

**Town of Crested Butte  
Regular Town Council Meeting  
Minutes  
Monday, December 16, 2013  
Council Chambers, Crested Butte Town Hall**

Mayor Huckstep called the meeting to order at 7:01 p.m.

Council members present: Jim Schmidt, Roland Mason, Shaun Matuszewicz, Chris Ladoulis, David K. Owen and Glenn Michel.

Staff present: Todd Crossett, Town Manager; Kathy Napoli, Deputy Town Clerk; and Shelley Jansen, Town Clerk.

Staff present for part of the meeting: Bob Gillie, Building and Zoning Director, John Belkin, Town Attorney (via telephone), and Jake Jones, Director of Parks and Recreation.

**APPROVAL OF AGENDA**

Owen moved and Matuszewicz seconded to approve the agenda.

A roll call vote was taken with all voting "Yes." **Motion Passed.**

**CONSENT AGENDA**

- 1) Approval of December 2, 2013 Minutes.
- 2) Approval of December 9, 2013 Special Council Meeting Minutes.
- 3) Approval of First Amended Condominium Map and Amended and Restated Condominium Declaration of Beckwith Condominiums.
- 4) Review and Approval of the Town Council Rules of Procedure.
- 5) Review and Approval of the Town Council Boards and Committees.

Mayor Huckstep asks to reshuffle the agenda due to Belkin calling in for public hearing.

Councilman David Owen would like to remove item 5 out of consent agenda to further discuss committees and boards under new business.

Councilman Jim Schmidt noted that he would like the Town Council to be aware about the rules of attending Town Council Meetings under item 4.

Schmidt moved and Mason seconded to approve the consent agenda with the removal of item 5) Review and Approval of the Town Council Boards and Committees to be placed under new business.

A roll call vote was taken with all voting "Yes." **Motion Passed.**

**PUBLIC COMMENTS**

No public comments.

## **STAFF UPDATES**

Bob Gillie, Director of Building and Zoning- Stated that assuming Ordinance 30, Series 2013 passes, BOZAR will do a meeting with Karl Fulmer regarding more details. As well, he stated, they will start looking at the Grub stake remodel in January. No questions were asked from council.

Jake Jones, Director of Parks and Recreation- Reported an update on trail signage. He stated the goal was to get signage in the ground this year, but for various reasons it has been delayed. Jones stated there is currently movement at the county level and forest service level to support signage. Federal lands signage may be able to be adopted to non-federal lands. Jones reported he did not want to spend money without knowing the outcome from the county. Jones reported that there is a meeting this Wednesday to discuss this further. He noted that the grant award of \$1000 was extended to April 2014.

Councilman Michel heard the ice on ice rink is good and thanked Jake. Michel asked about the plan with locker rooms at the hockey rink this winter. Jones reported he wants to do a comprehensive plan, but did not get the funding in this cycle for this plan. Jones stated the immediate band-aid will be relief for the warming house as it is extremely crowded. However, he stated that nothing will occur this year unfortunately.

Todd Crossett, Town Manager- Reported that we won the Ski Town Throw Down against Eaglecrest, Alaska. He stated he is very proud. Crossett also stated that VCUP Letters went out on Friday. The letters will be reviewed this week, and there may be potential for them to come in January to have a round table in response to the letters. Crossett also mentioned that there is a Business Incubator meeting tomorrow and that Councilman David K. Owen has been collecting names of people to come to the meeting. Crossett reported he will attend a Broadband meeting in Montrose on Friday and at some point there may be the possibility to apply for a grant through this organization. Crossett brought up having another council retreat and suggested potentially the first week after the holidays, January 6<sup>th</sup>. Council discussed times and Schmidt suggests the 13<sup>th</sup>, Matuszewicz said he may be gone but to schedule this time. Council stated they have no conflicts and the next Retreat was set from. 2-6pm on Monday, January, 13<sup>th</sup>, 2014.

Kathy Napoli, Deputy Town Clerk - Reported that all of the keypads for the council members have been ordered. As well, Chris Ladoulis' name plate has been ordered and should be arriving in the next week. Napoli reported that there were additional comments regarding Ordinance No. 25, Series 2013 and she will add it the planning commission e-packet. Napoli passed the printed out comments around to the Town Council. As well, Jessie Early is collecting money for a Crested Butte family in need for the holidays and will collect money through noon on this Friday, December 20<sup>th</sup>. Early has currently raised \$430.00 for the Adopt A Family Program.

## **LEGAL MATTERS**

Attorney Belkin stated he has nothing for legal matters, via phone.

## **PUBLIC HEARINGS**

1) Ordinance No. 30, Series 2013 - An Ordinance Amending the Town of Crested Butte's Zone District Map by Rezoning the West 50 Feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District.

Mayor Huckstep confirmed that public notice has been given and Deputy Clerk Napoli confirmed it had been given.

Mayor Huckstep opened the public hearing at 7:38 p.m. and he noted the email and new comments provided by Ericka Vohman will be added to the planning commission minutes from last week. As well, Mayor Huckstep referenced an email from Vail that he received from Manager Crossett. Crossett will email it to Deputy Clerk Napoli so she can add it for public record.

Mayor Huckstep asked Gillie if anything changed since last week, and Gillie stated nothing new at this time. Mayor Huckstep opened the public hearing for comments and reminded the audience this is about a zone map change on block 37.

John Wirsing, Crested Butte Resident, stated that this is a fantastic project and he is hearing a lot about affordable housing and leveraging federal funds. Wirsing again stated this is the wrong site for the project. Wirsing added that last week the Town Council was eliminating zones and adding zones for a housing project and this is a major red flag. Wirsing feels that there are going to be many more red flags.

Bob Starr, Crested Butte Resident, and at his first Town Council Meeting in 40 years, stated he is against this project. Starr explained he feels this is the wrong location and he agrees with everything that John Wirsing stated. Starr asked the council to take a pause and not rush into this.

Margot Levy, Crested Butte Resident, stated that BOZAR is on board with this rezoning and that she has faith in BOZAR. Levy stated that they will keep standards high for appearance. She added that it is not unusual for towns to rezone. Levy referenced Gillie's previous memo and restated that there are more pros than cons with this project. She encouraged the council to finish what they started.

Ericka Vohman, Crested Butte Resident, stated she supports this project and is here again to vocalize her democratic voice. She will be disappointed if this Affordable Housing Project does not happen.

Paul Barney, Crested Butte Resident, stated that he opposed to the rezoning because of the tax revenue that the town will be cutting out for generations to come. He explained that he is a builder, pays the affordable housing tax, never argued against affordable housing, but does not like the rezoning of certain lots. He added that the location is not right and he is against rezoning.

Susan Eskew, Crested Butte Resident, urged council to follow through on the project for affordable housing. She stated there is a need for rental housing in this community that the private market does not provide. She explained that this project is different and an entry level

housing place. She appreciated Ken Stone bringing up his property last week, but it is not in the town of Crested Butte and that is where people want to be.

Jim Barney, Crested Butte Resident, stated that he thinks the site is awesome, but also thinks that there is a great cost involved in choosing this site. He stated this tax revenue is the biggest downfall. He questioned why the town feels this site is right, but wants council to speak as to why they shouldn't be looking for a free site, instead of having to pay for the lot. He stated that he agrees with affordable housing in general and he does not want Aspen or Carbondale in Crested Butte. He stated that he wants the council to rehash how the town picked this location and not others.

Karl Fulmer, Executive Director of the Gunnison Housing Authority, thanked the council and the community for sharing their voices. He explained that the Housing Authority works with CHAFA and took CHAFA to different sites, and CHAFA said this is best location for access to the school, Elk Avenue, grocery shopping, free transportation, etc.

The public hearing closed at 7:54 p.m.

A discussion ensued within the Town Council.

Councilman Ladoulis questioned if this was the only chance the town will get for affordable housing and stated he was unsure if CHAFA scoring is the right approach to choosing a location. Ladoulis believes the town would find a place if it did not go forward with this location and it would work somewhere else. Ladoulis added possibly somewhere else that would not change zoning and tax revenues. He stated he has faith in BOZAR, but votes no on this issue.

Councilman Schmidt referenced the tax revenue that will be lost in the discussion. He stated that the lot has sat empty for 37 years he has lived here and he does not see any development in the location in the near future. Schmidt referenced 6<sup>th</sup> street station approved, but not being built upon. Schmidt stated he does not see loss in tax revenue as that radical. He believes we need to take every opportunity for affordable housing and we cannot wait for the perfect opportunity. Schmidt stated he will vote yes for this due to these reasons.

Councilman Owen stated that the potential lost sale tax revenue of \$30,000 a year is a good deal for having affordable housing in our community. Owen added that a project on the edge of town would be inappropriate, and per Gillie's report, the only other location is Old Academy site and that is T-zone too. Owen stated this is the best location for CHAFA funding without it there would be no project. Owen will approve zoning change.

Councilman Matuszewicz stated that both sides are right and this debate is focused around location. He stated his main issue has been around what is the mix of units. Discussion ensued around market rate one bedroom cost and the affordable housing rate. He felt the proponent needs to tell us what we get in this complex and we should wait until January to get answers.

A discussion ensued around the outcome of the project. Mayor Huckstep asked about including a new bus stop on Belleview into the scope of the project. Mayor Huckstep asked Attorney Belkin

about when we get to ask the proponent about the details. Gillie explained that if council has interest in finding ways to hold proponent's feet to fire then Belkin and him could discuss the PUD process further. Mayor Huckstep shared that the council should not micromanage this project. He feels like staff should have their arms around this project and that is what council needs to hear. Gillie stated that he has several of these details listed; bus stop, snow plan, etc. Crossett adds Rodney Due with public works will be involved. Gillie stated that this is the basic rezoning stage, not detail stage. Gillie stated no one wants this project to fail, and the town will work with proponents to make this successful.

Schmidt referenced Karl Fulmer's email about mixed ratios. Schmidt asked Fulmer about utility allowance. Fulmer reported that utilities are not included- those would be gas, electric. However, Fulmer referenced Rees Report, and he stated she is confident that the utility cost would be lower than private housing utility rates.

Matuszewicz restated his position, He is in favor of this project, but he does not know what he is fully getting on the other side. Town Manager Crossett added that CHAFA and the Town of Crested Butte looked at ways to postpone this and there is no way. Crested Butte will not be competitive if does not go in. However validates concerns from council. Gillie stated other zoning changes have been in response to projects. Gillie stated the owner of the property, Judy McGill, would be okay with this project.

Mayor Huckstep again referenced the Vail email and comments on the LIHTC project there. He shared that Vail sees it as a sign of success. There are now building a preschool adjacent to it.

Mayor Huckstep reminded council that they were talking about the change to zone, not details of the project. Mayor Huckstep states the council either does not passing, pass, or continuing this to another meeting.

Mason asked Fulmer if there will be changes in the report if they continue this until January. Fulmer stated not more than a 10% change. Fulmer stated this is a specific site review only, not comparable sites. Matuszewicz is in favor of continuing this public hearing to January 21, 2014. Ladoulis agreed that if it will answer some questions then we should push back.

Mayor Huckstep closed the public hearing at 8:47pm

Michel moved and Owen seconded to approve ordinance no. 30, series 2013- An Ordinance Amending the Town of Crested Butte's Zone District Map by Rezoning the West 50 Feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District.

A roll call vote was taken with Ladoulis and Matuszewicz voting "No." Everyone else on the council voting "Yes." **Motion Passed.**

## **NEW BUSINESS**

1) Gunnison-Crested Butte Tourism Association Update, Pamela Loughman, Executive Director

Loughman asked the council if they had any questions on the report card. Councilman Owen has a question about website traffic, and she stated because of the date it was low, now it has skyrocketed ahead. It is sporadic at the holiday time. She expects it to be ahead by end of the year.

Loughman referenced several different marketing techniques, including Expedia Website. Additionally she compared 2012 bench line to this year to see if there were increased bookings. Finding included 113% increase in bookings. 87% increase in room nights. She stated that the TA is affecting positive change in the market. We are up over the last two years with performance in all bookings. Loughman also referenced 2014 Online Guides and stated these areas are lacking in weddings. This will be a downloadable wedding planner. Other three areas: family/kid friendly activities, sportsman, and arts/culture.

Loughman referenced the Town Council being supportive of the insert for TA Guide. She shared it has moved forward and to the press. Regarding selling partners, 18 business partners in community have bought in and the new cost to the town is \$3,867 instead of the \$8000 initial figure. Loughman reported the TA has hired a new staff member, interactive marketing manager, and she will be helping launch a new website.

Councilman Ladoulis sent an email to Loughman and she answered his questions. She stated we do not have data to see how we compare against like minded similar resort towns. However, they have currently launched a program that is 30 days old that will be useful in the future. The lodging properties will be able to compare themselves to other resorts. Mayor Huckstep added that town has access to this database through the CAST Membership.

Councilman Schmidt asked about AT&T and Jeep commercials being filmed up here. Loughman stated that she is involved with that. The TA did coordinate the filming with local authorities. TA does film permits and also take scouts on a private tour of area so that they can find locations.

## 2) Council Committee review and approval of Town Council Boards and Committees:

Owen reported he would like relief from Region 10 Board and Ladoulis agreed to take his position. Ladoulis also stated he would take an appointment on the Chamber of Commerce and the Tourism Association

Matuszewicz will sit on the Downtown Crested Butte Lodging Association

The Gunnison Valley Transportation Planning Region Committee will include Rodney Due and Bob Gillie will sit as an alternate.

The Gunnison County Housing Authority Advisory Board will drop Neal Windsor as an alternate.

Schmidt would like to add the Cemetery Committee to the list and he is on this committee.

Ladoulis added that there will be a temporary Business Incubator Committee and he will be on this along with Councilman Owen.

Owen moved and Ladoulis seconded to approve the appointments of Boards.  
A roll call vote was taken with all voting "Yes." **Motion Passed.**

#### **COUNCIL REPORTS AND COMMITTEE UPDATES**

Matuszewicz- Reported the Center for Arts winter ticket sales going well. There is new staff at the Center, everything is going well.

Ladoulis – Stated he held a business opportunity conference and the next one is January 14<sup>th</sup> 2014 in the morning. A PSA will go to paper.

Owen- Stated that the Housing Authority approved 2014 budget and finished 2013 with a surplus. 2014 should have a surplus as well. He added that the Housing Foundation met and Land Trade looks like it will close in January versus the end of this year. Also he stated there is a new request from Butch. Collaboration between non-profits, WSCU, and Housing Foundation for a joint master's intern program is in the process of happening

Mason- Reported he attended the RTA meeting and they have renewed the contract with the current airline consultant. As well, they discussed CB South bus route and proposed that the bus route turn around near ice rink. CB south will provide the infrastructure for this and RTA said they will drive the extra yards to get there. Mason also attended the Mountain Express meeting and there budget was \$100,000 surplus. They will continue upgrading fleet buses. Mason added that in December of this year compared to last December up 21%. Mason stated that it shows that snow increases bus riding. Ridership is up on mountain express and also on RTA.

Huckstep- Stated there is a party on the 19<sup>th</sup> 1-3pm for Housing Authority in Gunnison. As well, the CB FILM FEST wrote email saying thank you for grant they received. In addition, Scott Morrill emailed Huckstep regarding a recovery planning course but does not have the dates yet. Huckstep asked the council to let him know if they are interested.

#### **OTHER BUSINESS TO COME BEFORE THE COUNCIL**

Mayor Huckstep discussed the issue of potentially sharing extra council money with WSCU or the Nordic Center. A discussion ensued, but the council felt that the money should not be given out at this time.

#### **DISCUSSION TO SCHEDULE FUTURE WORK SESSION TOPICS**

None

**COUNCIL MEETING SCHEDULE**

Monday, January 6, 2013-6 p.m. Work Session-7 p.m. Regular Council

Tuesday, January 21, 2013-6 p.m. Work Session-7 p.m. Regular Council

Monday, February 3, 2013-6 p.m. Work Session-7 p.m. Regular Council

Tuesday, February 18, 2013-6 p.m. Work Session-7 p.m. Regular Council

**ADJOURNMENT**

Mayor Huckstep adjourned the meeting at 9:24 p.m.

  
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Aaron J. Huckstep, Mayor

  
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Kathy Napoli, Deputy Town Clerk (SEAL)