

A Regular Meeting of the Manitou Springs City Council was held in the Council Chambers, 606 Manitou Avenue, Manitou Springs, Colorado, on February 1, 2011. Mayor Snyder called the meeting to order at 7:02 pm.

COUNCILMEMBERS PRESENT FOR ROLL CALL:

Mayor Marc A. Snyder
Mayor Pro Tem Aimee Cox
Councilman Ed Klingman
Councilman Rick Barry
Councilman Michael Gerbig, Jr.
Councilwoman Ingrid Richter
Councilman Matt Carpenter

COUNCILMEMBERS NOT PRESENT FOR ROLL CALL:

None

STAFF PRESENT:

Deputy City Administrator Michael A. Leslie
Planning Director Dan Folke
City Clerk Donna Kast

A. CALL TO ORDER

The meeting was called to order at 7:02 pm.

B. PLEDGE OF ALLEGIANCE

The meeting was opened with a reciting of the Pledge of Allegiance.

C. ROLL CALL

All Members of City Council were present for roll call.

D. APPROVAL OF AGENDA

Upon a motion by Mayor Pro Tem Cox and a second by Councilwoman Richter, the agenda was approved as presented. Motion passed unanimously, 7-0.

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Laura Montgomery, co-founder of Manitou Environmental Citizens' Action (MECA), announced that on Friday, February 25, 2011, Craftwood Inn would be hosting a benefit to raise funds to be used toward the Rainbow Falls Restoration Project. She distributed invitations to those in attendance and said all were welcome to come.

Ron Marko announced that a Rubber Duckie fundraiser will be held on July 4, 2011 and stated that monies received would be used towards the Rainbow Falls Restoration Project.

Clint Lewis, a member of the website committee that was formed to create a new website for the city, updated the City Council on the status of the website.

F. CONSENT CALENDAR

Councilman Carpenter called up Item No. F.4 for separate consideration.

The following items were acted upon by unanimous consent of the members present:

1. Warrants (Payables)
2. Approval of January 4, 2011 Regular City Council Meeting Minutes
3. Approval of January 18, 2011 Regular City Council Meeting Minutes
4. **SEE ACTION TAKEN LATER IN MEETING**
5. Request Approval of a Special Event in Memorial Park, All Day on September 3-5, 2011; Request Approval of a Noise Variance in Memorial Park from 10:00 am – 5:00 pm on September 3-5, 2011; and Request Approval to Hang a Banner August 26, 2011- September 8, 2011 (or August 31, 2011 – September 8, 2011 if there is a conflict with another banner request) – Commonwheel Artists Co-op 37th Annual Labor Day Arts and Crafts Festival (Julia Wright), Applicant

Upon a motion by Mayor Pro Tem Cox and a second by Councilman Carpenter, all matters on the Consent Calendar, with the exception of Item No. F.4, were passed, adopted and approved. Motion passed unanimously, 7-0.

**CONSIDERATION OF ITEM F.4. OF THE
CONSENT CALENDAR**

**F.4. Request Approval of a Noise Variance Every Friday and Saturday until 11:00 pm,
January 30, 2011 – January 30, 2012 – Business of Art Center/Venue 515, Applicant**

Councilman Carpenter said he wasn't necessarily against voting in favor of this request, but required more information in order to make his decision. He stated that since there had been complaints in the past regarding noise emanating from the BAC after 10:00 pm, he wondered if it would be appropriate to approve a blanket noise variance without the benefit of knowing in advance the types of events to be held.

Mayor Snyder informed the Council that a 1-year standing noise variance on Fridays and Saturdays was actually his idea. He suggested it because he was aware that the BAC was having difficulty booking events because most people don't want to conclude their event by 10:00 pm on the weekends.

After receiving additional information regarding the types of events that are normally held at the BAC and after being informed that the one person who used to complain about the noise no longer lived in the area, Councilman Carpenter stated he felt he could vote to approve the request.

Upon a motion by Councilman Carpenter and a second by Mayor Pro Tem Cox, the request was unanimously approved as presented. Motion carried 7-0.

G. NEW BUSINESS

1. **Approval of Appointment of Suzanne Côté as a Regular Member of the Manitou Springs Park and Recreation Advisory Board**

Mayor Snyder thanked Ms. Côté for volunteering to serve the community. Upon a motion by Mayor Pro Tem Cox and a second by Councilwoman Richter, Suzanne Côté was appointed as a Regular Member of the Manitou Springs Park and Recreation Advisory Board. Motion carried 7-0.

2. **Approval of Appointment of Roger Armstrong as a Trustee of the Manitou Springs Library Board of Trustees**

Mr. Armstrong was unable to be in attendance at the meeting but Mayor Snyder publicly recognized him for his years of service to our community. Upon a motion by Councilman Barry and a second by Mayor Pro Tem Cox, Roger Armstrong was appointed as a Trustee of the Manitou Springs Library Board of Trustees. Motion carried 7-0.

3. **Allocation of Funds and Authorization for Mayor to Sign Professional Services Agreement for Consultant Evaluation of Hiawatha Gardens Property (Tajine Alami)**

Dan Folke explained to City Council that after being informed that the Hiawatha Gardens property (akaTajine Alami) located at 10 Old Man's Trail was for sale, a request for proposals for consulting services was issued. Services will include determining the feasibility and cost of rehabilitating the building, determining the cost of repairs to the parking area, determining how many parking spaces could be added to the City's inventory, and evaluating the \$1,500,000 asking price in relation to the current real estate market. After evaluating the proposals received, City Staff is recommending entering into contract with Echo Architecture.

Dave Symonds, Chairman of the Metro District, said that parking is always an issue in Manitou Springs and many people believe the Tajine Alami property would be an excellent location for remote parking. The building might also be used to office the Chamber of Commerce as they have outgrown their existing location. Another possible use is as a source of revenue as the city could lease some space to other businesses.

Clint Lewis, a Manitou Springs resident, gave some history on the building and suggested asking local realtors to assist in providing an evaluation of the property.

Laura Montgomery, owner of a local jewelry business, said the additional parking lot would help make it possible to hold more than one event simultaneously within the city. Current parking constraints make this difficult.

Ryan Lloyd, owner of Echo Architecture, said the work could be done in phases if that was the City's desire.

Councilwoman Richter made a motion, seconded by Councilman Klingman, to allocate funds and authorize the Mayor to sign a professional services agreement with Echo Architecture for consultant evaluation of Hiawatha Gardens Property. Upon a call for the vote, the motion was unanimously approved as presented. Motion carried 7-0.

4. **Ordinance No. 0411, an Ordinance Amending Chapter 5.20 of the Liquor Code of the City of Manitou Springs – 1st reading**

Donna Kast explained that this ordinance was prepared by the City Attorney to revise the city's liquor code to conform to changes the City Council approved in the new liquor license packet that was recently created.

Upon a motion by Councilman Gerbig and a second by Councilman Barry, Ordinance No. 0411 was unanimously approved at 1st reading as presented. Motion carried 7-0.

5. **Ordinance No. 0511, an Ordinance Amending Section 10.04 of the Code of Ordinances to Delete Regulation Specific to One Block of Ruxton Avenue – 1st reading**

Dan Folke explained that this ordinance was prepared by City Planner Michelle Anthony to eliminate language in the City Code that is already included in the Model Traffic Code adopted by the city.

Upon a motion by Mayor Pro Tem Cox and a second by Councilwoman Richter, Ordinance No. 0511 was unanimously approved at 1st reading as presented. Motion carried 7-0.

H. MAYOR'S REPORT

Mayor Snyder informed everyone that he was contacted by Marcy Morrison regarding the Snyder Quarry. She told him that some time back, the quarry filed an amended reclamation plan that included major renovations and greatly expanded use. The project has greatly increased truck traffic on Manitou Springs city streets. He asked the City Council if they would be interested in inviting representatives of the quarry to come to a future meeting to speak about the scope of the work. He also asked if any would be interested in touring the property if the offer was extended.

It was the consensus of the City Council that they were agreeable to both ideas.

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

None

J. CITY COUNCIL LIAISON REPORTS

Councilman Gerbig commended Bruno Pothier for his attention to "being green" noting that he applied for two grants, one for \$100,000 and another for \$120,000, that would be used for the installation of a solar array on the treatment plant and that he also applied for a CSU rebate for another \$47,000.

Councilman Carpenter informed the City Council that next Tuesday the Chamber of Commerce will be voting on the new bylaws, mission, and articles for the newly consolidated organization. If approved, it will then be taken to a vote of the members for ratification. He also stated that Clint Hensley has been appointed as the new president of BID. Susan Wolbrueck will be kept on as an administrator and will be working on the re-authorization of the district.

Mayor Pro Tem Cox said that work progresses on the Fountain Creek Restoration Project and Fields Park. Tree removal and pruning will be required and a bench project is going to be proposed.

K. PLANNING DIRECTOR'S REPORT

Dan Folke updated the City Council on the following items:

- Incline Management Plan
- Canon Avenue Bridge Project
- Rainbow Falls Master Plan
- Nature of Things sound abatement

L. DEPUTY CITY ADMINISTRATOR'S REPORT

Mike Leslie informed everyone that Verne Whitham, former City Administrator and long-time resident, passed away last Saturday. The funeral will be held Friday at 10:00 am and city offices will be temporarily closed to allow city employees to attend.

FUTURE AGENDAS

- February 8, 2011 Worksession
- February 15, 2011 – Regular Meeting
- March 1, 2011 – Regular Meeting
- March 8, 2011 – Worksession
- March 15, 2011 – Regular Meeting

ADJOURNMENT

With no further business to conduct, Mayor Snyder concluded the Regular Meeting at 8:34 p.m.

MAYOR AND CITY COUNCIL

CITY CLERK

Minutes Prepared by: Donna Kast, City Clerk