

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, April 20, 2015
Council Chambers, Crested Butte Town Hall

Mayor Pro Tem Schmidt called the meeting to order at 7:06PM.

Council Members Present: Glenn Michel, Shaun Matuszewicz, Chris Ladoulis, Roland Mason, and Skip Berkshire

Staff Present: Town Manager Todd Crossett and Town Clerk Lynelle Stanford

Building and Zoning Director Bob Gillie, Parks and Recreation Director Janna Hansen, and Town Planner Michael Yerman (all for part of the meeting)

APPROVAL OF THE AGENDA

Mason moved and Ladoulis seconded a motion to approve the agenda. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

CONSENT AGENDA

- 1) **Approval of April 6, 2015 Regular Town Council Meeting Minutes.**
- 2) **Approval of Intergovernmental Agreement for Trail Services for the Completion of the Deli Trail Between the Town of Crested Butte, the Skyland Metropolitan District, and County of Gunnison.**

Mason moved and Berkshire seconded a motion to approve the Consent Agenda. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

PUBLIC COMMENT

None

STAFF UPDATES

Bob Gillie

- Welcomed the new building inspector, Astrid Matison. He mentioned that she had a lot of experience, and he was happy to have her.
- Schmidt wondered if there was a lot still coming in to the Building Department. Gillie said they had full BOZAR agendas, but he hoped it would start slowing down. He expected that once the weather cleared, they would see some dirt moved/new houses.

Michael Yerman

- Reported he would be in Fort Collins for a Creative District meeting this week. They were working towards a strategic plan.

Lynelle Stanford

- Mentioned that the Clerk's Office received an application for a liquor license located at the former Bakery Building on 6th Street.
- Asked the Council if they wanted to have a possible discussion on road closures. Crossett expounded that there was concern voiced by retailers, art galleries for instance, that the policy on closing Elk Avenue was not balanced. He asked if the Council wanted to have a high level discussion. There was a brief discussion on the Common Consumption Area and how it related to special event liquor permits. The Council was assured the association for the Special Entertainment District would have to come to the Council in advance of utilizing it.

Janna Hansen

- Reported that park crews were getting parks ready for the summer. They were working to clear the pavilions.
- Said that seasonal summer staff would be starting on May 18.
- The new rec coordinator, Kyle Thomas, starts May 4.
- Stated that the skate park was still closed. CIRSA, the insurance carrier, required dates be posted for opening and closing. It was closed because of an insurance requirement.
- Soccer, baseball, and gymnastics were starting.
- There would be a community meeting on May 5 regarding the Big Mine Master Plan.

Todd Crossett

- The consultant he contacted to facilitate the proposed Staff/Council Retreat was not able to assist. He would put out feelers for other possibilities.
- Crested Butte was awarded the Wastewater System of the Year award by the Colorado Rural Water Association.

PUBLIC HEARING

1) Discussion and Possible Action Regarding Approval of the Retail Marijuana Establishment License at 310 Belleview Avenue; Suite 2 for Boom Town LLC.

Schmidt confirmed with Stanford that Boom Town had been operating as a medical dispensary. He also confirmed that Ken Wolf was present to represent Boom Town. Schmidt asked the Council if they had any questions for the applicant. Chief Marshal Tom Martin indicated, on the background check forms, that Boom Town had been listed as a victim, and Ladoulis questioned Wolf on what the situation might have been. Wolf said that he knew of no problems. Matusewicz stated that since the state license had already been issued, Boom Town could open for retail sales tomorrow (assuming the Council approved). Wolf said they were taking time to redecorate and would open later.

Ladoulis moved and Matuszewicz seconded a motion to approve Boom Town LLC as a Dual (Medical/Retail) Marijuana establishment in the Town of Crested Butte. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

NEW BUSINESS

1) Appointment of New Board of Zoning and Architectural Review Member Erik Nauman.

Molly Minneman, Historic Preservation Officer and Design Review Coordinator, said they were excited to receive Nauman's application. She had spoken to him many times, and she believed he would be a good BOZAR member who brought a lot of skills to the table.

Nauman was asked to speak to the Council. He said he wanted to join BOZAR to complement his skills at the job site and to learn more about pre-planning. Ladoulis noticed that Nauman indicated on his BOZAR application that he felt the least effective projects in Town had to do with scale. Ladoulis wondered how he would reconcile that belief with the allowable FAR. Nauman answered that because it was his personal preference, he would not hold prejudice against a project just because of its size. He said larger scale projects could be appropriate in certain instances.

Matuszewicz moved and Mason seconded a motion to appoint Erik Nauman to the Board of Zoning and Architectural Review for a three-year term. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Presentation of Alternative Site Locations for the Proposed Expanded Center for the Arts Facilities and Associated Town Park Amenities.

Mason recused himself and left the room.

Yerman listed four major points of feedback from the Council at the last meeting:

- Rainbow Park should remain as it currently functions today and to remove references to Rainbow Park in the resolution of support.
- Investigate alternative locations in Town Park that would allow the Center to remain open during construction.
- How recreational programming would be affected if Pitsker Field was moved next to Stepping Stones and converted to Little League only.
- The challenges for relocating Pitsker Field to Town Ranch.

Yerman said the biggest concern with Pitsker as a Little League only field was if it would also work for softball and baseball programming. The loss of a field would cause difficulty in programming softball, and Staff was not recommending converting Pitsker to a Little League only field.

Secondly, they considered relocating Pitsker next to Tommy V at Town Ranch. Yerman said the area considered was four feet lower than the current elevation of Tommy V, and there was a lot of rich soil. He said they were looking at eight feet of fill and \$1M to create the field, not including finding land to mitigate the wetlands. Staff was not recommending this option either. Crossett further explained that they had not heard a significant demand for large fields, and combined with the \$1M expense, the option wasn't recommended.

Therefore, they started to look at an alternative site that would allow the Center to stay open during construction and would keep Pitsker in its current location. Yerman explained that BOZAR would be involved in the building process and it would be lengthy. During the BOZAR process, the public would have a chance to comment on size, scale, and parking. He wanted to allow BOZAR to do that process, and he didn't want to tie BOZAR to a particular design. Yerman said they found an alternative site plan that was a win-win for both parties. The recommended alternative allowed the Center to stay open and provided an approximately 60-foot buffer between Pitsker and the Center. Yerman also mentioned "Section I," which was added to the resolution to require the Center to hire a landscape architect or park planner.

Ladoulis asked, compared to the resolution passed in 2009, how many feet this resolution shifted the building. It was explained that this resolution reflected moving the edge of the building zone 60 feet north. Schmidt wondered if Due thought there would be problems with the sewer line and irrigation ditch. Yerman said that Due was comfortable. Schmidt further wondered about the play structures, and Matusewicz asked about the basketball courts. Yerman explained the landscape architect or park planner, funded by the Center, would make formal recommendations concerning park amenities.

Schmidt asked if anyone in the audience had any comments:

Rob Boyle

- Mentioned that it was brought to his attention that the site plan boundary to the north was on the edge of the National Historic District. Gillie said that information was not true. The National District was largely west of 135, and the Local Historic District was the whole town.
- Reviewed the resolution from 2009, and he lived next door to the proposed Center. He reminded the Council that the scale and aesthetics needed to be considered for planned facilities. He suggested they split the larger building into smaller, peripheral buildings.

Woody Sherwood, Executive Director of the Biery-Witt Center at Mt. Crested Butte. Spoke both professionally and personally.

- As a professional he felt it was a great solution. The Center was good for the community and entire end of the valley.

- Personally, at one time he owned Rocky Mountain Trees. They were contracted to plant four trees as a memorial. He wanted to be sure the trees and what they represented were not lost in the haste.

Sue Navy

- This plan appeared the least disruptive of all proposals, and it looked better to her.

Glo Cunningham

- “Bravo” to all for going through the process and for coming up with a cooperative process.
- It was going to be great, and she wanted to thank everyone.

Berkshire appreciated the time staff took to answer questions, and he felt the process worked well. Matuszewicz agreed, and he thanked the staff and the Center. He said that slowing the process down was good. Ladoulis echoed their comments. Michel was ready to move on and vote on the resolution. Schmidt was glad it worked out this way; however, he wanted them to make sure it was more inviting for people to park at the Four Way in order to walk to the Center. Ladoulis had concern that it was interpreted as the Council endorsing a design plan rather than the Council simply defining a building zone. Schmidt reminded the Council they could hear an appeal of the BOZAR process.

3) Resolution No. 4, Series 2015 – Discussion and Possible Decision Regarding Resolutions of the Crested Butte Town Council Expressing Support for the Use of Public Property for the Purpose of Expanding the Center for the Arts’ Facilities.

Yerman reported that the only change to the resolution from the previous resolution was that “Section I” was added, the requirement for the Center to include a landscape architect or park planner on the project design team.

Schmidt said he never supported the movement of Gothic Field for an arts facility, and he was never on a Council that considered it.

Michel moved and Berkshire seconded a motion to approve the revised Resolution No. 4, Series 2015 supporting the expansion for the Center for the Arts in Town Park as identified in Exhibit A. A roll call vote was taken with all voting, “Yes” (except Mason who recused himself). **Motion passed unanimously.**

4) Presentation by Mike McBride Regarding Potential Electric Vehicle Charging Station on Town Property.

Schmidt asked McBride if he had spoken to any commercial places such as gas stations. McBride said they had not had discussions with businesses at this point in time. Ladoulis wondered if there had to be a certain proximity to power lines. McBride said charging stations could be located anywhere. He mentioned that 480V would provide a one to two hour charging time (also referred to as a Level 3 charging station), which was more

expensive. McBride felt that given the limited number of electric vehicles, the better plan would be a Level 2 charging station. Michel questioned what guaranteed turnover once a vehicle had been filled. He was concerned they could be taking away parking. Gillie answered they could set a time limit, but he wasn't sure how effectively it would be enforced. He said that a Level 2 charging station could charge almost any vehicle in four hours. Ladoulis said he would have to plan his day around a four-hour charging period. McBride explained that the grant money was intended for Level 2. He estimated that a Level 3 charging station without grant funds would be about \$26K. In reality, McBride felt that for a few years they would be lightly used. Their bigger game plan, assuming they found a location that worked and the grant was approved, was they would start to encourage anchor institutions in Gunnison to participate. The viability in Crested Butte would improve if there was a charging station in Gunnison. Michel wondered if the Town would earn revenue. McBride said they have not had the discussion with the board. Their plan was not to charge for electricity because it's more cost effective for about three years, but once the station was used, they would start charging (money).

Matuszewicz asked the Council if this was a statement they wanted to make. He thought it was. He thought they could "drive" electric vehicle tourism here. He wanted to make sure the appearance of the station fit in with Town. McBride said the charging station could be enclosed in some sort of shack. He also mentioned there was required signage attached to the grant funds. Schmidt wondered if there were charging stations in Montrose or Salida. McBride said that there was a charging station in Montrose, which was in range of Gunnison. He thought one might be in the works in Salida.

Berkshire suggested they could have two stalls available, and a Level 3 charging station would service two cars. Ladoulis said the statement they made should have a useful charger. Matuszewicz compared the Level 3 charging station in Crested Butte to a high speed quad at Cranor Hill. Berkshire had concerns of abuse because people should be charging at home. Gillie said the question was if the Council wanted to allocate the space or not. If they said it was okay, they could start hammering out details. Mason felt that having a charging station made sense because people would buy electric cars. He was in favor of providing space. Michel felt it was a good statement for Town to get behind the charging station at the Four Way. He said they were a little ahead on this one, but they would get there at some point. He also supported the charging station located in a visible place. Ladoulis thought that the Level 3 charging station was the good solution. Berkshire was talking about economy of scale, and he favored a single pedestal with two stalls. McBride explained that the grant funds were for a Level 2 double pedestal. Schmidt agreed that he would like to see a Level 3 charging station. He asked for numbers to compare Level 2 to Level 3. Gillie said they did not want to disrupt heavily used parking places. Schmidt was fine with a charging station somewhere, but he would prefer Level 3 and would consider helping to fund it. Ladoulis said they needed to get a Level 3 if they were going to bother with it. Berkshire agreed with Level 3, but he wanted to hear numbers and the whole story. Matuszewicz was okay with Level 2 if that's what was possible. Mason was reluctant on Level 2. Michel said ideally they would receive Level 3. Schmidt agreed with Matuszewicz. Ladoulis wanted to make sure people were using it. Gillie said the grant was due at the end of May. If GCEA indicated that a

Level 3 charging station was possible, they would draft a letter of support and include it with a discussion on an upcoming agenda.

5) Award of Construction Contract to United Companies for Extension of Recreation Path.

There were two bids: one for concrete and one for asphalt. The Council was reminded that \$60K was from the Whatever USA funds. Michel said that the Bud Light money was used together with Mt. Crested Butte, and they requested Town used concrete. He felt it was a good statement for collaboration to use concrete. Crossett said that concrete held up better.

Berkshire understood the 5% contingency, but the contract should reflect what the bid was. Crossett said they would be held to their bid amount, but for example, if they found a giant unexpected boulder, Staff did not want to have to come back to the Council for the approval of funds.

Matuszewicz moved and Berkshire seconded a motion that the Town of Crested Butte accept and award the bid for the Rec Path Extension Project 2015 to United Companies in an amount not to exceed \$75,708.15 with the additional \$15,708.15 to come from the General Fund Reserve. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

6) Award of Construction Contract to United Companies for Resurfacing Project.

Berkshire wondered if Town was going for a cheap solution because they did not want to pay extra for asphalt. Crossett said Due was working to stay within his budget. Berkshire agreed it was laudable, but he asked if they were being penny wise and pound-foolish. Gillie explained that asphalt was more expensive than chip seal, but chip seal bought another seven years before they had to tear up the street. They were using a band-aid to service and extend the life. Gillie further explained that Town could not complete a large project every year. Due was trying to stay within budget and stay within the 20-year street and alley fund.

Matuszewicz moved and Michel seconded a motion that the Town of Crested Butte accept and award the bid for Streets Resurfacing Project 2015 to United Companies in an amount not to exceed \$85,000. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

7) Approval for Town Manager to Sign a Technical Assistance Letter with Trust for Public Lands for Support of a 2015 Parks Sales Tax Initiative.

Crossett said that the letter did not commit the Town monetarily, but it did not preclude TPL coming back and indicating money was needed for polling. Michel wondered what their angle was, and Crossett said it was part of their mission. Schmidt confirmed that it didn't commit Town to put the issue on the ballot. Crossett said that Town was engaging

them and sending a letter indicating Town would like their technical assistance. They do analysis and help to come up with a plan. Crossett said that they haven't made a statement as a Council until they put the issue on the ballot; TPL would be helping Town evaluate. Berkshire said he did not want the motion to imply a commitment to a proposed tax increase.

Matuszewicz moved and Michel seconded a motion to approve the Town Manager to sign a technical assistance letter with Trust for Public Lands for support of a possible 2015 Parks Sales Tax Initiative. A roll call vote was taken with Berkshire, Matuszewicz, Mason, Schmidt, and Michel voting, "Yes." Ladoulis voted, "No." **Motion passed.**

LEGAL MATTERS

None

COUNCIL REPORTS AND COMMITTEE UPDATES

Skip Berkshire

- Drove over to Hotchkiss, and the West Elk Scenic Byway meeting was cancelled.

Roland Mason

- Mountain Express ordered three new busses: two big busses and one small bus. The busses would still run on diesel. In 2016 there would be future bus awards, including two big busses coming in 2017.
- Mountain Express planned to submit a bid to run the RTA service, for a five-year contract. Berkshire wondered why since they had done it once before. Mason said that Mountain Express wanted to inspire some type of competition for bids. Berkshire countered that Alpine Express would say it was not fair. Michel said that Mountain Express felt they were on solid legal ground. He further explained that they felt it would help in gaining assets for the organization in a timelier manner. Mason confirmed for Berkshire that he didn't know of any dissatisfaction with RTA. Mason said the issue has been the reliability of busses. Michel explained that in the bigger picture, it was a great opportunity to provide transportation throughout the valley and to become more efficient.
- Mason reported Mountain Express did a great job at handling the increase in traffic. Ridership in March was down two percent, but overall they were up one percent from last year.

Glenn Michel

- Attended the One Valley Prosperity Project meeting two weeks ago at the school. After touching on the surface of issues, they dove in deep and had good conversations about values in the valley. He reported they received really good feedback and were starting to address conflicts.

Chris Ladoulis

- Mentioned he would be attending the ICE event next Saturday, April 25, from Noon to 4PM, to discuss entrepreneurship in the valley.

Shaun Matuszewicz

- Had heard from a member of the public that the One Valley Prosperity Project's website design contract was awarded to a firm in Denver. Michel was not sure who designed the website, but they agreed it was a legitimate concern.

Jim Schmidt

- The Cemetery Committee met, but he was absent.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

None

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

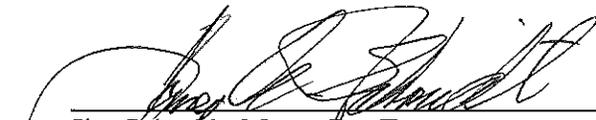
- Monday, April 27, 2015 – 6:00PM Executive Session
- Monday, May 4, 2015 – 6:00PM Work Session – 7:00PM Regular Council
- Monday, May 18, 2015 – 6:00PM Work Session – 7:00PM Regular Council
- Monday, June 1, 2015 – 6:00PM Work Session – 7:00PM Regular Council

It was mentioned the Executive Sessions on April 27 were pertaining to the possible consideration of buying property and the annexation. Matuszewicz said he would be absent, and Mason said he might be absent as well.

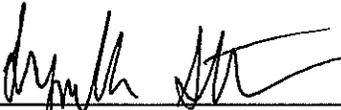
For the record, Schmidt mentioned the Council received an onslaught of emails and letters. Some letters concerned the traffic plan, but most of them concerned the Center for the Arts' expansion plan and Elk Avenue closures.

ADJOURNMENT

Mayor Pro Tem Schmidt adjourned the meeting at 9:02PM.



Jim Schmidt, Mayor Pro Tem



Lynelle Stanford, Town Clerk (SEAL)

