer several non-alcoholic options in 2026.

Executive Director Wells also stated that Visit Manitou Springs is considering reducing the Wine Fest ticket price and adjusting its marketing strategy to increase attendance while continuing to support returning vendors.

Executive Director Wells reported that Visitor Center traffic varies by season, with nearly 200 visitors per day during the summer and nearly 100 visitors per day in mid-August, with higher weekend traffic. She noted that the Mineral Springs are a significant draw, stating that many visitors are already familiar with the Mineral Springs Tasting Cups and self-guided tour, and that Tasting Cup sales nearly match daily Visitor Center visitation.

There was a discussion about Visit Manitou Springs memberships. Executive Director Wells stated that Visit Manitou Springs currently has 227 active members, including several new businesses that have joined in 2026. She noted that membership rates vary by business type and average \$300 annually, with payment plans available. She added that membership rates have remained at the same level for the past 18 months.

There was a brief discussion about Manitou Springs' inclusion in various tourism and lifestyle publications. Executive Director Wells noted that the City's outdoor recreation opportunities, small-town atmosphere, and destination appeal align with the audiences of those publications.

Executive Director Wells confirmed that Visit Manitou Springs has four full-time positions, one full-time position for CRANE, two part-time weekend positions, one part-time bookkeeper position, and one social media contract position.

3. Monthly Financial Report

Finance Director Nate Moore presented the January through July 2026 financial report. He reported that expenditures were slightly above the percentage of the fiscal year completed due in part to the timing of quarterly insurance payments and noted that there were no significant concerns. He shared that sales tax revenue is trending upward and that parking revenue has been increasing in the summer months, with enterprise expenditures below the percentage of the fiscal year completed. He noted that June sales tax revenue was higher than the previous year and stated that the City remains on track to meet its budgeted sales tax revenue of \$4,900,000.

H. BUSINESS

1. Authorization to Purchase Wildfire Mitigation and Emergency Response Equipment

Fire Chief Keith Buckmiller shared that the Fire Department is requesting the purchase of a truck, trailer, and drone. He explained that the recently approved Bobcat and burn box require a heavy-duty trailer and vehicle for transportation. Regarding the purchase of a new versus used vehicle, he expressed concern about the unknown maintenance history of a used work truck and the potential for costly repairs. He recommended purchasing a new vehicle with a warranty, noting the maintenance costs avoided under the warranty on the Department's recently purchased ambulance.

There was a discussion about the need for a new vehicle to support the Fire Department's biochar and mitigation operations. Fire Chief Buckmiller clarified that the equipment could be used without a new truck but would require a heavy-duty vehicle for transportation. Fire Administrative Captain Randy Perkins added that using the existing brush truck to tow the burn box could place additional strain on the vehicle and noted that the mitigation crew has had to borrow a Public Services truck to transport materials from recent mitigation projects.

Councilor Latimer inquired about whether the Fire Department would rent equipment to other entities to recoup costs.

Fire Chief Buckmiller stated that Council approval would be required before the equipment could be made available to other entities and noted related liability concerns.

There was a discussion about the Fire Department's projected costs for the truck, trailer, and drone and whether the expenses would exceed the \$690,000 previously approved by City Council. Fire Administrative Captain Perkins stated that the projected expenses were within the approved amount, with the remaining \$197.53 expected to be covered by a mitigation budget line item. He confirmed that payroll and benefits through the end of the year were included in the projection. He also reported that the mitigation crew is now fully staffed and that no significant additional expenses are anticipated.

Councilor Wolfe stated that members of the public had questioned whether deploying Fire Department equipment to other communities could make the equipment unavailable for local use and delay the City's wildfire mitigation efforts.

Fire Administrative Captain Perkins clarified that the Department does not plan to make its equipment available to other communities without first seeking Council direction. He explained that the Department does plan to deploy crews and equipment to emergency incidents when requested and that such deployments are reimbursed, including maintenance costs for deployed equipment. He noted that when individual personnel are deployed without Department equipment, the City does not receive the same reimbursement benefit.

Fire Chief Buckmiller explained that the mitigation crew would be the first Fire Department resource deployed when assistance is requested, as the requesting community would be responding to an active emergency while the City's crew would be performing preparedness and mitigation work. He noted that equipment used in such deployments would be reimbursed to the City and that local mitigation work could be adjusted to accommodate the deployment.

There was a brief discussion about current and future mitigation projects. Fire Administrative Captain Perkins confirmed that mitigation work was completed at Washington Avenue and Sunshine Trail, as well as behind 7 Minute Spring Park. He added that mitigation at Serpentine Drive has begun and is anticipated to take two weeks or longer.

Fire Chief Buckmiller stated that the mitigation team will conduct patrols to identify areas of greatest risk and prioritize mitigation efforts based on life, property, and comfort. He noted that areas identified as high risk, such as Serpentine Drive, would receive higher priority, and that newly identified areas of concern would be assessed and prioritized accordingly.

There was a discussion about whether the mitigation team's patrols would update the previously presented map of high-risk areas. Fire Chief Buckmiller explained that much of the risk identified on the map is associated with topography and slope on private property, where the City does not have authority to conduct mitigation work. He stated that the Department will focus its mitigation efforts on risks located on City property.

Councilor Storm inquired about mitigation of the overgrown area near the Sinclair gas station along Manitou Avenue that is under Colorado Department of Transportation (CDOT) jurisdiction and could affect emergency egress.

Fire Chief Buckmiller stated that CDOT permission had not yet been obtained and that the Department would work to coordinate with CDOT. He emphasized the importance of emergency egress given the City's geography and explained that the proposed drone would support preparedness, mitigation, response, and recovery efforts. He stated that the drone would help the Department assess fuel conditions and topography in areas that may be difficult to access, identify wildfire locations more quickly, and support mitigation planning. He also noted that the drone could provide additional capabilities through equipment payloads and assist with emergency response and recovery activities.

City Administrator Denise Howell noted that the City's bi-weekly newsletter provides detailed updates on completed and upcoming Fire Department mitigation activities.

There was a discussion about other fire departments using similar drones. Fire Chief Buckmiller identified Colorado Springs Fire Department, Colorado Springs Search and Rescue, and El Paso County Search and Rescue as agencies using drones for various public safety purposes.

Fire Chief Buckmiller stated that the proposed drone would provide longer flight time, payload capabilities, geospatial mapping, fiber optics, and additional fire modeling technology. He explained that the Department's existing drone has limited flight time, cannot carry additional payloads, and cannot assess fuel conditions on hillsides.

Fire Administrative Captain Perkins added that the parachute system will allow the new drone to operate over crowds when authorized. Fire Administrative Captain Perkins explained that the proposed drone could be programmed with Global Positioning System (GPS) coordinates received from dispatch and fly directly to the specified location, whereas the existing drone requires the pilot to search for the location manually.

Fire Chief Buckmiller described the proposed drone as a tool to improve community safety by supporting wildfire preparedness, mitigation, and response. He stated that it would help the Department assess hillside fuels and model potential fire movement, as well as provide more rapid and precise information about a fire's location and intensity. He noted that this information could support faster response and help prioritize limited aerial firefighting resources. Fire Chief Buckmiller added that additional features are available at an added cost, but the Department is selecting what it considers the most prudent features for the cost.

There was a discussion about the drone's collision avoidance capabilities and how the Department would respond if another drone were operating in the same area. Fire Chief Buckmiller explained that the proposed drone has internal collision avoidance and that compatible platforms can coordinate with one another. He stated that if an unrelated drone were operating in the area, one of the drones would need to land due to Federal Aviation Administration (FAA) requirements. He added that the Department does not currently have the ability to interfere with or disable another drone's signal.

Fire Administrative Captain Perkins stated that he would obtain more information regarding a warranty and get the information to the Council.

City Administrator Howell stated that the City is developing a mailer for residents addressing fire mitigation, evacuation, and related preparedness information. She noted that funding is being identified for the mailer, which is expected to be distributed within the next month.

Fire Chief Buckmiller stated that the Department could have the drone within a month.

Fire Administrative Captain Perkins added that the proposed drone could also support Police Department operations by tracking individuals during searches and using infrared capabilities to locate people or animals in areas that may be difficult to see.

Fire Administrative Captain Perkins explained that all drone operations must be conducted by Fire Department personnel with FAA Part 107 certification. He noted that the Department currently has four qualified pilots.

There was a discussion about utilizing the drone for the Emma Crawford Coffin Races. Fire Chief Buckmiller stated that the Department could use the drone for pre-event planning and during the event for surveillance, intelligence, and response. He noted that the drone could help identify potential hazards and evacuation areas and provide an additional layer of situational awareness during the event. He added that, if the new drone is not available by the time of the Coffin Races, the Department could use its existing drone, although FAA restrictions would limit its operation around crowds.

Councilor Storm moved to approve the purchase of wildfire mitigation and emergency response equipment. The motion was seconded by Mayor Pro Tem Chandler. The motion carried (7-0).

Note for the Record – The City Council took a break at 7:22 PM and reconvened at 7:40 PM.

2. Consideration of Resolution No. 1726, A Resolution of the City of Manitou Springs, Colorado Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Manitou Springs Regarding the Conduct of a Coordinated Election on November 3, 2026

City Clerk Elena Krebs explained that the resolution is routine and required by state law for jurisdictions participating in a coordinated election. She stated that the resolution authorizes the Intergovernmental Agreement (IGA) with the County Clerk and designates the City's Designated Election Official (DEO).

Mayor Pro Tem Chandler moved to approve Resolution No. 1726, A Resolution of the City of Manitou Springs, Colorado Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Manitou Springs Regarding the Conduct of a Coordinated Election on November 3, 2026. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

3. Consideration of Resolution No. 1826, A Resolution Submitting a Ballot Issue to the Registered Electors of the City of Manitou Springs at the City's November 3, 2026 Regular Election to Permit the City Council to Increase the City's Excise Tax on Ticket Sales and Admission Fees by up to an Additional Four and Three On-Hundredths Percent (4.03%)

Mayor Johnson introduced Resolution No. 1826, submitting a ballot issue to the registered electors at the November 3, 2026 regular election regarding an increase to the City's excise tax on ticket sales and admission fees. She noted that the proposed language would allow an increase of up to 4.03% and that an alternate version prepared by Councilor Wolfe would provide for a specific 4.03% increase.

City Attorney Jeff Parker confirmed that both options are legally permissible and that the decision is at the discretion of City Council.

Mayor Pro Tem Chandler recalled that similar language was used when Council considered increasing the marijuana sales tax and asked whether allowing an increase of "up to" a specified amount would allow the City to make future changes without another ballot measure. City Attorney Parker confirmed that this was generally accurate.

Councilor Wolfe stated that the proposed increase is smaller than the excise tax increase considered in 2025 and would bring the excise tax in line with the sales tax. She expressed concern that allowing a range could result in future Councils being asked to reduce the tax and could create the perception of preferential treatment for businesses subject to the excise tax.

Councilor Storm agreed with Councilor Wolfe and expressed support for the specific 4.03% increase.

Councilor Latimer stated that Councilor Wolfe's version was simpler and easier for voters to understand. She expressed concern that the language in lines 7 and 8 of the original version could be confusing.

Councilor Shada stated that he supports the alternative version, noting that the language is clearer and that the intent is to make the amusement tax consistent with the sales tax. He agreed that a specific tax rate would reduce the potential for future political pressure on Council to adjust the tax.

Councilor Nassif stated his support for the specific tax increase.

City Attorney Parker explained that the Taxpayer's Bill of Rights (TABOR) requires an estimate of the revenue expected to be raised in the first year of the tax to be included in the ballot language. He clarified that the estimate applies only to the first year and is intended to provide voters with information about the expected revenue.

Mayor Johnson stated that she had received approximately 60 signatures from community members supporting the excise tax increase. She noted that, while the additional revenue is needed, it would not fully address the City's budget deficit.

Mayor Johnson moved to approve Resolution No. 1826, A Resolution Submitting a Ballot Issue to the Electors of the City of Manitou Springs at the City's November 3, 2026 Regular Election Directing the Manitou Springs City Council to Increase the City's Excise Tax on Ticket Sales and Admissions Fees by an Additional Four and Three One-Hundredths Percent (4.03%) as amended. The motion was seconded by Mayor Pro Tem Chandler. The motion carried unanimously (7-0).

There was a brief discussion about activities Council may undertake following approval of the ballot measure. City Attorney Parker explained that, under the Colorado Fair Campaign Practices Act, City funds, resources, staff, and time cannot be used to advocate for or against the measure. He noted that individual Council members may engage in advocacy on their own time and with their own resources, and that Council may adopt a resolution stating its position on the ballot measure. He added that City staff may provide neutral, factual information in response to public questions.

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Wolfe shared concerns raised by residents about incomplete pothole repairs following the Waltham Avenue project and asked whether the City Code requires CSU to repair a larger section of roadway when work damages a City street.

City Administrator Howell stated that the requirement is not currently in the City Code and that CSU is required to repair only the areas affected by its work.

Councilor Wolfe requested confirmation of the applicable requirements and suggested that Council may want to consider the issue before the upcoming Ruxton Avenue project.

Councilor Latimer clarified that the roadway issues on Waltham Avenue involved several large, patched sections rather than typical potholes. She also raised concerns about missed trash and recycling pickups and asked when the Republic Services contract would be reviewed. Councilor Latimer emphasized the need for better communication with residents about missed and rescheduled pickups, particularly due to concerns about trash being left out overnight.

City Administrator Howell stated that the City plans to issue a Request for Proposals for trash services at the beginning of the 2027. She encouraged residents with concerns to contact her so she could coordinate with Republic Services.

Councilor Latimer raised concerns about vacant and abandoned buildings that may be falling into disrepair and potentially creating hazardous conditions. She referenced Ordinance No. 1317, Chapter 6.75, concerning vacant or abandoned buildings and requested that the Planning Department review whether the existing provisions could address the concerns without the need for a new ordinance. She specifically referenced the former bottling plant, the 7-Eleven building, and some residences.

Mayor Johnson noted that a letter drafted by Bicycle Colorado regarding the marketing of electric motorcycles as e-bikes had been shared with Council. She also reported that the Manitou Springs Spa Condo Association is applying for a Colorado State Historical Fund grant to maintain and repair the mineral spring located within the building and requested a letter of support from City Council.

City Administrator Howell noted that the City had met with the Spa Condo Association and that an easement would likely be needed for the mineral spring to be considered public, as it is currently located on private property. She requested additional time to discuss the matter with the Mineral Springs Foundation and further consider a potential easement before Council provides a letter of support.

There was a discussion about whether the Spa Condo Association's grant application could affect the City's ability to receive grant funding for future projects. City Administrator Howell explained that the City is not planning to apply for funding through the program in 2026. She noted that if both the City and the Association applied in the same cycle, the City could be asked to prioritize its applications.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell announced that the Fire Department will be open to the public on Saturday August 22, 2026 from 10:00 AM to 12:00 PM to allow the public to meet the crew, learn about their work, and view the new equipment.

ADJOURN

With no other items to discuss, Councilor Wolfe moved to adjourn the meeting. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0). The meeting adjourned at 8:10 PM.

Attest:

Natalie Johnson, Mayor

Elena Krebs, City Clerk

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 or (719) 685-2554.



Memorandum

Title: Republic Services Contract Amendment — Municipal Hauling

From: Gillian Rossi, Parks & Recreation Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

September 1, 2026

Purpose:

City Council to approve Amendment with Waste Connections to include Municipal Trash services in addition to the Residential Single Hauler Trash services.

Background:

In 2009, the City adopted an ordinance establishing the Single Hauler Trash Services Program. Following the City's most recent Request for Proposals (RFP) process in 2020, Alpine Disposal (now Republic Services) was selected to provide residential trash and recycling collection services, while Springs Waste Systems (now Waste Connections) was selected to provide municipal waste hauling services.

In 2025, the City executed an amendment with Republic Services extending the residential trash and recycling collection agreement until mid-2027. Earlier this year, the City subsequently approached Waste Connections regarding a similar extension of the municipal waste hauling agreement to align both contracts through 2027. This approach would have allowed the City to issue a single RFP for both residential and municipal hauling services, ensuring the City and its residents receive the most cost-effective and efficient services available.

Waste Connections declined the extension request and elected to allow the current agreement to expire on October 1, 2026, in accordance with the terms of the contract. As a result, the City issued an RFP in July 2026 seeking proposals for municipal waste hauling services. Following the evaluation process, Republic Services was selected as the preferred provider.

Because the City already has an existing agreement with Republic Services for residential trash and recycling collection services through 2027, staff determined that amending the current agreement to include municipal waste hauling services would be the most efficient approach. This amendment will consolidate services under a single provider and align both the residential and municipal service terms.



This amendment is intended to extend municipal waste hauling services through 2027, allowing the City to conduct a comprehensive RFP process for both residential and municipal hauling programs simultaneously and ensuring the City and its residents continue to receive the most effective and cost-competitive services available.

Fiscal Impact:

\$73,238.00 (contract duration 10/02/2026 - 07/31/2027)

Workload Impact:

N/A

Recommended Action:

Approve Amendment with Republic Services to include Municipal Trash services in addition to the Residential Single Hauler Trash services.

AMENDMENT TO RENEWABLE AGREEMENT FOR SERVICES

This Amendment to Renewable Agreement for Services (“Amendment”) is being entered into on the effective date of September 1, 2026 (“Effective Date”) by and between the City of Manitou Springs, 606 Manitou Avenue, Manitou Springs, Colorado, 80829, a Colorado municipal corporation (“City”) and Alpine Disposal, Inc. d/b/a Republic Services of Colorado Springs, an independent contractor with a principal place of business at 650 Santa Fe Street, Colorado Springs, CO 80903 (“Contractor”) (collectively, the “Parties”).

RECITALS

- A. Contractor and City are Parties to a Renewable Agreement for Services that was effective July 29, 2020, and amended July 16, 2025 (as amended, the “Agreement”).
- B. On or around July 31, 2026, Contractor submitted a bid to the City to provide commercial and City building solid waste and recycling services, and City has accepted Contractor’s bid.
- C. The Parties desire to add the awarded commercial solid waste and recycling services to the Agreement.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and for good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge, the Parties agree that the Agreement is amended as follows:

- 1. Commercial Services. The Parties agree that the Services set forth in Exhibit B attached to this Amendment are added to the Agreement and will begin on October 1, 2026. Contractor will provide these commercial Services through the end of the Term of the Agreement.
- 2. Capitalized Terms. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement.
- 3. Continuing Effect. Except as expressly modified or amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect. In the event of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.
- 4. Counterparts. This Amendment may be executed in on or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the Parties’ signatures shall be valid and treated the same as original signatures.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties have entered into this Amendment to be effective as of the Effective Date above.

Alpine Disposal, Inc. d/ba/ Republic Services
of Colorado Springs

City of Manitou Springs

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT B

COST COMPARISON MATRIX

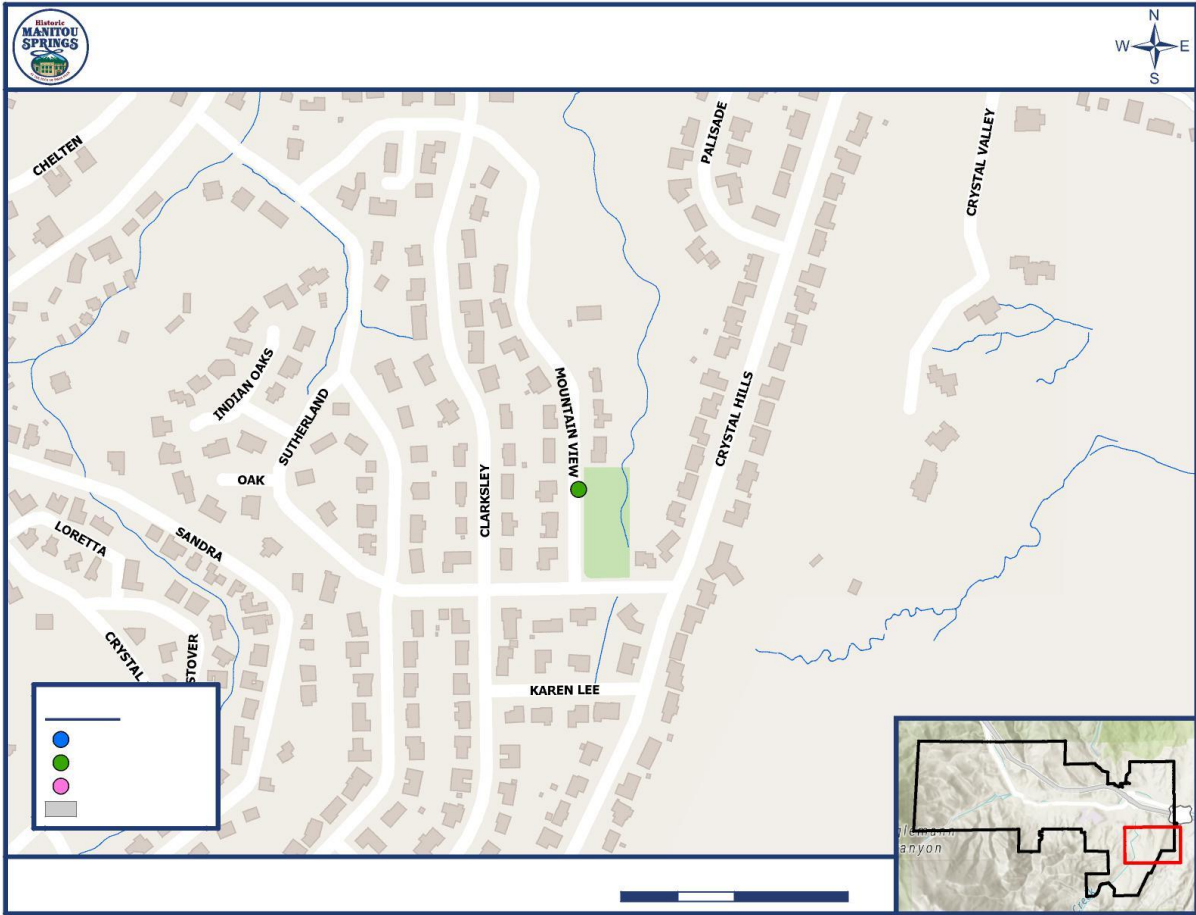
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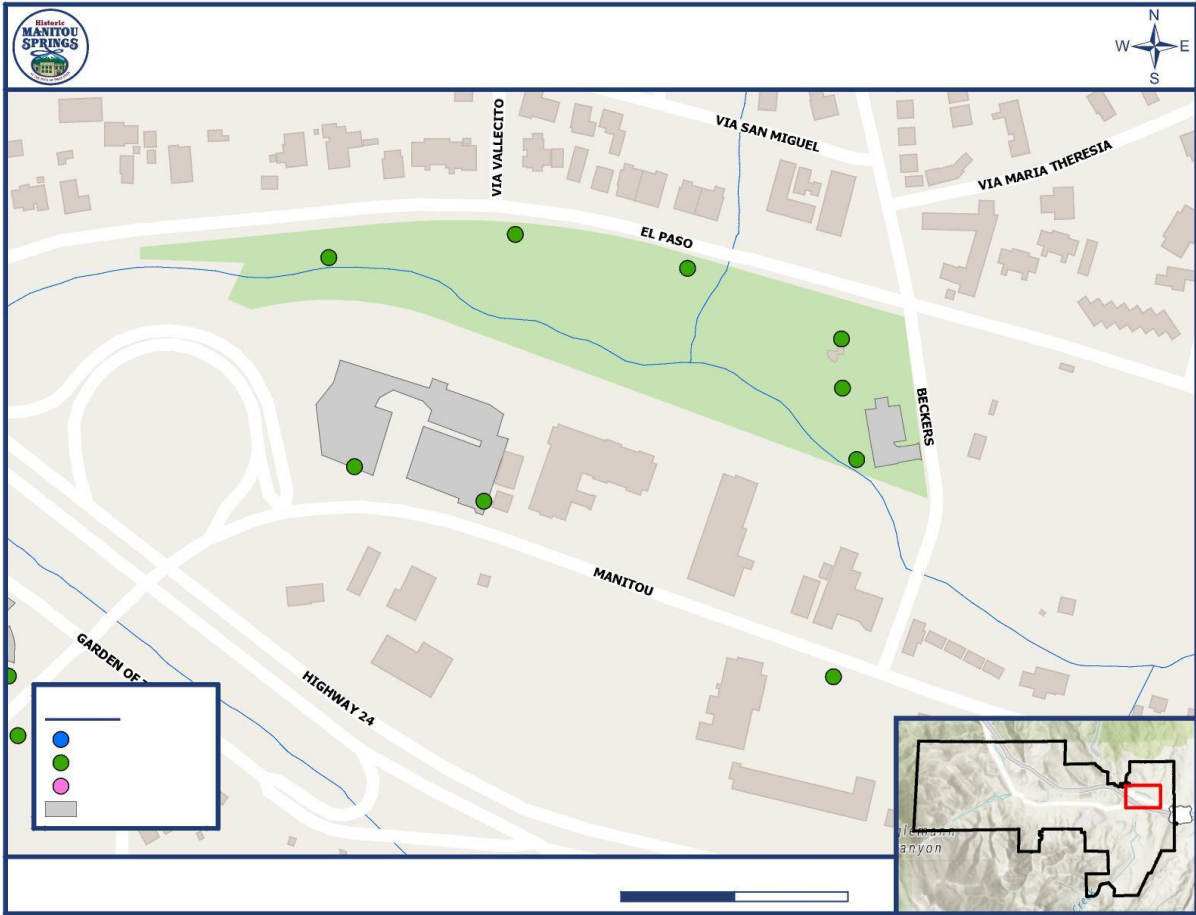
1. Complete this estimate as part of your proposal.

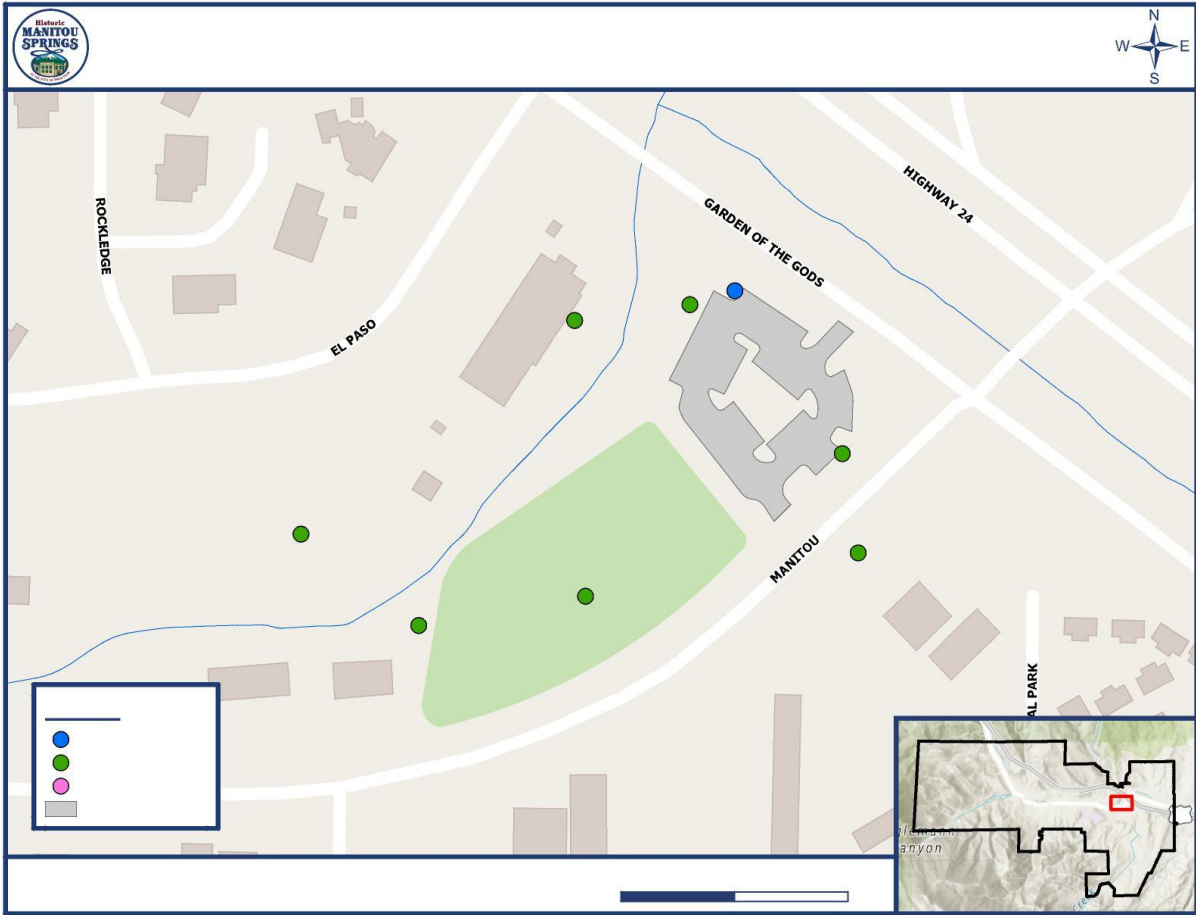
****Failure to complete and return this submittal page with your proposal may be cause for rejection.***

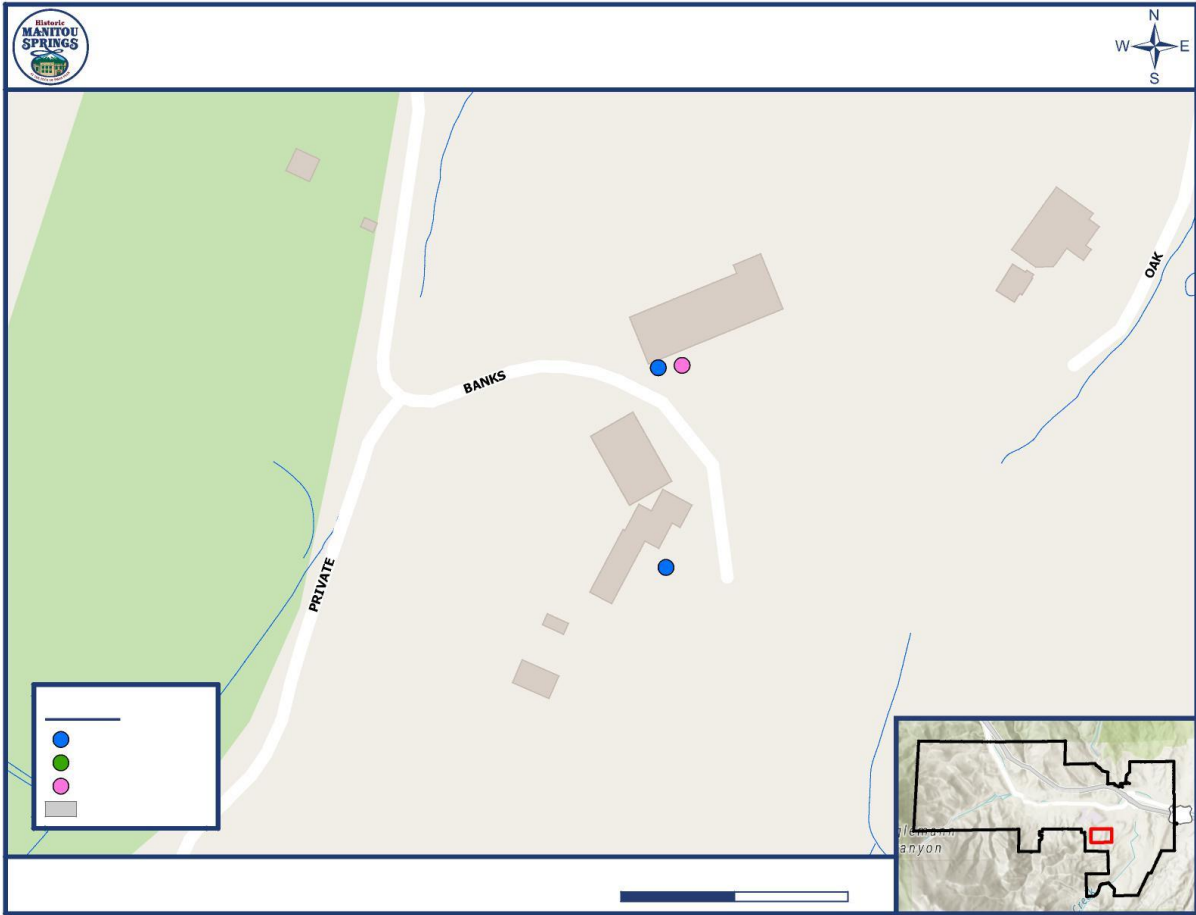
Size (Quantity)	Cost per Month (May – September)
*40 Gallon: Trash (79) 6x/week	\$4,617.95
*40 Gallon: Trash (79) 6x/week	\$4,617.95
3 Yard Dumpster: Trash (6) 3x/week	\$1,250.94
3 Yard Dumpster: Recycle (2) 2x/month	\$69.50
Size (Quantity)	Cost per Month (October – April)
*40 Gallon: Trash (79) 3x/week	\$2,308.97
*40 Gallon: Trash (79) 3x/week	\$2,308.97
3 Yard Dumpster: Trash (6) 3x/week	\$1,250.97
3 Yard Dumpster: Recycle (2) 2x/month	\$69.50

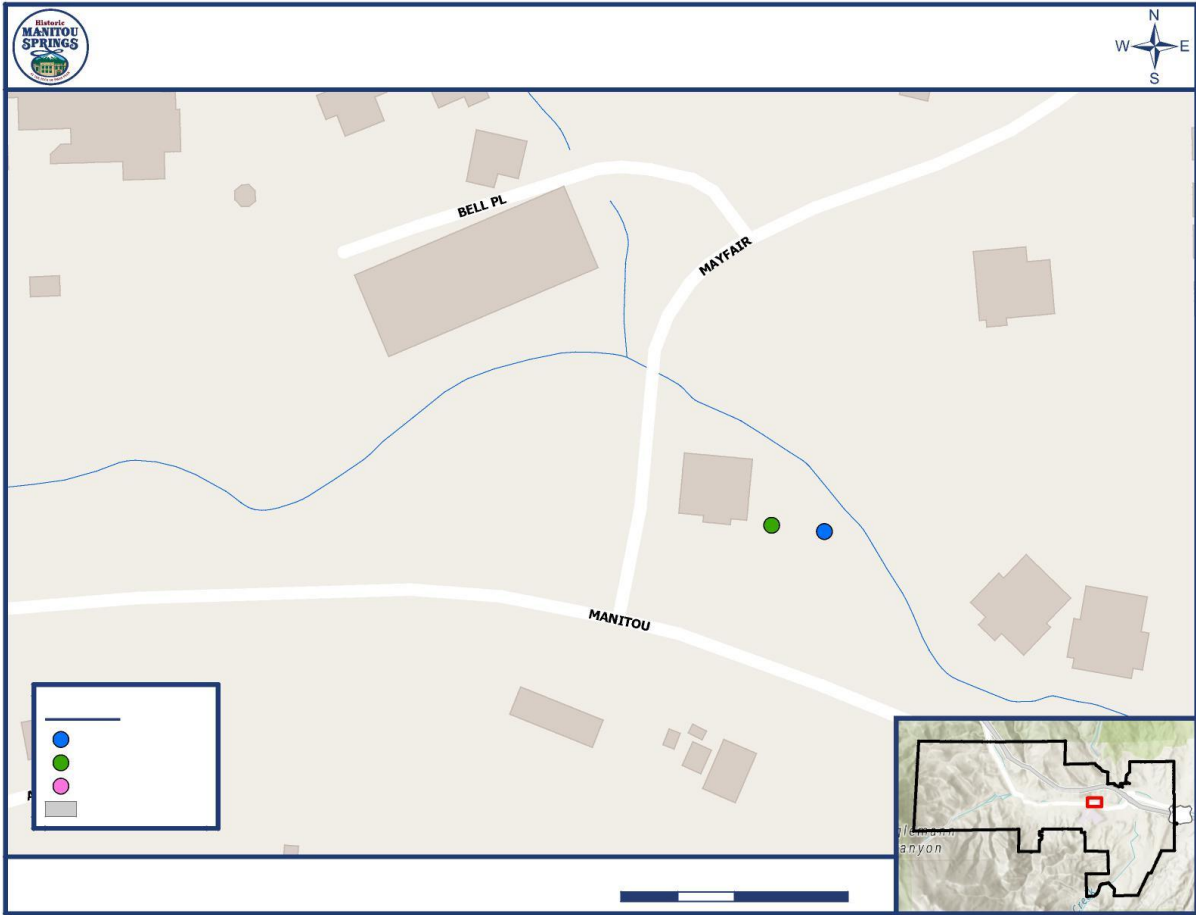


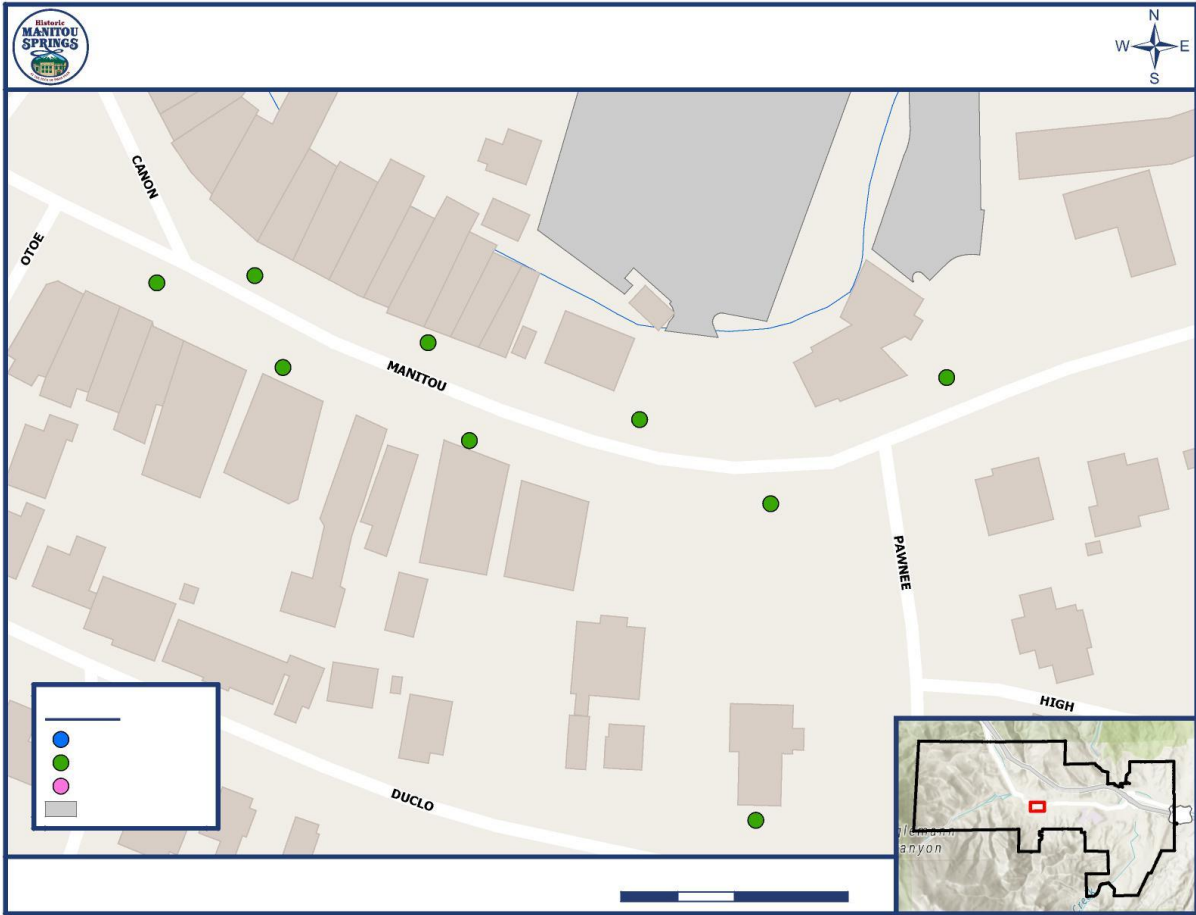


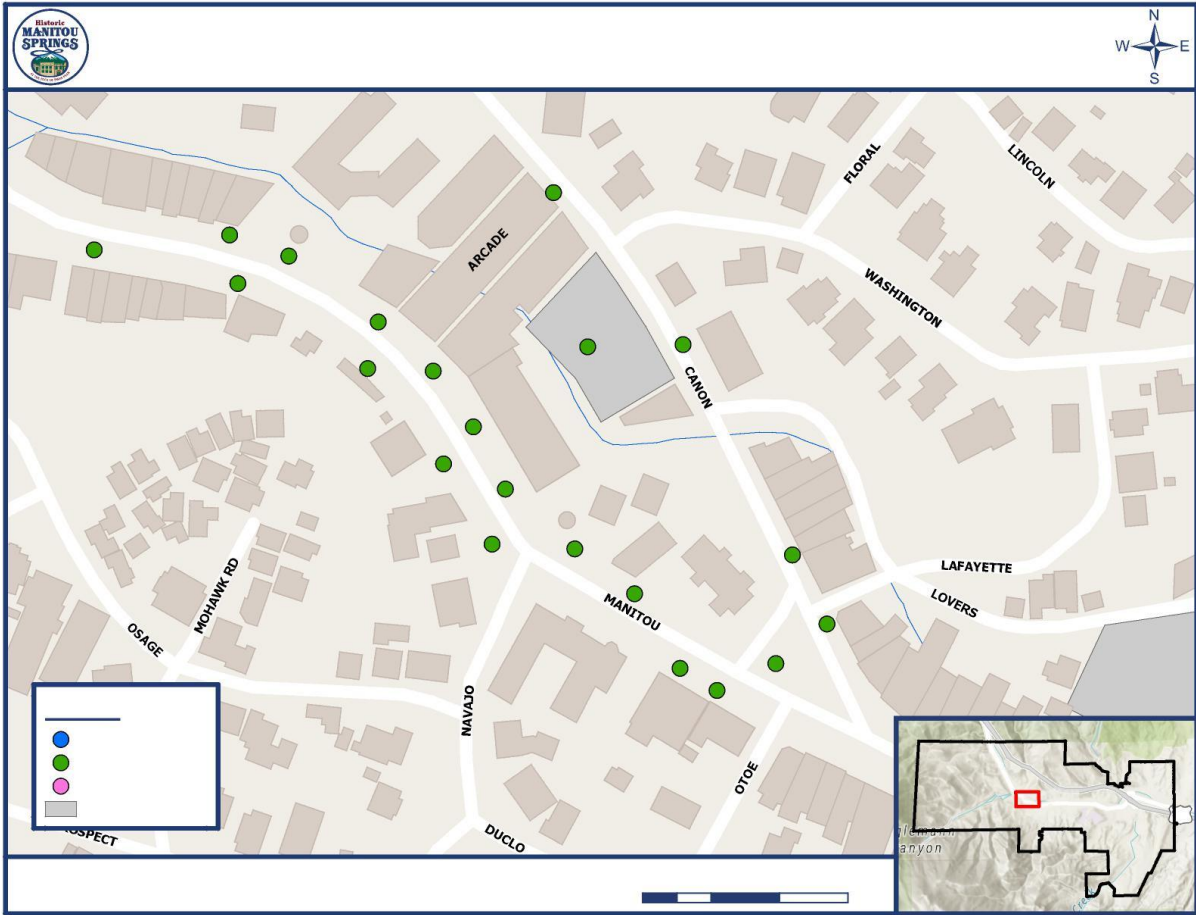


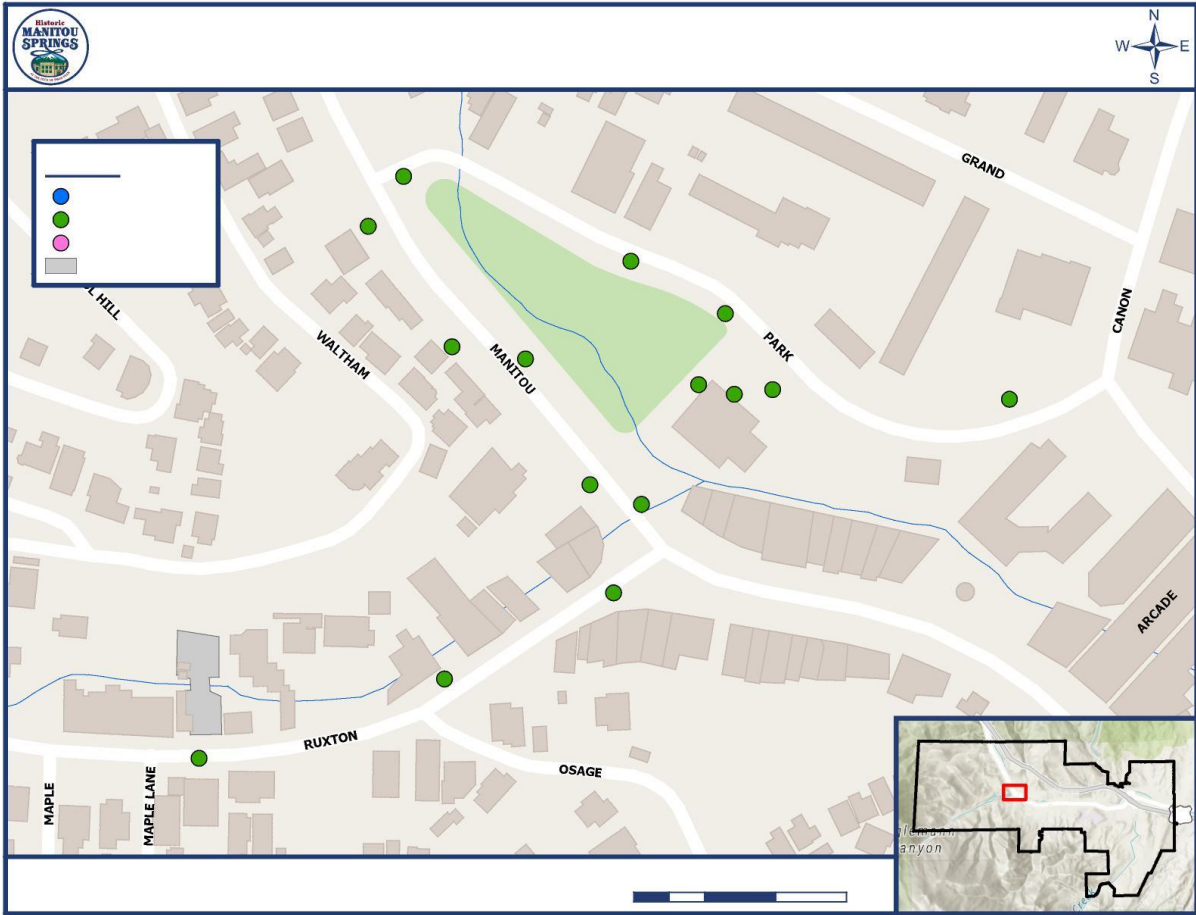


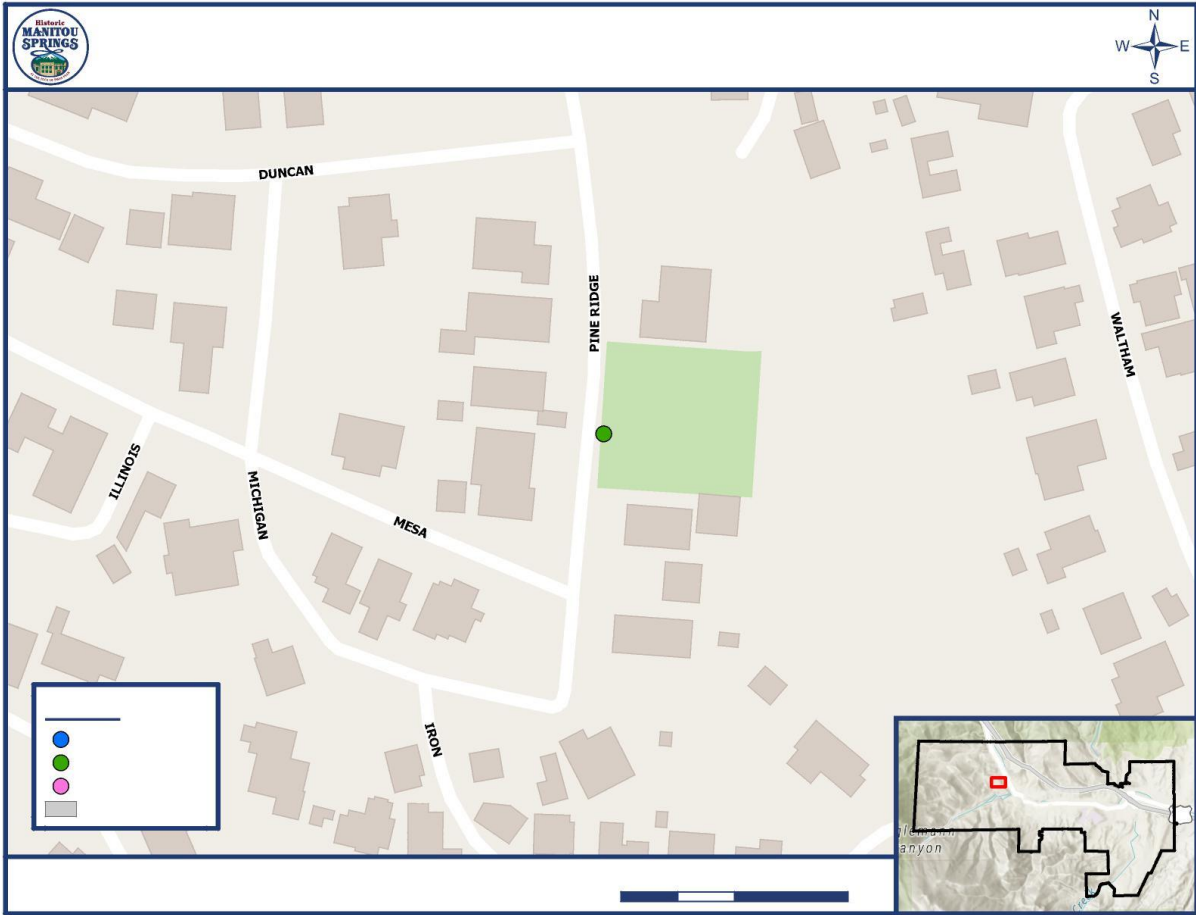


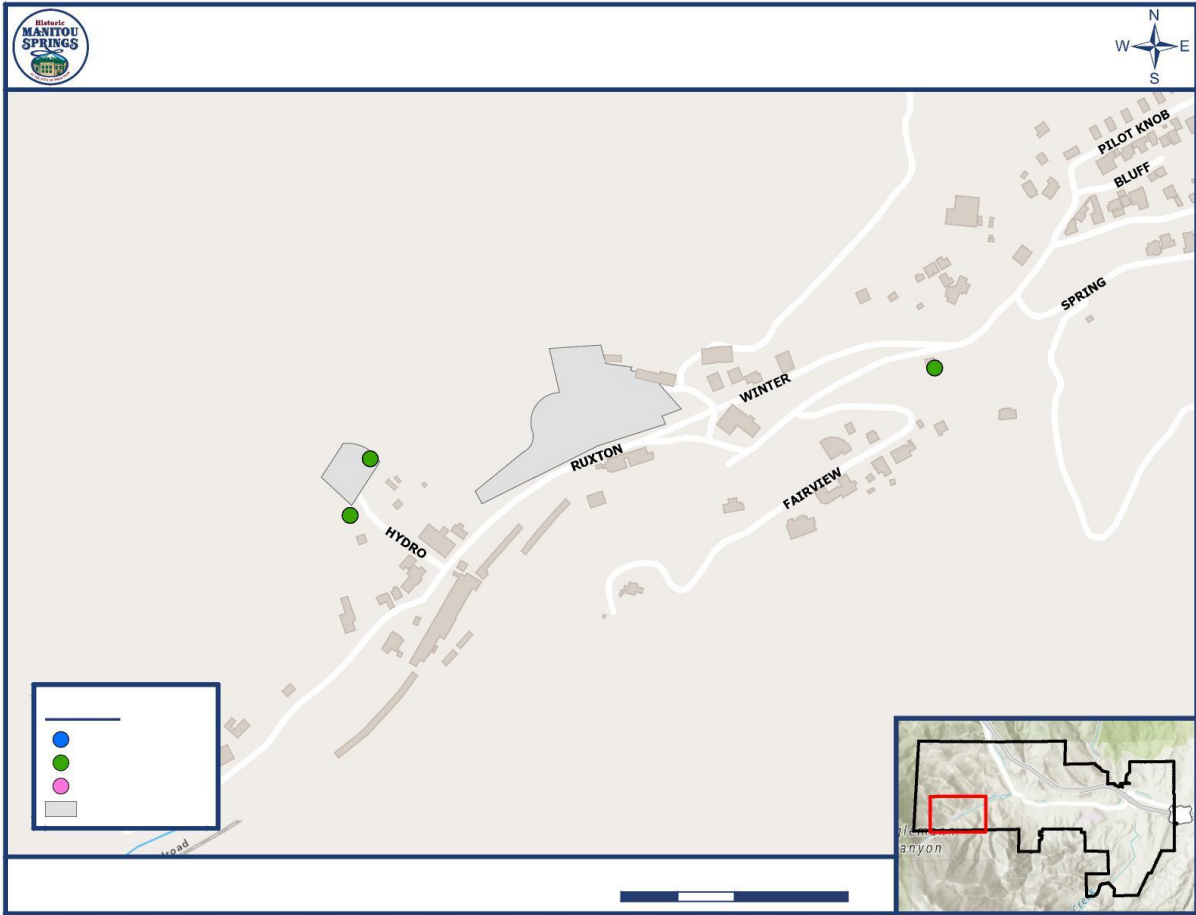














Memorandum

Title: Proclamation No.1126, 2026 Creek Week
From: Gillian Rossi, Parks & Recreation Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 10 Minutes

September 1, 2026

Purpose:

To formally recognize September 26th through October 4th, 2026 as "Creek Week" in Manitou Springs.

Background:

The Fountain Creek Watershed District, a proud partner of the City of Manitou Springs, is celebrating the 13th Annual "Creek Week" cleanup, which offers volunteers the opportunity to protect, steward, and maintain the Fountain Creek Watershed.

Fiscal Impact:

N/A

Workload Impact:

N/A

Recommended Action:

Read Proclamation No. 1126, 2026 Creek Week and proclaim it so.



Proclamation No. 1126

Creek Week 2026

Whereas, The City of Manitou Springs is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and

Whereas, the Fountain Creek watershed, including Fountain Creek, related wetlands, existing trails, and recreational facilities, is a unique watershed that is an important resource and asset to the residents and visitors of Fountain and the Pikes Peak Region; and

Whereas, the Fountain Creek Watershed District is partnering with the City of Colorado Springs, Colorado Springs Utilities, El Paso County, Pueblo County, the City of Manitou Springs, Fountain, and towns of Monument and Green Mountain Falls, along with numerous community organizations to coordinate the 13th Annual “Creek Week” cleanup, which will encourage the protection, restoration and maintenance of the Fountain Creek watershed; and

Whereas, this 9-day litter clean-up effort kicks off in Fountain Creek Regional Park on September 26th and runs through October 4th, 2026 throughout the watershed; and

Whereas, “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris to make Fountain Creek and the watershed cleaner and safer; and

Whereas, businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and

Whereas, “Creek Week” litter removal activities will reduce pollution in our creeks and clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, BE IT PROCLAIMED that the Council Members of the City of Manitou Springs, Colorado, hereby proclaim September 26 through October 4, 2026, as “Creek Week” in Manitou Springs and encourage our citizens to help protect, restore, and maintain our waterways by participating in “Creek Week” activities.

Adopted this 1st day of September 2026 in the City of Manitou Springs, El Paso County, Colorado.

Natalie Johnson, Mayor

Attest: Elena Krebs, City Clerk



FOUNTAIN CREEK
WATERSHED DISTRICT

2026 CREEK WEEK PRESENTATION FOR FCWD MEMBER GOVERNMENTS





FOUNTAIN CREEK
WATERSHED DISTRICT

FCWD Mission



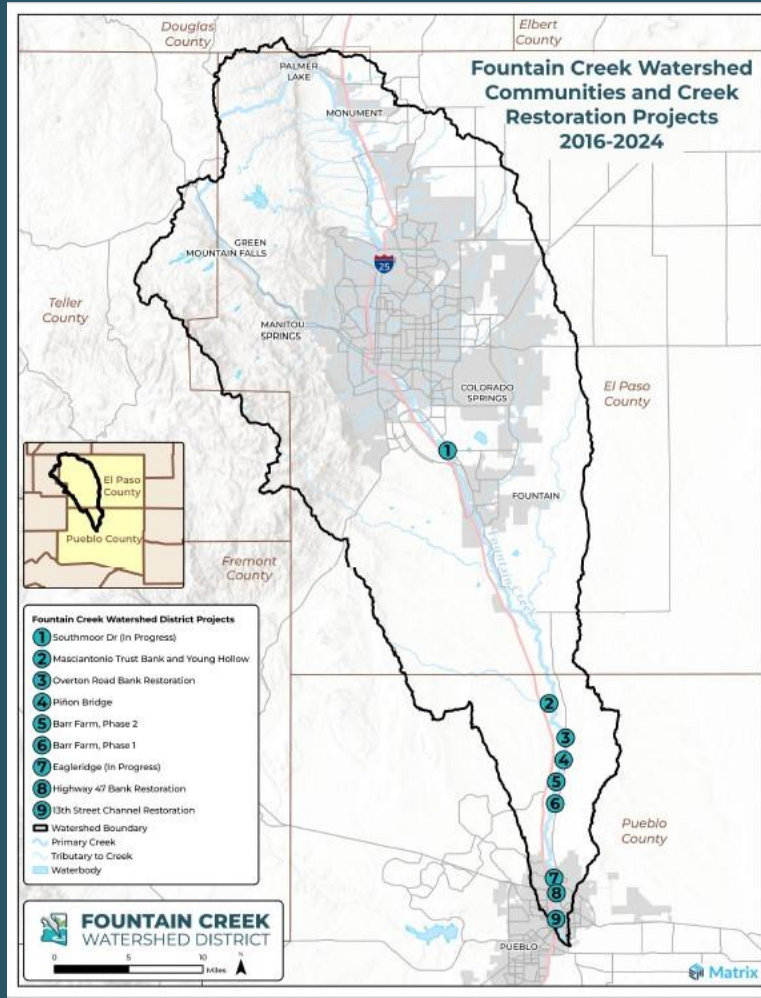
To serve as stewards of the Fountain Creek Watershed, working collaboratively to protect, restore, and sustain its health. Through innovative watershed management, inclusive engagement, and partnership-driven solutions, we strive to inspire a shared commitment to the long-term resilience and vitality of our watershed and its diverse communities.

Protect and enhance the health of the Fountain Creek Watershed



**FOUNTAIN CREEK
WATERSHED DISTRICT**

DISTRICT EFFORTS – HAPPY 17TH BIRTHDAY!



- Established by State Legislature in 2009
- 23 plans and studies
- 22 restoration projects
- Robust suite of outreach/education programs
- Projects funded by C.S. Utilities
(\$50M 1041 permit for SDS)
- Supported by 9 member governments



OUTREACH AND EDUCATION



FOUNTAIN CREEK WATERSHED DISTRICT

- Creek Week: 12 years, 25K+ participants, 190+ tons removed
- Great American Cleanup: 5 years, 2k+ participants, 40+ tons removed
- FC Brewshed® Alliance: Liquid Lectures, Collab Brew, Hydration Celebrations
- Watershed Warrior Volunteers
- Scoop the Poop Events
- Fishing Derbys
- Native Plant Promotion/Pollinator Parties
- Rain Barrel Sale
- Presentations/Teaching



**FOUNTAIN CREEK
BREWSED® ALLIANCE**



FOUNTAIN CREEK
WATERSHED DISTRICT

Creek Week...



- **What:**
 - A 9-day, watershed-wide litter & debris collection event
- **Who:**
 - Service groups, neighborhood associations, scouts, schools, churches, clubs, individuals...and more!
- **Why:**
 - Raise awareness about the Fountain Creek watershed, our water supply, the District, and littering issues to make our communities cleaner, safer, and more beautiful
- **Where:**
 - The Fountain Creek Watershed...and beyond!



**FOUNTAIN CREEK
WATERSHED DISTRICT**

Our Impact Goes Beyond the Watershed...



Garbage Patch



Rubbish soup map



Trash in the Ocean

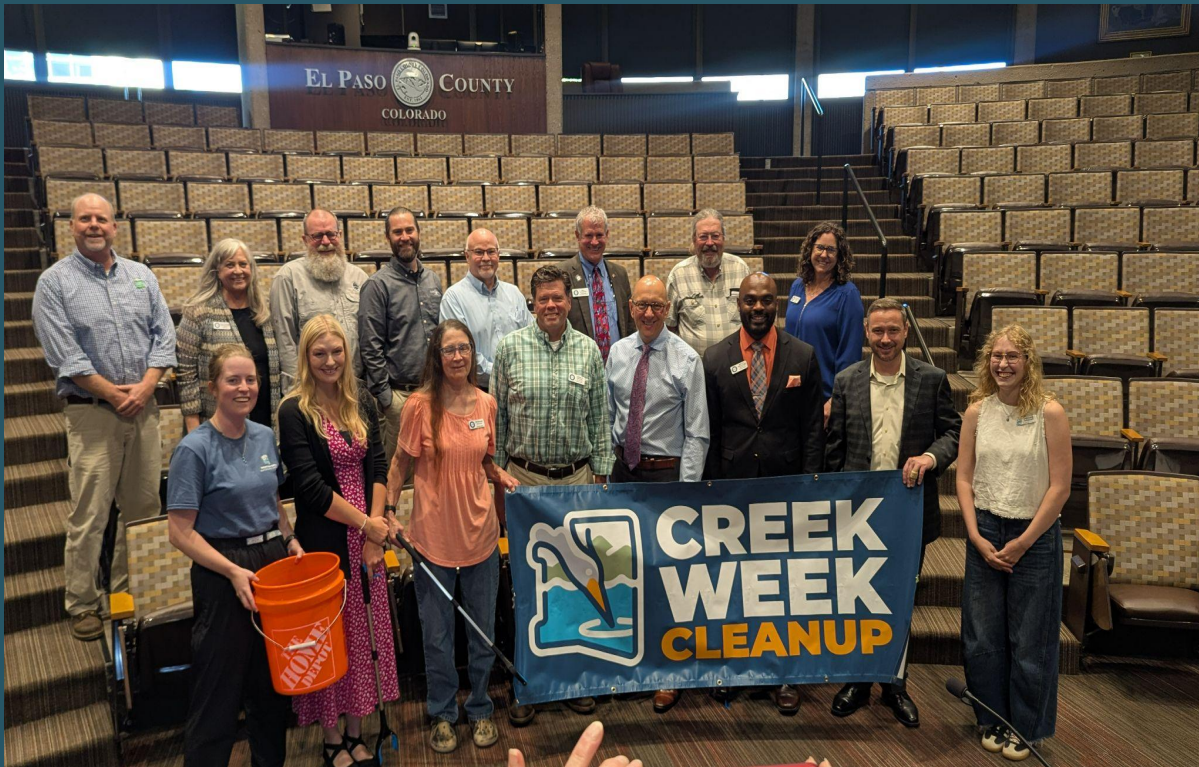
Last year: 2025 Data

70 cleanup crews
~1,500 Volunteers
Worked ~500 hours
To fill ~1,705 bags
=
~16.5 tons of litter and
debris removed!

Manitou Springs
335 volunteers
43 bags



This year... Creek Week 2026: Sept. 26th - Oct. 4th



Over 50 public events to choose from Pick a Date, Pick a Location, and Pick it Up!

What residents can do?



- **How to get involved?**

Creek Week cleanups happen across the watershed - from Palmer Lake to Pueblo - over nine action-packed days of service and stewardship! Whether you're ready to lead a cleanup or simply want to lend a hand, there's a role for everyone.

- **Want to Host a Cleanup?**

Register as a Crew Leader to organize a cleanup at your chosen site. We'll provide guidance and offer free cleanup supplies if needed.

- **Want to Join a Cleanup?**

Register as a Crew Member to sign up for an existing cleanup—no planning required. Just show up, pitch in, and make a difference!





FOUNTAIN CREEK
WATERSHED DISTRICT

Your Leadership Matters. By proclaiming Creek Week, You:



- Recognize the importance of the Fountain Creek Watershed to your community.
- Mobilize residents, schools, businesses and organizations to participate.
- Lead by example by showing that watershed stewardship is a community priority.
- Connect your community to a watershed-wide effort.



FOUNTAIN CREEK
WATERSHED DISTRICT

Thank You,



**Alli Schuch, Executive Director
FCWD Board of Directors
FCWD Staff**





Memorandum

Title: Planned Sign Program Permit PSP 2601 - Hwy 24 "Manitou Springs" Sign
From: Erin Ringsred, Planner/Landscape Architect II and Frederick Rollenhagen,
Planning Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 20 Minutes
September 1, 2026

Purpose:

The Chamber of Commerce has submitted a Planned Sign Program application for Highway 24 Signage Monument. Planning Director Frederick Rollenhagen has referred the request for a Planned Sign Program to City Council for their review per code section 18.03.12.11.B.1 based upon the finding that the proposed sign may result in significant impact upon the image of the City.

Background:

The Chamber of Commerce is proposing a monument sign project on Highway 24. The proposed project would first remove the existing monument sign east of exit 299 that contains the City of Manitou Springs' previous logo. The proposed monument sign would contain the Visit Manitou Springs branding.

In March 2020, City Council approved Resolution 1520, which recognized and supported a Signage Design Plan for the replacement of the City's current Highway 24 signage just east of exit 299. The signage design and resolution has been included in the agenda item attachments.

On August 11, 2026, City Council heard during a work session, the Manitou Chamber of Commerce's proposal to replace the existing sign. As a result of that work session, the applicant was tasked with providing alternative designs for the west face of the sign that would provide legibility for eastbound traffic. Additionally, it was requested that alternative locations be provided in order to confirm that the sign is visible to east and westbound traffic.

Existing Conditions

The existing sign uses the previous City Logo current as of 2020, but it is not the City's current logo. The graphic portion of the monument sign has become sun faded with age. Text and graphics are present on the east side of the sign but not the west. The



monument sign is made up of timber, metal and a variety of plastic.

Proposed Construction

The proposed sign is 160" wide, 24" deep, and 140" tall. The signage materials include aluminum, printed vinyl, and acrylic. The signage graphics are proposed for the east side to state "Manitou Springs". On the west side two alternatives are proposed on a blue field. Option 1 "Manitou Springs" in the same font and scale as the east side, but without the illustrative components. Option 2 is proposed as the text "Thank you for visiting Manitou Springs" on a solid blue field. The proposed font for Option 2 differs from those appearing elsewhere on the sign. No lighting is proposed as part of the signage. In order to provide nighttime legibility, all text on the sign will be made up of "high performance white reflective vinyl".

Findings & Review Criteria:

Planning Staff has reviewed the proposed signage in accordance with code section 18.03.12.

Prohibited Signs 18.03.12.3 (A) (20)

The signage code does not allow signage to be located within public rights-of-way, except as part of a Planned Sign Program.

Signs Subject for Signs Requiring a Permit 18.03.12.6

The cumulative limit in area for signage per street-level occupant zoned commercial is calculated for 354 Manitou Ave (the Visit Manitou Springs property) in accordance with section 18.03.12.6 as a total maximum of 150 SF. The sign at 354 Manitou Ave, previously approved under SP 2401, totaled 56 square feet. The addition of the proposed 73 SF of signage would bring the total to 129 SF below the lot maximum.

Off-premises sign – 18.03.12.7

The proposed sign will be located in the "public right-of-way" which is only permissible as part of a Planned Sign Program. Additionally, off-premises signs are only permitted in commercial zones outside the downtown zone district. The total area of off-premises signs per occupant shall not exceed thirty-two square feet per occupant. The proposed sign is 73 SF.

Planned Sign Program 18.03.12.11



The intent of this program in the Code is to provide flexibility for signage where deemed appropriate by the decision-making body.

The Planning Director may require the Planning Commission or City Council review of any *sign* program which may result in a significant visual impact or is located in an area which has a significant impact upon the image of the City.

Due to the proposed location and replacement of existing City signage, the Planning Director has referred this case to the City Council for consideration.

B. Planned *sign* programs shall substantially comply with the general regulations contained in this Chapter. These provisions do not alter the permitted *sign* area for any of these uses, or allow *prohibited signs*.

The proposed sign complies with the general regulations identified in section 18.03.12.4. As the allowance of this sign would not increase the allowable signage area on a parcel as the proposed sign is not located within a parcel. The proposed signage type is not a prohibited sign.

The approval criteria for a planned sign program 18.03.12.11 (B)(5) are as follows:

- a. **The proposed signs will be constructed in a quality manner and of durable, quality materials.**

It is understood the materials have been selected for their appearance and durability.

- b. **The value and qualities of the neighborhood are not substantially impacted because of *sign* size, appearance, location, illumination or quality.**

The proposed sign is comparable to the existing sign it is proposed to replace.

- c. **The planned *sign* program application is compatible with the architectural and historical qualities and character of the community.**

The signage graphic and character is replicated at the Visit Manitou Springs 354 Manitou Avenue address.

- d. **The proposed planned *sign* program is compatible in function, scale and design with surrounding land uses.**

The proposed sign is consistent with the existing sign in function and scale. The design is new branding and more color than the existing sign.

- e. **That the proposed *sign* will not create a visual distraction or traffic or safety hazards.**



The proposed sign will be reviewed by CDOT for compatibility with CDOT roadway safety requirements. Prior to the construction of any signage on CDOT roadways, CDOT will review the sign application and require a Resolution of City Council support to approve the application.

CDOT Approval Required

A Special Use Permit (SUP) will be required to be approved by the Colorado Department of Transportation for the sign. In preliminary conversations, a safety suggestion from CDOT was that the sign be moved farther toward the off-ramp and that a guardrail be installed along the entire stretch to eliminate the unsafe condition created by vehicles entering and exiting near the sign. This will likely be a condition of CDOT's SUP.

Fiscal Impact:

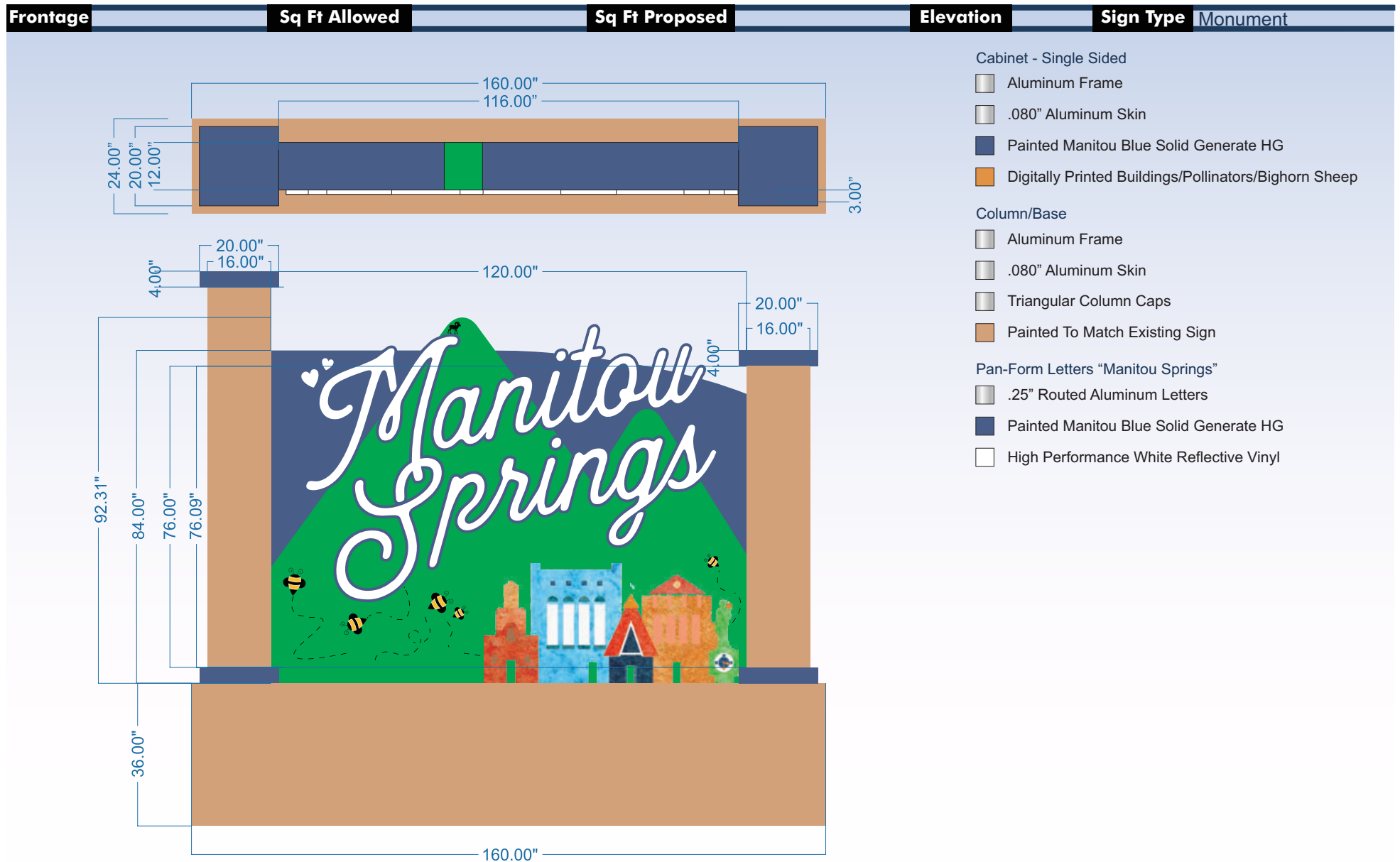
The Chamber is not requesting additional funds from City Council as part of this request. Jenna Wells from the Chamber will be available to discuss the proposal and its financials.

Workload Impact:

Additional City Staff hours after approval would be limited to assistance coordinating with CDOT.

Recommended Action:

Move to approve the planned sign program permit, PSP 2601



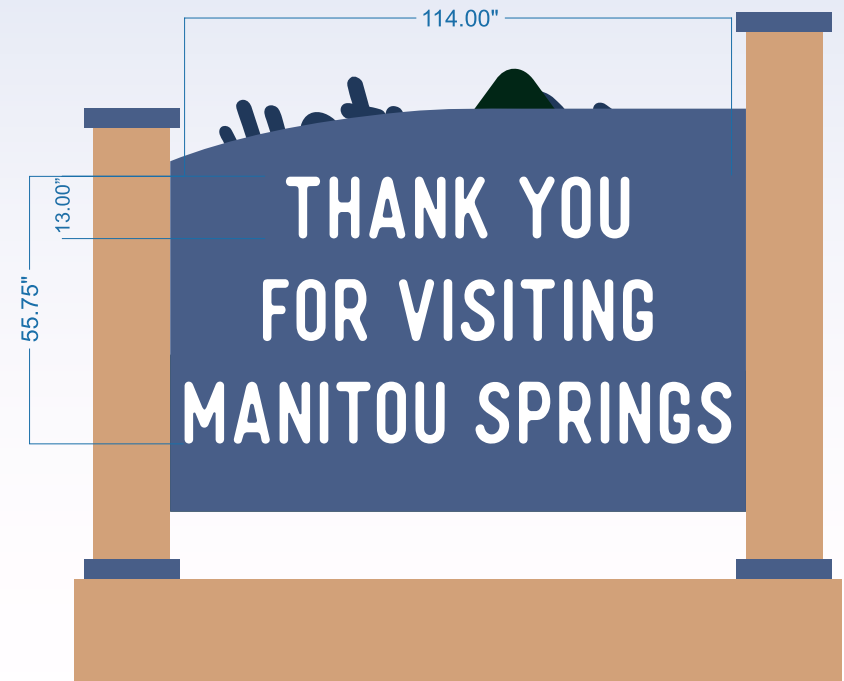
*Client to provide vector artwork final production. *Final signed approval is required.

*Artwork is for general reference only. It is an approximation of scale and placement.

3505 E Platte Avenue		Colorado Springs, Colorado 80909		719-573-1567		Page 1 / 2	
 UL Listed	Customer Information	Job Location	Revisions			Drawing by	
	Manitou Springs						
	Project #	354 Manitou Ave Manitou Springs, CO 80829	This design is the exclusive property of Sign Shop Illuminated, LLC and any reproduction or other use is strictly prohibited. All rights reserved.			Date	
	250509-07					08/27/2026	

Rear Vinyl

High Performance White Reflective Vinyl ☐



*Client to provide vector artwork final production. *Final signed approval is required.

*Artwork is for general reference only. It is an approximation of scale and placement.

3505 E Platte Avenue										Colorado Springs, Colorado 80909										719-573-1567										Page 2 / 2										
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