

City of Woodland Park

July 16, 2026 at 6:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a City Council Executive Session regarding the Annual City Manager Performance Evaluation, Mayor Jones called the regularly scheduled City Council Meeting to order with the following Council Members present: Mayor Jones, Mayor Pro-tem Nakai, Council Member Bryant, Council Member Dezelle, Council Member Geer (remotely) and Council Member Smith.

The following staff members were in attendance: City Manager Vassalotti, City Clerk Mendoza, City Attorney Wilson, Planning Director Schminke, Assistant City Manager Felts, Permit Technician Grant Ahtye.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

A. Letter of Recognition for Jim and Cindy Rumsey

Mayor Jones read into the record a letter of recognition for Jim and Cindy Rumsey for all of their volunteer contributions to the City of Woodland Park.

B. Andrew Hartman Mount Carmel

Andrew Hartman was not present.

C. Gayle Gross - Peak Art Adventure

Gayle Gross, from Peak Art Adventure was unable to attend. Diana spoke on behalf of her and presented information regarding Peak Adventure. She commented on the plane air event starting July 22, 2026. She noted there are two phases: a competition and a non-compete program and the artists paint from July 22–31. She noted they also do Art Talks.

D. City Council Interviews and Appointment for the Vacant Seat

City Clerk Mendoza shared with City Council that there were five applicants for the vacated City Council seat and they were as follows:

Ryan Skajewski
Steven Leigh
Jeffrey Hicks
Steven White
Arnold Sparnins

Mayor Jones advised that the City Council would interview each applicant individually during the public meeting. He noted that each applicant would be asked the same set of questions, and applicants awaiting their interviews would remain sequestered in the Planning Conference Room. He noted that the City Council would then vote by paper ballot and City

Clerk Mendoza would read the votes into the record.

The following votes were read into the record:

Mayor George Jones voted for Steven Leigh.
Mayor Pro-tem Catherine Nakai voted for Arnold Sparrins.
Council Member Jeffrey Geer voted for Steven Leigh.
Council Member Steve Smith voted for Steven Leigh.
Council Member Don Dezellellem voted for Steve White.
Council Member Seth Bryant voted for Steven Leigh.

City Clerk Mendoza noted that Steven Leigh received four votes and having received the majority of votes, was the winner, and to be appointed.

Motion: To appoint Steven Leigh to the City Council seat vacated by George Jones when he was elected Mayor. Bryant/Nakai. Motion carried 6-0.

E. Main Street Committee Appointment (A) (Presenter: City Clerk Mendoza)
City Clerk Mendoza advised City Council there was one application received for the Main Street Committee from Marzelle Black. Council interviewed Ms. Black and the following motion was made:

Motion: To appoint Marzelle Black to the Main Street Committee. Smith/Dezellellem. Motion carried 7-0.

Following Ms. Black's appointment City Clerk Mendoza administered to Oath of Office.

F. Keep Woodland Park Beautiful Committee Appointment (A) (Presenter: City Clerk Mendoza)
City Clerk Mendoza advised City Council there was one application received for the Keep Woodland Park Beautiful Committee from Kelly Hunsaker. Council interviewed Ms. Hunsaker and the following motion was made:

Motion: To appoint Kelly Hunsaker to the Keep Woodland Park Beautiful Committee. Bryant/Nakai. Motion carried 7-0.

Following Ms. Hunsaker's appointment, City Clerk Mendoza administered the Oath of Office.

G. Sales Tax Update May 2026 (A) (Presenter: City Manager Vassalotti)

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

A. Approval of June 18, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)

Motion: To approve the June 18, 2026 City Council Meeting Minutes as amended. Nakai/Smith. Motion carried 7-0.

B. Statement of Expenditures May 2026 (A) (Presenter: City Manager Vassalotti)

C. Statement of Expenditures June 2026 (A) (Presenter: City Manager Vassalotti)

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

Gary Allen commented on Pickleball Above the Clouds and introduced himself as the new President. He noted he was taking over for Jim Rumsey and put in a plug for new courts.

Diane Reed, Woodland Park, thanked Council and commented on how much she appreciates Avenger Park. She also thanked and commented on Team Rubicon and their clean up efforts.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

9. PUBLIC HEARINGS

(Public comment may be heard)

- A. Approve a Temporary Use Permit (TUP) for the Woodland Park Rock, Gem, Jewelry Show — a request by Belinda Binette (Applicant) and Peter LaBarre (property owner) for onsite vendor camping from August 10 - 17, 2026 for the Woodland Park Rock, Gem and Jewelry Show special event at 19250 E US Hwy 24 in the Service Commercial (SC) zone district. (QJ) (Presenter: Permit Technician Grant Ahtye)

Permit Technician Ahtye presented Temporary Use Permit for the Woodland Park, Gem and Jewelry Show. He recommended approval with the following conditions:

1. Camping shall occur only between 9 AM August 10 through 9 PM August 17, 2026.
2. Camping shall be for event volunteers and vendors only with no more than 45 camping units permitted onsite at any given time.
3. Camping units shall include tents, camper trailers, recreational vehicles and pickup campers.
4. Camping units shall not be connected to City water or sewer and shall be self-contained.
5. On and off-site trash, garbage or debris shall be cleaned up during and upon cessation of camping. Onsite clean-up shall be coordinated with and enforced by the property owner and event coordinator.
6. The event coordinator shall be responsive to complaints received, if any.
7. All lighting for the camping and event areas, if any, shall be downcast, fully shielded, and turned off by 9 PM each night.
8. All generators (if any) shall be turned off by 10 PM.
9. The event coordinator and all campers shall at all times be subject to Municipal Code §9.41 Noise.
10. At no time shall campers, vendors, event volunteers or guests/participants obstruct access to the City of Woodland Park lift station.

Mayor Jones opened the public comment portion of the public hearing seeing no one present to speak he closed the public comment portion of the public hearing.

Motion: To approve a Temporary Use Permit (TUP) for the Woodland Park Rock, Gem, Jewelry Show — a request by Belinda Binette (Applicant) and Peter LaBarre (property owner)

for onsite vendor camping from August 10 - 17, 2026 for the Woodland Park Rock, Gem and Jewelry Show special event at 19250 E US Hwy 24 in the Service Commercial (SC) zone district with the ten recommendations with the addition of the Stage 2 burn ban. Nakai/Smith. Motion carried 7-0.

- B.** Resolution No. 943, Series 2026, A Resolution of the City Council of the City of Woodland Park, Colorado, Approving The Haven at Paradise Filing No. 2 Subdivision Preliminary and Final Plats (QJ) (Presenter: Planning Director Schminke)

Planning Director Schminke presented Resolution 943 to Council regarding Haven at Paradise Filing No. 2 (A26-0058): A request by Mark McNab, MBI Contractors, Inc. (Applicant), Ventus, LLC (Property Owner), and City of Woodland Park (Property Owner) to replat into three lots, Lots 4 and 5 of The Haven at Paradise subdivision (zoned Suburban Residential), together with an unplatted 2.5± acre tract in the SW ¼ of Section 19, T 12 S, R 68 W (zoned Public/Semi-public Land), in the City of Woodland Park, Teller County, CO; the subject property is located north of Kings Crown Road and west of Red Haven Place.

She gave the following background on this item:

This application was submitted on March 17, 2026, prior to the effective date of the Unified Development Code and is being processed under section 17 of the Woodland Park Municipal Code which was in effect at that time.

In 2005, City Council approved the Amended Top of Paradise Master Plan (Attachment 4) encompassing 197.7 acres showing 175 lots and allowing up to a total of 190 lots in the SR zone. The Master Plan encompasses several subdivisions including Forest Edge Park Fourth addition, Forest Edge Park First Filing, Thunderbird Estates, and Paradise Estates Filing 1, 2, 3, 8, 9, 10. An extension of the master plan for this area was recently extended and is valid through August 4, 2030.

Most recently, the Haven at Paradise subdivision plat was approved by City Council in March of 2023. This development included 24 single-family lots and two tracts on 11.34 acres of land.

Mayor Jones opened the public comment portion of the public hearing seeing no one present to speak he closed the public comment portion of the public hearing.

Motion: To approve Resolution No. 943, Series 2026, A Resolution of the City of Woodland Park, Colorado, Approving The Haven at Paradise Filing No. 2 Subdivision Preliminary and Final Plats. Nakai/Bryant. Motion carried 7-0.

- C.** Ordinance No. 1525, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City. (L) (Presenter: City Attorney)

City Attorney Wilson presented the ordinance to City Council regarding a temporary moratorium on data centers.

Mayor Jones opened the public comment portion of the public hearing. The following spoke:

James Davis stated he is a thirty-year resident of Colorado. He is a filmmaker and is interested in a project to develop a film production studio in Woodland Park. The proposed project is a 10-15,000 square foot building and 25 feet of the building would be a server room and would use little to no water. He doesn't feel he would fall under the restrictions of the ordinance.

Monica Zanzus, Woodland Park resident, commented in support of the moratorium.

Crystal Spock, Woodland Park resident, commented in support of the moratorium.

Steve Roland, Woodland Park resident, asked if someone wanted to come in and build a huge data center, would the city consider that? City Attorney Wilson replied that honestly the city has no control over the developers but if an application was received the city wants to be prepared.

There being no one else wishing to speak Mayor Jones closed the public hearing.

Motion: To approve Ordinance No. 1525, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City. Geer/Smith. Motion carried 7-0.

10. NEW BUSINESS

(Public comment may be heard)

A. Approval of the City Manager's Contract for the 2026-2027 Year

Mayor Jones noted that the City Manager's contract for 2026-2027 year, noting the annual performance evaluation was completed in the Executive Session earlier.

Council Member Bryant commented on what an incredible year the city has had with significant investments, and he believes City Manager Vassalotti has done an exceptional job running the city and the staff.

Mayor Jones commented on the operational excellence, the appropriate land acquisitions and the debt-free acquisitions. He stated he appreciates the leadership of City Manager Vassalotti.

Mayor Pro-tem Nakai noted she is the only one that's been on City Council since the City Manager stepped into the position and she is impressed with how he has grown into it. She commented that City Manager Vassalotti has done the best he can for this community.

Council Member Leigh stated he is new to the Council but not to Woodland Park and all of his interactions with City Manager Vassalotti have been positive. He commented the city is working and a lot of that has to do with him.

Motion: To approve the City Manager's 2026 - 2027 contract with a 5% Market Adjustment - effective 6/27/2026, a 3.1% Cost of Living (COLA) Adjustment — effective 7/1/2023, an 8% One-time Bonus - effective immediately, and a 4% Year End Bonus - payable in December 2026. Nakai/Geer. Motion carried 7-0.

- B.** Resolution No. 944, Series 2026, A Resolution of the City Council of the City of Woodland Park, Colorado, Adopting Revised City Council Rules of Procedure for 2026 (A) (Presenter: City Attorney)

City Attorney Wilson presented to City Council the Rules of Procedure. He noted he would make a revision regarding attendance on page 3.

Motion: To approve Resolution No. 944, Series 2026, A Resolution of the City Council of the City of Woodland Park, Colorado, Adopting Revised City Council Rules of Procedure for 2026. Bryant/Nakai. Motion carried 7-0.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Jones shared the upcoming community events. He commented on DDA noting \$165,000 grant was approved for engineering and Bergstrom Park. He also gave an update on the PPACG Meeting.

B. Council Reports

Mayor Pro-tem Nakai thanked all the applicants who applied for the vacant City Council seat. She suggested those not appointed consider serving on another board, such as the Planning Commission, Board of Adjustment or Board of Review.

Council Member Bryant thanked the excellent group of applicants. He also commented on the Community Canvas program through Keep Woodland Park Beautiful, noting volunteers will be painting trash receptacles at Memorial Park. Applications for the program are available on the website. He asked City Council to consider directing the City Attorney to create an ordinance for the prohibition of firewood during a Stage 2 or 3 ban. City Council decided to hold a work session on the topic first.

Council Member Geer thanked all the applicants and noted it was a tough decision. He noted the Historic Preservation Committee is painting the mural at the Ute Pass Cultural Center.

Council Member Smith commented on the Parks and Recreation clean up, the new furniture at the golf course and the Aquatic Center.

Council Member Dezelle thanked all those who applied and commented on the Main Street Committee.

C. City Attorney's Report

D. City Manager's Report

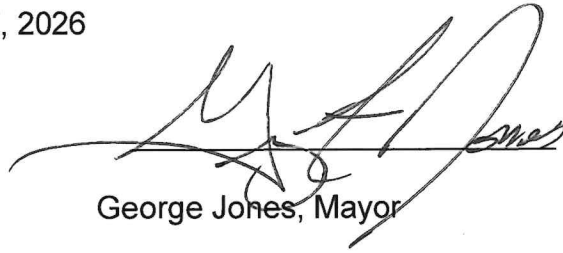
12. ADJOURNMENT

Respectfully submitted:



Monica Mendoza MMC, City Clerk

APPROVED THIS 6th DAY OF AUGUST, 2026

A handwritten signature in black ink, appearing to read "G. Jones", is written over a horizontal line. The signature is stylized with a large initial "G" and a long, sweeping underline that extends to the right.

George Jones, Mayor

