



# City of Manitou Springs

## Newsletter



## Planning Department

Over the past several months, the Planning Commission, along with the planning department staff and our consultants from Community Matters, have been investing significant amounts of time to update some areas of our zoning ordinance. After several work sessions and a community open house, several revised ordinances are now on their way to City Council for review and public hearings.

The revised ordinances include density requirements in the downtown zone, parking standards and definitions, variance requirements and traffic impact analysis requirements and sign standards amendments. A long-term occupancy lodging ordinance has also been the subject of review and discussion. It has generated a significant amount of comments from both residents and owners and

managers of local hotels and motels. It is still a work in progress. It will move to City Council for review and public hearings at a later date.

Other than the long-term occupancy revisions, much of the work has been a matter of streamlining and refining existing sections of our zoning ordinance. In coming months some new items will be considered that are likely to generate significant interest from citizens and hopefully will result in lots of community input. Our consultants from Community Matters have reviewed our zoning ordinance in detail and have observed that we are missing one component that is mandated by state statute for all municipalities. We should have a Land Use Master Plan that describes in detail what future development should happen in what areas of the city. Since we already

have well-defined zone districts that define what development is allowed in different areas of the city, any changes that result from a new Land Use Master Plan could have major impacts on our existing neighborhoods.

During the visioning process a couple of years ago, this was one area that was left as TBD. A note at the beginning of page 95 in the vision plan (which is available on the City's website) says: "Note: The following Guidelines for Development were developed for the Rainbow Vision Plan. The City of Manitou Springs Planning Department will work with City advisory boards and the public to revise these guidelines."

A quick glance at the existing guidelines from the Rainbow Vision Plan provides some valuable guidance as we move through this process: 1) encourage

development that is complementary to existing residential areas or neighborhoods; 2) encourage residential subdivision design that maximizes building sites in exchange for permanent open space; 3) work with neighborhoods to identify specific problems and provide workable solutions through neighborhood improvement plans; 4) hillside residential development should take advantage of cluster development on flatter sites in exchange for permanent open space on the hillsides; 5) hillside development must be structurally and aesthetically appropriate to the site in order to maintain integrity of the slopes and visual aspects of the hillsides.

A strong show of citizen involvement as we move through this process will ensure that our finished product is one that we all can be proud of.

# Fire Department

By Chief John Forsett

The first quarter of this year has been extremely busy and productive. We have been working diligently to address building repair concerns at the Fire Department. The greatest concern surrounds an aging roof that recently began to leak causing interior damage to structural roof members, insulation floors and drywall.

Unfortunately, because of the roof's age, none of the interior damage or roof was covered by our insurance carrier. For their support, I'd like to thank our Manitou Springs City Council for coming to the rescue of the Fire Department and ensuring that the costs for a new roof were covered through their budgetary actions. Citizens should begin to see workers on our roof by the time this newsletter is printed.

In addition to the new roof, the City Council also approved funding to mitigate floor drain issues in the Fire Department's bay floors. The old drain system had been plugged and unusable since it was determined that it drained into the stormwater system without first removing debris. A new drain system consisting of a trap that was engineered to collect sand and other debris from cleaning apparatus and equipment will be installed to ensure that the water going into the storm drainage system is free from contaminants. This work is expected to begin in the first or second week of

May. When it is completed, the floor will be repaired and resurfaced to hopefully better than new condition.

In addition to the work on the fire station, firefighters have been training continually. New members have been working tirelessly to obtain their first firefighter certifications. I cannot thank the veteran members of the department enough for their superb guidance and instruction; sharing their knowledge and experience with these new members is invaluable. Each member of our organization, young and old has been participating in ongoing monthly trainings as well as additional hose deployment trainings each month to enhance their efficiency when operated on the fire-ground.

A new hose deployment method used in the wildland environment is being practiced this month, and will provide firefighters with a tactical tool not previously available to attack grass and brush fires in and around Manitou Springs.

During the first quarter of this year, two notable structural fires were reported in the 700 block of Manitou Avenue. These fires were aggressively attacked by firefighters providing a quick knockdown, resulting in minimal property loss with no reported injuries. The first fire was one of those fires that as a Fire Chief, keeps me up a night. Your firefighters did a tremendous job entering into an environment that was not only below grade,



meaning they had to basically go down the chimney to get to the fire, but the environment that they entered contained an extremely large and combustible fuel load.

Timing and an aggressive attack made for a very successful outcome. Coincidentally, both of these fires were reported while firefighters were at the fire station conducting training, which resulted in extremely quick and efficient response times and fire knockdown. In fact, firefighters were on scene and operating in just 3 minutes and 23 seconds after receiving notification pages on the fire described above.

The fires in the 700 block also highlighted the continuing need to conduct pre-incident plans on high

hazard occupancies in Manitou Springs. Pre-incident planning began in February of this year by our paid staff of firefighters. The product that they are producing will be used by fire officers and firefighters when needed to engage future emergency incidents with a better knowledge of known life and property risks. These risks may include living spaces above or below business occupancies, hazardous materials, access problems, etc. When you see our folks out and about, please let them know you appreciate their efforts and consistent professionalism.

Finally, I want to thank the men and women of the Manitou Springs Fire Department. These are the people that you, our citizens and visitors of Manitou Springs have come to depend on in a crisis. They are your neighbors and friends, and through their efforts preparing in many ways, their long hours in between jobs and careers, their time away from home and family, and their commitment, you can be comforted to know that they will be here to do their best when they receive the call. I am very proud of each and every one of them.

Please be careful out there! With warmer temperatures drawing us to be outdoors, remember that dry conditions still exist. Until April (May or June) showers bring flowers, all of us should use great caution when working with any form of heat around our homes and in the woods.

## Finance Department

The first quarter of 2015 is officially over and the Finance Department is off to a great start.

We've been getting lots of positive feedback on our new online payment ability. If you missed the 2014 fourth quarter newsletter, I'll briefly recap:

The City has partnered with a company called Xpress Bill Pay and water and sewer utilities customers can now pay online with a credit card. Go to [www.xpressbillpay.com](http://www.xpressbillpay.com) for more information. There is no additional charge for paying in this manner. Please note, if you wish to pay a parking ticket online, our parking program is managed through a third party vendor, Standard Parking, and you will need to call 685-2549 to find out more about that process.

Sales tax for the first two months of the year, January and February, have come in and we're currently 71.4 percent over last year at this time. Sales tax is collected for the City by the State Department of Revenue, so we always receive our sales tax two months in arrears which is why we don't have March sales tax, yet.

Finally, the initial phase of the 2014 audit has been completed and it has gone well.

Also, don't forget the City pet licenses are on a calendar year, so if you haven't come in to the Finance Department to purchase Fido's or Mitten's 2015 Manitou Springs tag, make it a priority to get that done.

## Historic Preservation Commission

By Cylinda Walker, Chair

The Historic Preservation Commission is gearing up for an exciting spring and summer! May 2015 is Colorado Archeology and Historic Preservation Month. In celebration of this and National Preservation Month also in May, we will once again be acknowledging many of those whom came before our commission in the past year to discuss modifications of their homes and businesses via our annual Historic Preservation Award Ceremony. It could even be a possibility that some of those award recipients are residents who applied for the Vicky Bunsen Doucette Memorial Mini-Grant for Maintenance of Historic Properties. These grants are available for up to \$500 of reimbursable funds on a first-come basis.

Ever gone on a stroll through town and noticed the historic plaques? We offer an informative tour guide on our website. If you are really interested in learning much of Manitou's history, you can do the entire tour which encompasses 5.5 miles! Moreover, we are taking on the task of refurbishing these plaques. In addition to the plaques, the Historic Preservation Commission is continually working toward the preservation of the bridges and retaining walls throughout Manitou Springs by obtaining grants from the state historical society and other resources.

Do you know how to find out if you are in the Historic District? How do you find out what tax credits are available for both residential and commercial properties? What do you need to do before making a modification to your property? We have the answers to these questions and many more links on our website at [www.manitouspringsgov.com/government/city-boards/hpc](http://www.manitouspringsgov.com/government/city-boards/hpc).

# Manitou Pool & Fitness Center

By Roy Chaney  
Aquatics Director

We are excited as the pool received a \$5,000 grant from USA Swimming's "Make A Splash" initiative to help save lives. The USA Swimming Foundation is a national child-focused water safety campaign, which aims to provide the opportunity for every child in America to learn to swim. More information will be coming out about this program and our goal to get children and families in our area the chance to utilize this pool for swim lessons and punchcards.

Did you know?

- Ten people drown each day in the United States;
- 70 percent of African American children, 60 percent of Latino children, and 40 percent of Caucasian children have low or no swimming ability;
- Participation in formal swim lessons can reduce the likelihood of childhood drowning by 88 percent.

## Student Lifeguard Training

January programs started out well with 12 high school students signing up for the new Manitou High School Lifeguard Training class. Students at Manitou can now take lifeguard training as part of their physical education requirement. Students are learning about the responsibilities of being a lifeguard, learning lifesaving strokes, building swimming strength/endurance, and fine tuning rescue skills. Many of these students are hoping to work at the Manitou Pool or another facility in the area and gain some valuable work experience.

Our swimming lessons returned with after-school and Saturday public programs. Attendance is good and growing as we head into summer. Aqua-aerobics is doing well with 12-25 students in each class. The Colorado Torpedoes swim team is maintaining a solid team with 85 swimmers. Swimmers ended the championship season with four qualifiers

and a trip to Austin, Texas. Congrats to Kethrys Buffa, Emily and Sydney Dolloff-Holt and Veronica Morin. The fitness class supervised by Beyond Fitness is going strong with up to 20 students in both sessions (morning and evening). Fitness room attendance is steady and we recently added a Precor multi-purpose pulley machine and a Concept 2 rower. Machines were purchased with donations to the pool.

Over the holiday break, the facility closed and we were able to get some much needed maintenance completed. The following maintenance was completed:

- Grouted the showers and cleaned the shower heads.
- Replaced fitness room baseboard.
- Repaired cracks and holes in the pool deck.
- Touched up paint around the pool
- Painted the entrance area and back hallway.
- Cleaned out the lockers.

• General power cleaning of the deck area.

• Installed laminate flooring in multi-purpose room (thanks MSFD!!!).

Come check out some of our programs that include:

-• Beyond Fitness offers several different weight training/fitness classes at the pools weight room.

• American Red Cross Swim lessons (Private & Group).

• Aqua-aerobics.

• Yoga.

• Core classes.

• Colorado Torpedoes Competitive Swim Team.

• CPR, First aid and lifeguard training.

• Lap swimming and open swim in our ozone pool.

• Relax in our ozone hot tub.

For more information on any of our programs or pool schedules, please call us at 685-9735 or visit us at [www.manitoupool.com](http://www.manitoupool.com).

# Parking Authority Board

By Neal Yowell

The Manitou Springs Parking Authority Board experienced record citizen attendance for January and February of this year. The Board appreciates the involvement of the community as we work out the kinks and address the issues associated with parking in Manitou Springs. The March meeting had only five citizens in attendance.

The Residential Parking Permit (RPP) program for Grand Avenue is proceeding and the request to Manitou Springs City Council will be proposed in the upcoming weeks. The PAB's goal is to have Grand Avenue residential only before the Memorial Day weekend. Just like the Washington Avenue RPP, Grand will be residents only 24/7, 365.

The residents of Duclou/Osage/Manitou Place/Mohawk/Ote/Modoc/Prospect Place have also petitioned for their neighborhood to become residential only parking. The first meeting with the citizens was Thursday April 2. The meeting was preliminary and the agenda focused

on the residential parking program and gathering information. The residents in this area also want the RPP to move forward. Additional data and confirmation of information on the area needed to be collected and the process is moving forward as well. The PAB would also like to have the Duclou/Osage and surrounding streets RPP finalized and presented to the Manitou Springs City Council before the Memorial Day weekend. This would also become residents only 24/7, 365.

The construction at the Prospect parking lot is finished and the lot is now open. The lot has a new retaining wall, it has been repaved, stripped and lights have been installed. The Prospect lot is open for the community to use by permit and the fee to park at the lot is \$60 a year. The fee is prorated \$5 off per month. The PAB anticipates the usage in the Prospect lot to increase as the Grand and Duclou/Osage RPP becomes effective.

The free shuttle will start May 17 and operates through September 12. The

Incline Shuttle route will pick up riders from the Tajine Alami and transport them to the top of Ruxton Avenue. This shuttle runs approximately every 10 minutes starting at 6 a.m. and operating until 8 p.m. seven days a week. The Manitou Avenue shuttle will have extended hours of operation this season. This route will transport riders from the skateboard park/baseball field (Beckers Lane and El Paso Blvd.) west up Manitou Avenue, through the downtown to the roundabout where it will then circle back east on Manitou Avenue to the Tajine Alami stop and back down Beckers Lane to El Paso. The Manitou Avenue shuttle will operate Sunday through Thursday from 8 a.m. until 10 p.m.; on Fridays and Saturdays the shuttle will operate from 8 a.m. until midnight. Yes, until midnight on the weekends! The average wait time at for the Manitou Avenue shuttle will be approximately 20 minutes. Both shuttles will have pickups and dropoffs at every Mountain Metro Bus stop along their respective routes.

Finally, I recently accepted the posi-

tion of Parking Manager for SP+, the contracted vendor for management of the City's parking program and resigned as Chairman of the Manitou Springs Parking Authority Board at the meeting in March. As a resident, I have participated on the board since 2008 - the past 2½ years served as the PAB chair - and also participated on the Incline Task Force. Parking is very complicated and my views on managed parking changed as I reviewed the numerous studies and listened to the consultants and professionals. Parking solutions are complex and affect everyone and we will continue to strive to make our parking program the best it can be. Jay Rohrer will be the third Chairman of the Parking Authority Board - please support Jay and the other board members.

The Parking Authority Board meets the third Wednesday of each month at 5 p.m. in Council Chambers. I want to thank everyone for their support of me as a member and chair of the PAB. I definitely gained knowledge and skills through this opportunity.

# Open Space Advisory Committee

At its last meeting, the Open Space Advisory Committee said goodbye to Jim Yount, who is moving on to another phase of his life after 16 years of committed service to the City of Manitou Springs as a member and chair of the OSAC.

Recent accomplishments under his leadership included the acquisition of

Iron Mountain and the building of the Iron Mountain Trail which provides the last link connecting sections of the historic Intemann Trail.

No one is more knowledgeable than Jim regarding trails and open space both in Manitou and in the larger region. So while Jim will no longer be a regular attendee at OSAC meetings, he

has agreed to continue to share his vast wealth of historic and technical knowledge. Jim is another example of the great volunteer spirit that is prevalent in Manitou Springs.

The Open Space Advisory Committee and The Parks and Recreation Board are working together on a Master Plan for Open Space, Trails and Parks.

A contractor has been hired to assist in the effort (with funding from Great Outdoors Colorado). Some of the primary outcomes include an inventory of all existing open space, trails and parks assets; a maintenance plan to better manage those assets including consid-

# Flood Recovery

As the \$6 million Williams Canyon Channel Enlargement project enters its final stages, the City has begun to expand its horizons in aggressively addressing a number of other unmet needs in various locations around town, including at the foot of the Williams Canyon drainage as it enters the downtown area.

In early March, the State of Colorado Department of Homeland Security & Emergency Management (DHSEM) announced that four of 10 projects the City of Manitou Springs submitted for federal, match-free Community Development Block Grant Disaster Recovery (CDBG-DR) grant funding had been favorably ranked as "Category A" projects.

Through this designation, the state has declared these flood control projects to be of highest priority in nature while indicating that they are "likely to receive fund-

ing unless key project data changes occur." The total projected cost of these "A" class projects identified for likely funding throughout various locations in the City is \$4,990,000.00.

In addition to the four "A"-ranked projects, the City was fortunate to also receive a "B" ranking on two additional infrastructure repair proposals submitted for funding. These include the replacement of an aging 2.2-mile pipeline that delivers raw water to the City's treatment plant and further design/engineering efforts necessary to complete the multi-phase Williams Canyon improvements.

Though funding for these initiatives has yet to be firmly secured, the state considers "Category B" projects to also be of high priority and they will be considered for full funding if it is determined that any of the Category A projects statewide are

ultimately not viable or receive alternate funding for completion.

As such, in the coming weeks, City staff will provide further detail to the state regarding these two projects as well, the cumulative construction budgets for which are estimated to be \$4.3 million.

In an effort to successfully manage the completion of these major anticipated civil improvements, current City staff is working with the State Department of Local Affairs (DoLA) and DHSEM to obtain yet additional grant funding necessary to retain temporary staff to actually oversee the projects.

We have formally requested funding for six new positions, which would include two project managers, a construction observer, a grants administrator and a storm drainage maintenance worker. If secured, the two-year funding award for these posi-

tions would total \$754,900.

In addition to allowing the City to manage the aforementioned efforts just recently funded, these positions would also help us oversee the completion of three other projects already well into the planning phase as financed through an earlier release of CDBG-DR funding. In addition, we expect that yet further flood recovery/mitigation grant dollars may become available this year though the federal Emergency Watershed Funding program.

Should this additional opportunity present itself, the need for a comprehensive municipal Flood Recovery Team would become even more crucial.

Stay tuned for further details in the coming months and feel free to reach out if you desire to learn any more details on the particulars of these multiple projects underway.

## PARAB

By Danu Fatt

This year begins the implementation of our new Strategic Planning for the future of our parks, which includes the revision and adaptation of our new Mission and Vision statements for PARAB. These revisions were based on the Rainbow Vision Plan 2000, the current Manitou Springs Forward plan 2012, and PARAB's vision, which includes using best sustainable practices within our Parks, including the use of all organic treatments for lawn-care and weed control. We are also looking into the possibility of obtaining some in-ground recycle bins for a few of our parks, and trying to create alternate venues or other solutions for the many events which occur in our parks.

There is a balance which we must find to enable our parks to withstand the large

events that take place there, especially Memorial Park. PARAB cannot build its parks' future around the needs of current venues. Many of these events cause damage to the grounds, and then additional care and costs are required to maintain and repair the parks for our everyday use.

Our current planning includes planting new trees to infill around mature trees, looking at edible gardens, providing educational and recreational opportunities, and maintaining the beauty of our parks. PARAB's goal is to have sustainable parks that will endure the many events that will come and go with time, to always provide welcoming spaces for our community.

It is through collaboration that we can truly strengthen the meaning of our community, our parks, trails, and open space; our way of life that we cherish and must preserve.

## Parking

Hello, my name is Neal Yowell and I am the new parking facility manager for the City of Manitou Springs. I would like to first thank Dave Gagnon for his contribution to our community and wish him and his family the very best as they return to their hometown in Montana.

I am a resident and a native. I have been involved in parking in Manitou Springs for seven years, so I am no stranger to the issues and concerns of our community. I was a member and then Chairman of the Parking Authority Board until I accepted this position.

This is my first newsletter as the Manitou Springs Facility Manager and as you can imagine I do not have a lot of information to report. The Residential Parking Permit programs for Grand Avenue and DuClo/Osage and surrounding areas are proceeding. Data had to be compiled and final numbers are being calculated. Both areas should become residential only before Memorial Day weekend.

I am still learning the software systems

so please be patient! The only data I can report at this time is that warnings are up. The parking enforcement personnel are doing a great job during the transition and are responding well to the new focus of the program.

The parking hours have changed to the seasonal times. Enforcement is from 7 a.m. until 8 p.m., seven days a week in the three lots and on Manitou Avenue, Canon, and Park Avenue. Enforcement on Ruxton Avenue from Manitou Avenue to Osage is from 5 a.m. to 8 p.m.. The Barr lot is \$5 a day and there are signs designating the restrictions on upper Ruxton Avenue and for the Residential Parking Permit neighborhoods.

Please feel free to drop by the office and discuss ANY issues and concerns you may have. I want to thank the businesses, citizens and council for this opportunity. I am instilling a new culture and your support during this transition will be greatly appreciated.

## Public Services Department

By Greg Springman  
Public Services Director

As this is my first newsletter as your new Public Services Director for the City of Manitou Springs, I would first like to take a moment to thank all involved who have given me this outstanding opportunity. After a combined 1,150 miles on Interstate 40 and Interstate 25, I have made the journey to the City of Manitou Springs. All the staff members and community members who I have had the privilege to speak with have welcomed me from day one, and that is a great quality of this community.

With that said, I would like to introduce myself both personally and professionally. My better half of 22 years is Stelle, together we raised our blended family of six kids (young adults now), who have given us seven grandkids to round out our family. As for my profes-

sional background, I have 29 plus years of Water/Wastewater experience, and hold a Bachelors and Masters degree in organization leadership from the Chapman University in Orange County California. My specialized work experience along with my educational background provides me with a great foundation to be your next Public Services Director here in Manitou Springs.

Since my start date as the new Public Services Director began on April 13, I look forward to providing you a more detailed report in my next and future Quarterly Newsletters. If anyone has any questions, comments, pressing matters you wish to discuss, or would like to just introduce yourself to me, please feel free to contact me at (719) 685-2605. Again, I want to sincerely thank everyone for this outstanding opportunity and I personally look forward to serving you and this great community as your Public Services Director.

### OPEN SPACE/from page 8

erations for fires, floods, noxious weeds, flora and fauna; venue planning, and improved GIS data sets. An overall goal is to take a systems approach to planning for open space, trails and parks in order to best meet the needs of Manitou Springs. Residents can look forward to providing their input to the planning process starting this summer.

In other business the OSAC is seeking funding to acquire a 33 acre parcel of land on the north side of town. The land was listed as a priority acquisition in previous planning efforts and

if designated as open space will preserve a critical view shed, provide outstanding outdoor opportunities as well as preserve an historic transportation route.

The OSAC meets on the 4th Monday of each month at 7 p.m. in City Hall. We have openings for a primary member and an alternate. If you are interested in formally volunteering in Manitou, this is a great opportunity. We value all community input, so feel free to come to our meetings or just let one of our members know what you are thinking. You can access our meeting agendas and minutes on the City's website ([www.manitouspringsgov.com](http://www.manitouspringsgov.com))