

## **Pool closes after boiler breaks down**

**By Jeanne Davant**

The Manitou Springs Aquatic Center is closed until at least March 27 because the pool's boiler broke down.

By March 16, the water temperature had dropped to 74 degrees, below the level recommended by the Health Department.

Manitou Springs City Council discussed what to do about the boiler at Tuesday's meeting.

"We're sat a point where we're looking at replacement," Acting City Administrator Mike Leslie said. The city has submitted a claim to CIRSA, its insurance company, in hopes that coverage will be adequate to replace the boiler.

Replacing the boiler was among the energy saving projects identified by Ennovate Corp., which performed a survey of city facilities last year. But that project was cut when City Council trimmed the scope of the Ennovate contract.

The city has not yet obtained financing to perform any of the energy-saving projects Ennovate recommended.

Ennovate recommended installation of an inside condensing boiler for the pool. The current boiler is outside the building. But Leslie said city staff does not think there is room inside for the new boiler, which will cost \$13,000 to \$15,000.

If insurance does not cover repair or replacement of the boiler, the city will have to find another source of funds.

Councilman Rick Barry noted that an \$85,000 project to expand the weight room at the Aquatics Center "is problematic because of flood plain requirements" and suggested that funds from the boiler could come from that allocation and other funds available but not spent from the 2010 budget.

He said he thought as much as \$120,000 might be available to accomplish "many projects (Ennovate) had proposed, saving not only the interest rate but the extra markup Ennovate was going to do."

Planning Director Dan Folke said he has discussed a variance from flood plain requirements with FEMA officials, who said that a variance probably would not affect flood insurance rates throughout the city, though that was not guaranteed.

"They are encouraging us to get a flood plain permit," Folke said. "If we do a variance or get a permit, we're going to need engineering services to show we're not making the flood plain worse."

Folke said he is developing a cost sheet for the weight room project to include engineering costs.

Leslie said he expects to have information on insurance coverage for the boiler within a few days and hopes the pool will not have to remain closed for more than a couple of weeks.

Regular pool repairs and maintenance, which usually are done in April, will be performed while the Aquatic Center is closed. That will avoid the necessity for shutting down again in April.

## **Council OKs Rainbow Falls plan**

In other business Tuesday, Council endorsed a master plan for Rainbow Falls that provides details for management, maintenance and funding for proposed improvements to the site.

The plan was developed by the El Paso County Parks and Leisure Services Department, with input from the Rainbow Falls Coalition. The coalition is composed of interested groups and citizens, including Manitou Environmental Citizens Action (MECA). MECA has been working for five years to clean up graffiti at Rainbow Falls and restore the area's natural beauty.

The plan envisions "a safe and unforgettable family recreation and open space destination" that includes connections with existing regional trails; preservation and celebration of the historic value of Rainbow Falls, which once was a popular tourist destination; and stabilization and restoration of the creek, falls and surrounding hillsides.

It identifies key objectives and priorities for short-, mid- and long-term projects, among which are development of access points, parking, picnic sites, other amenities, security enhancements and environmental restoration.

El Paso County Parks Department Planning Manager Elaine Kleckner said a Great Outdoors Colorado grant of \$41,000 would fund the first phase of improvements to the site. Annual maintenance costs will run about \$12,000 a year.

Kleckner said the parks department is looking into a transportation enhancement grant and other funding sources for improvements such as erosion control and stabilization, which is the most costly aspect of the plan.

A copy of the master plan can be viewed on the city's Web site, [www.manitouspringsgov.com](http://www.manitouspringsgov.com), by clicking on the Quick Link to City Council Agendas and downloading the Council packet for the March 15 regular meeting. The plan begins on page 51 of the packet.

Council unanimously endorsed the plan with a 6-0 vote. Mayor Marc Snyder was absent.

## **In other business, Council...**

- Approved on second reading an ordinance outlining application procedures for changing, altering or modifying liquor-licensed premises and approved by resolution a city fee of \$150 for processing those applications.
- Approved on second reading an ordinance vacating a portion of right-of-way on Cedar Path.
- Re-appointed Tammila Wright and Anne Hyde to the Historic Preservation Commission and appointed Vicky Bunsen Doucette as a regular member of the commission.
- Approved an amendment to an agreement for on-call engineering services with Wilson and Co.
- Proclaimed March 21-21 Single Parents' Days.

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