

City of Woodland Park

October 16, 2025 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a 5 PM Council Worksession regarding the 2026 Budget, Mayor Case called the meeting to order at 6:30 PM.

The following members of Council were in attendance: Mayor Case, Mayor Pro-tem Nakai, Councilmember Bryant, Councilmember Geer, Councilmember Jones and Councilmember Smith.

The following staff members were in attendance: City Manager Vassalotti, City Attorney Wilson, Deputy City Manager/City Clerk Leclercq, Planning Director Schminke, Utilities Director Wiley, Assistant City Manager Felts and Deputy City Clerk Sauer.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Celebration of the KWPB committee awarded a certificate of recognition into the President's Circle from Keep America Beautiful.
(Presenters: KWPB Members Leah Watters and Kassidi Gilgenast, and Staff Liaison to the KWPB Committee Kristen Higginbotham)

KWPB Committee members Leah Watters and Kassidi Gilgenast shared information on the Keep Woodland Park Beautiful Committee receiving the President's Circle award from Keep America Beautiful. They also shared information and updates as to what the committee has been doing for the past year.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

City Attorney Wilson shared that he will be writing a Resolution to amend the Council's Rules and Procedures changing the start time of Council Meetings from 6:30 PM to 6:00 PM. Wilson shared that the November 6, 2025, Council Meeting will begin at the new time of 6 PM.

5. CONSENT CALENDAR

- A. Approval of the October 2, 2025 City Council Meeting Minutes. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Both items on the Consent Calendar were considered by the following motion.

Motion: to approve the October 2, 2025, City Council Meeting Minutes and approval of the Statement of Expenditures for September 2025. Geer/Smith. Motion carried 6-0.

- B. Approval of September 2025 Statement of Expenditures (A)
(Presenter City Manager Vassalotti)

See above motion.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Tom Gearhart spoke regarding the Community Garden and said that he has tried to reach the City Manager on numerous occasions and that he is unresponsive.

Diane Reed thanked the City Council and Team Rubicon for their work on the Avenger Space Open Space and thanked them for protecting the sacred trees located on this property.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

None.

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

- A.** Approval of Ordinance No. 1510, Series 2025, on initial posting, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving Vacating that Portion of South Fairview Street Right-of-Way Lying Between Chester Avenue and Foster Avenue, East of Block 15 and West of Block 16, Foster's Addition to Manitou Park, City of Woodland Park, Teller County, Colorado, as requested by Andre Brewington (Applicant and adjacent Property Owner), and set the Public Hearing for November 6, 2025. (QJ) (Presenter Planning Director Karen Schminke, AICP)

Planning Director Schminke introduced this ordinance on initial posting.

Motion: to approve Ordinance No. 1510, Series 2025 on initial posting, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving Vacating that Portion of South Fairview Street Right-of-Way Lying Between Chester Avenue and Foster Avenue, East of Block 15 and West of Block 16, Foster's Addition to Manitou Park, City of Woodland Park, Teller County, Colorado, as requested by Andre Brewington (Applicant and adjacent Property Owner), and set the Public Hearing for November 6, 2025. Bryant/Jones. Motion carried 6-0.

- B.** Approve Ordinance No. 1509, Series 2025, on initial posting, an Ordinance of the City of Woodland Park amending various sections of Chapter 10.08 Regarding the Removal and Disposal of Nuisance Vehicles, and set the Public Hearing for November 6, 2025, (L)
(Presenter Planning Director Schminke, AICP)

Planning Director Schminke introduced this ordinance on initial posting.

Motion: To approve Ordinance No. 1509, Series 2025, on initial posting, an Ordinance of the City of Woodland Park amending various sections of Chapter 10.08 Regarding the Removal and Disposal of Nuisance Vehicles, and set the Public Hearing for November 6, 2025, Jones/Bryant. Motion carried 6-0.

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Approval of Ordinance No. 1505, Series 2025, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving the purchase of L6 B2 Bergstroms ADD & 1/2 Vacated Alley Adj. Property and 24-12-69 POR SW4NE4 & 1/2 Vacated Alley Adjoining Property. (QJ) (Presenter City Manager Vassalotti)

Prior to beginning the Public Hearings for 9A and 9B, Mayor Case shared that she is no longer involved with Keller Williams, has moved to a different agency and stated that she has

no interest in this property and will be receiving no compensation for this transaction.

City Manager Vassalotti reviewed Ordinance No. 1505, Series 2025 with the Council and the Public. There being no Council discussion, Mayor Case opened the Public Comment portion of the Public Hearing. There being no Public Comment, Mayor Case closed the Public Hearing and the following motion was made.

Motion: to approve Ordinance No. 1505, Series 2025, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving the purchase of L6 B2 Bergstroms ADD & 1/2 Vacated Alley Adj. Property and 24-12-69 POR SW4NE4 & 1/2 Vacated Alley Adjoining Property. Nakai/Bryant. Motion carried 6-0.

- B.** Approval of Ordinance No. 1506, Series 2025, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving the Purchase of Parcels 1,2,3,4,5,7,8,9,10,11,13 and 14 and Aidan LLC, a California Limited Liability Company, as to an Undivided 31% interest in and to Parcel 6 and Presidio Patio Homes at Shining Mountain Golf Course, LLC, a Colorado Limited liability Company, as to Parcel 12 and Gregory M. Brown, as his interests may appear, in and to Parcels 1, 2, 3, 4, 5, 7. 8. 9, 10, 11, 13 and 14, as to an Undivided 69% Interest in and Parcels 6. (QJ) (Presenter City Manager Vassalotti)

City Manager Vassalotti reviewed Ordinance No.1506, Series 2025 with the Council and the Public. There being no Council discussion, Mayor Case opened the Public Comment portion of the Public Hearing.

Thom Gearhart shared that the aquatic center is currently operating at a loss, and he was concerned that the same could happen with the golf course.

Jerry Penland shared that this is a tremendous opportunity for the City of Woodland Park.

There being no further public comment, Mayor Case closed the public comment portion of the public hearing and the following motion was made.

Motion: to approve of Ordinance No. 1506, Series 2025, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving the Purchase of Parcels 1,2,3,4,5,7,8,9,10,11,13 and 14 and Aidan LLC, a California Limited Liability Company, as to an Undivided 31% interest in and to Parcel 6 and Presidio Patio Homes at Shining Mountain Golf Course, LLC, a Colorado Limited liability Company, as to Parcel 12 and Gregory M. Brown, as his interests may appear, in and to Parcels 1, 2, 3, 4, 5, 7. 8. 9, 10, 11, 13 and 14, as to an Undivided 69% Interest in and Parcels 6. Smith/Geer. Motion carried 6-0.

- C.** Approval of Ordinance No. 1507, Series 2025, an Ordinance Adjusting Expenditure Appropriations to the General Fund, in the Amounts and City of Woodland Park City Council - October 2, 2025 for the Purpose as set forth below, or the City of Woodland Park, Colorado for the 2025 Budget Year, and Amending Ordinance No. 1485, Series 2024. (A)
(Presenter City Manager Vassalotti)

City Manager Vassalotti shared information with the Council and the audience on Ordinance No. 1507, Series 2025 and Ordinance No. 1508, Series 2025.

There being no Council discussion and no public comment, the following motion was made.

Motion: to approve Ordinance No. 1507, Series 2025, an Ordinance Adjusting Expenditure Appropriations to the General Fund, in the Amounts and City of Woodland Park City Council - October 2, 2025, for the Purpose as set forth below, or the City of Woodland Park, Colorado for the 2025 Budget Year, and Amending Ordinance No. 1485, Series 2024. Geer/Smith. Motion carried 6-0.

- D.** Approval of Ordinance No. 1508, Series 2025, an Ordinance Adjusting Expenditure Appropriations to the Various Funds, in the Amounts and for the Purpose as Set Forth Below, for the City of Woodland Park, Colorado for the 2025 Budget Year, and Amending Ordinance No. 1486, Series 2024. (A) (Presenter City Manager Vassalotti)

City Manager Vassalotti shared information with the Council and the audience on Ordinance No. 1508, Series 2025 and Ordinance No. 1508, Series 2025.

There being no Council discussion and no public comment, the following motion was made. to approve Ordinance No. 1508, Series 2025, an Ordinance Adjusting Expenditure Appropriations to the Various Funds, in the Amounts and for the Purpose as Set Forth Below, for the City of Woodland Park, Colorado for the 2025 Budget Year, and Amending Ordinance No. 1486, Series 2024. Geer/Bryant. Motion carried 6-0.

10. NEW BUSINESS

(Public comment may be heard)

None.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Case shared that she was extending the Youth Advisory Board application until October 28.

Mayor Case shared the upcoming events for the next two weeks.

B. Council Reports

Mayor Pro-tem Nakai shared an update of the Charter Review Committee.

Councilmember Bryant shared his thanks to the Charter Review Committee and shared that he has enjoyed participating in the thoughtful process they are going through. Bryant also commend the KWPB Committee for an amazing year and encouraged the public to get involved by joining a Board or Commission.

Councilmember Geer shared an update of HPC and encouraged everyone to vote.

Councilmember Jones shared that there would be a Main Street Open House and the DOLA representatives would be there.

Councilmember Smith shared an update of the PRAB Committee.

C. City Attorney's Report

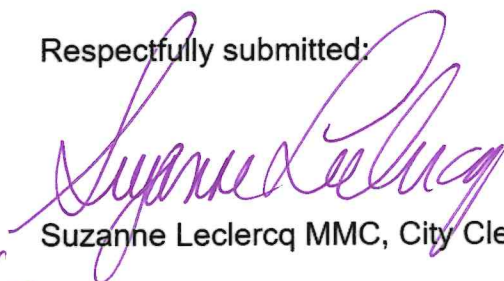
D. City Manager's Report

Utilities Director Wiley shared an update of the Highway 67 projects.

12. ADJOURNMENT

There being no further City business Mayor cAse adjourned the Council meeting at 7:41 PM.

Respectfully submitted:



Suzanne Leclercq MMC, City Clerk

APPROVED THIS 6th DAY OF November 2025



Kellie Case, Mayor