

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, April 3, 2017
Council Chambers, Crested Butte Town Hall

Mayor Michel called the meeting to order at 7:05PM.

Council Members Present: Jim Schmidt, Jackson Petito, Chris Ladoulis, Roland Mason, Laura Mitchell, and Paul Merck

Staff Present: Acting Town Manager Bob Gillie, Acting Town Attorney Mary Elizabeth Geiger, and Town Clerk Lynelle Stanford

Finance Director Lois Rozman, Planning Director Michael Yerman, and Public Works Director Rodney Due (for part of the meeting)

APPROVAL OF THE AGENDA

Michel added, first under New Business, a brief discussion on scheduling a special meeting instead of the regular meeting on April 17th.

Schmidt moved and Mason seconded a motion to approve the agenda with the addition of item #1 under New Business. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

CONSENT AGENDA

- 1) March 20, 2017 Regular Town Council Meeting Minutes.**
- 2) March 23, 2017 Emergency Town Council Meeting Minutes.**
- 3) Letter of Support to Senators Michael Bennet and Cory Gardner and Representative Scott Tipton on the Thompson Divide Withdrawal and Protection Act of 2017.**
- 4) Resolution No. 14, Series 2017 - Resolutions of the Crested Butte Town Council Appointing Creative District Commissioner Jeff Taylor to a 3 Year Term to Expire January 1, 2020.**
- 5) Resolution No. 15, Series 2017 - Resolutions of the Crested Butte Town Council Approving the Award of a Contract for the 3rd Street Pavement Project and Authorizing the Town Mayor to Enter Into a Construction Contract Between the Town of Crested Butte and Old Castle SW Group DBA United Companies.**

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

PUBLIC COMMENT

Trent Sanderson - Reported that he ran and operated Team Prep USA

- Clients of Team Prep came to Crested Butte to live, and they impacted the economy.
- Team Prep was a life program based in Mt. Crested Butte.
- He was aware of their footprint, and they did a good job with it.
- They filled up planes and were considering chartering their own planes.
- Mitchell brought up effects Team Prep had on Butte Avenue.
- Schmidt questioned the numbers of kids and parents that came to Town.

STAFF UPDATES

Lois Rozman

- February sales tax numbers were provided at the meeting, and February was up 1.8%. They were missing a couple of lodging properties, so she expected numbers would change.
- Ladoulis asked if there were insights found in the numbers. Rozman thought Town was seeing impacts from the great snow and the drive market. She elaborated that sales tax on marijuana was still down.

Lynelle Stanford

- Received applications for food cart vending from Hogwood BBQ and Waffle Cabin of Colorado.
- The Vinotok work session would be on May 15th.
- Mentioned the staff report in the packet in response to the request for the start of earlier sidewalk seating.

Bob Gillie

- They were supposed to open bids on the Nordic Center design on the 27th. They did not receive any bids, so the deadline was extended 20 days.
- They were continuing with the PUD general plan review with CB Hotel on the 12th and would head into PUD concept review with Clark's in April as well.
- The Four Way Transit Center was out to bid.
- Town received financial information from the Center for the Arts and would continue to look at their numbers.

PUBLIC HEARING

1) Ordinance No. 5, Series 2017 - An Ordinance of the Crested Butte Town Council Amending Chapter 16, Article 12 of the Crested Butte Municipal Code to Include Regulations for the Consolidation of Residential Properties Subdivided Into Condominiums or Townhouses.

Michel confirmed proper public notice had been given. Gillie explained the change from the last meeting was that the provision to allow consolidation if the proponent provided like-sized deed restricted housing unit was removed. BOZAR considered the ordinance last week, and they didn't reach consensus.

The public hearing was opened for public comment. There was no public comment, and the public hearing was closed. The meeting was opened to Council discussion. Schmidt thought it was a good idea. Ladoulis wanted to confirm there didn't seem to be objection from affected parties, such as HOAs. Geiger stated that covenants might have already addressed the issue.

Petito moved and Mason seconded a motion to approve Ordinance No. 5, Series 2017. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Ordinance No. 7, Series 2017 - An Emergency Ordinance of the Crested Butte Town Council Authorizing Redemption of 721 Butte Avenue, Unit 1, Town of Crested Butte Pursuant to § 38-38-302, Et Seq. of the Colorado Revised Statutes in an Amount Not to Exceed \$125,000.00.

Schmidt recused himself, and he left the room.

Michel confirmed proper public notice had been given. Yerman provided background on the agenda item. He explained the costs associated and that the redemption period went until tomorrow at Noon. Council needed to set a date for the next hearing when the ordinance would be ratified. The meeting was opened to public comment. There were no comments from the public, and the public hearing was closed. There was no Council discussion on the ordinance.

There was discussion on the special meeting in which to ratify the ordinance. It was decided to hold a special meeting on Monday, April 10th at 5PM, instead of the regular meeting on April 17th.

Merck moved and Petito seconded a motion to approve Ordinance No. 7, Series 2017, and the Crested Butte Town Council will be cancelling the April 17th regularly scheduled Town Council and will be holding a special meeting on Monday, April 10th, 2017 at 5PM to conclude this business. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

NEW BUSINESS

1) Discussion and Possible Action Regarding the Budget for the Employee Rental School Build on Lot 3, Block 79.

Yerman informed the Council that they determined they would recommend a budget of \$185,000 instead of \$170,000. Mason was concerned about the labor and the fact there

was only \$10K included in the budget. Yerman explained they would not start the project this year if they didn't have the enrollment. Ladoulis thought the contingency percentage seemed small. Yerman hoped they would spend less than \$185,000, and they were comfortable. Rozman was questioned about procedure if the budget increased beyond \$185,000. She explained there would be a budget amendment through ordinance later in the year.

Schmidt moved and Merck seconded a motion to increase the employee rental school build on Lot 3, Block 79 to \$185,000 total. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Resolution No. 16, Series 2017 - Resolutions of the Crested Butte Town Council Approving the Award of a Contract for the Construction of the Wastewater Treatment Plant Upgrades 2017 and Authorizing the Town Mayor to Enter Into a Construction Contract Between the Town of Crested Butte and Integrated Water Services, Inc (IWS).

Due referred to his staff report. He clarified base bid and the bid alternate. The bid alternate excluded the head works portion of the project. He outlined opportunities he recognized for saving. He explained the contingencies, primarily grant funding, that were addressed in the staff report. Michel asked Rozman to confirm it was a good decision, and she agreed it was. Schmidt asked how long the project would cover. Due estimated a solid 20 years, but he added that regulations and processes were always changing. Petit noticed a handwritten list of sub-contractors. He identified that most were not local. Due acknowledged that not all needed resources were available locally.

Schmidt moved and Mason seconded a motion to approve Resolution No. 16, Series 2017 as amended to include the additional \$89,000 from reserves and authorizing the Public Works Director to utilize up to \$200,000 in contingency for the project. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

3) Ordinance No. 8, Series 2017 - An Ordinance of the Crested Butte Town Council Authorizing the Sale of Town-Owned Property Legally Described As Lot 1, Block 79, Paradise Park Subdivision, Town of Crested Butte, County of Gunnison, State of Colorado to Michael and Angela Horn for the Sale Price of \$65,000.00.

Schmidt moved and Merck seconded a motion to set Ordinance No. 8, Series 2017 to public hearing on April 10th, 2017. **Motion passed.**

4) Ordinance No. 9, Series 2017 - An Ordinance of the Crested Butte Town Council Authorizing the Sale of Town-Owned Property Legally Described As Lot 7, Block 79, Paradise Park Subdivision, Town of Crested Butte, County of Gunnison, State of Colorado to Andrew Allen for the Sale Price of \$55,000.00.

Mason moved and Mitchell seconded a motion to set Ordinance No. 9, Series 2017 for public hearing on April 10th. **Motion passed.**

5) Ordinance No. 10, Series 2017 - An Ordinance of the Crested Butte Town Council Authorizing the Sale of Town-Owned Property Legally Described As Lot 9, Block 79, Paradise Park Subdivision, Town of Crested Butte, County of Gunnison, State of Colorado to Kevin and Susan Emery for the Sale Price of \$25,000.00.

Petito moved and Merck seconded a motion to set Ordinance No. 10, Series 2017 for public hearing on April 10th, 2017. **Motion passed.**

LEGAL MATTERS

None

COUNCIL REPORTS UPDATES AND COMMITTEE UPDATES

Jim Schmidt

- His main report was on housing. They held three Skype interviews and decided to invite two candidates for in-person interviews (for the Director of the Gunnison Valley Regional Housing Authority). There would be an open house next Tuesday.
- The regular housing board would meet in the morning, and interviews would be conducted in the Al Johnson Boardroom in Mt. Crested Butte. They hoped to make an offer by the next morning. Both candidates indicated they could hit the ground in three weeks.
- The meeting of the Cemetery Committee would be on Friday.

Roland Mason

- They picked the artist to paint the new, small Mountain Express bus. The theme would be bubbles.
- Ridership was up 22% in March. February was up 5%.
- The spring schedule would start on April 10th and run through June 9th.
- They bought a new shop truck for Mountain Express.
- They were looking at a shop expansion and working with Town and other entities to build a duplex.
- Revenue was looking good.
- Invited everyone to a presentation by a Google executive on Wednesday at 12:30PM at the ICElab at Western.
- Schmidt asked about Gothic Service. It would start June 12th, and there would be four trips a day.
- Petito asked if they had considered different time increments for bus service, other than 15 minutes or 40 minutes. Mason explained the reasoning behind the increments.

Laura Mitchell

- Informed the Council she had numbers from the Chamber on Crafted and Fat Bike Worlds. Financially they were doing well.

- She would attend a Chamber meeting tomorrow.
- Mason asked how they were doing on their line of credit. Mitchell stated they were doing well with not using it, and the numbers were pretty solid. Mason stated the Council would like an update.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Schmidt read a letter regarding the County Clerk's office closing in Crested Butte and the joint meeting with the County Commissioners. He expressed disappointment in the closing of the Clerk's Office. He noticed there were people being served by the office. The closure was a disservice to the Crested Butte community. He brought up the rent increases to Town properties. He hoped they could build bridges called for at the joint meeting. Ladoulis wanted to communicate that they understood and appreciated non-profits, but Town was conveying value in lease abatement. It was not the mission to generate revenue from non-profits. Michel stated it was good to re-articulate the policy. Petito reiterated it was not an issue of creating revenue.

Mitchell told the Council that drones had fallen off the radar. She wanted to look to the future. Michel specified they wanted to identify when drones were harassing and when they were a public nuisance. Michel suggested they direct Staff to learn what the current laws were and what other places were doing. Merck added that there were licensed operators, and there were FAA regulations. Council directed Staff and suggested a work session to bring back the information. No one on the Council objected.

Merck brought up the Center for the Arts. He thought the Council needed to know it was a huge thing they were going to do and that Staff should look into it. They needed to create goals and objectives regarding what Town was responsible for and identify at what point they had special meetings to keep it rolling at a good pace. He thought finances needed to be looked at. Merck said plans were to break ground right away, and it would be nice to have more information sooner rather than later. They had to work positively and together.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, April 17, 2017 - 7:00PM Regular Council - Council will discuss scheduling a special meeting to replace.
- Monday, May 1, 2017 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, May 15, 2017 - 6:00PM Work Session - 7:00PM Regular Council

The discussion occurred previously in the meeting. It was re-affirmed that the special meeting would be on Monday, April 10th at 5PM, and there would not be the meeting on April 17th.

ADJOURNMENT

Mayor Michel adjourned the meeting at 8:17PM.

Glenn Michel

Glenn Michel, Mayor

Lynelle Stanford

Lynelle Stanford, Town Clerk

