

**MINUTES**  
**Town of Crested Butte**  
**Regular Town Council Meeting**  
**Monday, February 2, 2015**  
**Council Chambers, Crested Butte Town Hall**

Mayor Huckstep called the meeting to order at 7:03PM.

Council Members Present: Jim Schmidt, Glenn Michel, Roland Mason, Skip Berkshire, and Chris Ladoulis

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

Finance Director Lois Rozman, Town Planner Michael Yerman, Parks and Recreation Director Janna Hansen, and Building and Zoning Director Bob Gillie (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 January 20, 2015 Regular Town Council Meeting Minutes.**
- 2) Approval of ARTumn Festival Located in the 0 Block of Elk Avenue on September 19 and 20, 2015.**

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

**PUBLIC COMMENT**

Trevor Main - 720 Teocalli; Unit A

- Was at the meeting to speak about VRBO and the annexation.
- Said he was in favor of eliminating or limiting VRBOs in Town.
- Reported to be in favor of the Town annexation.
- Mentioned he was self-employed and in the market to buy a home.
- Researched and reported statistics he found: there are 1069 units in Town, and 67% are actually occupied by owners or renters. Reported most other areas fall closer to 90%. The people living there own only 35% of occupied homes, and there are currently 128 VRBOs within Town limits.
- Wanted to see more opportunity for people to own or rent in Town.

Peter Richmond – 720 Teocalli; Unit A

- Grew up in Frisco, CO. He used to live in Carbondale and has been in Crested Butte off and on for nine years.
- Felt the Town dynamic was similar to Frisco.
- Read an article about how VRBOs were banned in Jackson.
- Said he was kicked out of a rental, so the owner could short-term rent it out through VRBO.
- Felt there were the most VRBOs in Crested Butte, which he mostly noticed in mud seasons when he could see the dark houses.
- Stated that people who work in Town shouldn't have to commute. The people that should be driving are the ones coming for two weeks out of the year.
- Didn't want Crested Butte to turn into Summit County. He would like Council to pursue the VRBO issue. He said there were a lot of people from his same demographic that felt the way he did.

Andy Richmond – 720 Teocalli; Unit A

- Said it was imperative Council made a decision on what kind of community they wanted.
- Numbers spoke for themselves. He felt there were an extremely high number of VRBO properties. In addition, he felt they were under-reported.
- The new guard and older guard could coexist, but not if the older guard who owned the homes, rented their properties through VRBO because it was more profitable.
- Said he talked to 20 to 25 other people who have been forced to leave properties.
- If they wanted Crested Butte to become a ghost town, he said to let VRBOs have free rein.
- Said it was not a mystery why restaurants closed during off-season: no one lived here. He felt restaurants would do more business and would be able to hire better without VRBO.

## **STAFF UPDATES**

Janna Hansen

- The McCormick Ranch Grant was submitted last Friday to pipe the ditch and bring raw water to Gothic Field.

Bob Gillie

- Reported to be quite busy in the building department.
- They met concerning 202 Elk, Icehouse LLC, regarding the old Slope Building. They wanted to lift the building sometime around March 1, and he was trying to make sure there was no impact on Elk during March. The timing was such that they were trying to beat a ground water situation while digging the basement. Gillie was trying to work with them to lessen the impacts. Schmidt wondered if the work would affect the bus stop. Gillie answered that it should not; they were just lifting the building straight up.

- If they ran into water, they would have to run a hose over to Coal Creek to dewater. If it snowed, they were working out how to deal with snow removal.
- Gillie said they wanted to accommodate, but they were trying not to affect the bus route. He expected the project to be ongoing throughout the summer.
- The Horseshoe Building is back this month before BOZAR. The proposed building would be located at 5<sup>th</sup> and Belleview.
- Also, they met regarding 6<sup>th</sup> Street Station.
- Received news that the State Historic Fund funded the grant for the depot.

#### Michael Yerman

- The kick off meeting for the Creative District was on January 22. It was a great success with about 100 people in attendance.
- There will be another Creative District meeting on Thursday, February 12 from 5 to 7PM.
- The Creative District consultant will be in Town on Friday, February 13, and there will be a strategic planning work session at 2:30PM with BOZAR and Council.
- Center for the Arts has come in with design proposals. They have agreed to use Mundus Bishop to look at the proposal to be sure park planning was being done efficiently. Staff would report back to Council when they knew the process.
- Schmidt asked Yerman about the traffic study. Yerman said they hoped to bring a draft plan for a work session on March 2. Crossett confirmed they were working on pulling a draft together this week.
- Huckstep questioned if the consulting from Mundus Bishop would cost additional money to the Town. Yerman said the Center has agreed to pay for the expense of Mundus Bishop to act as a third party consultant for the Town. Because of their involvement in the Big Mine Master Plan, they have a good idea of park spaces. They could be an extra set of eyes on the plan in order to make recommendations. He said they would cost about \$5K, but the expense would be covered by the Center. Crossett added that they were trying to move quickly. He said it was a big deal because it's Town Park. He said they could move quickly, and it will save time. He felt it could prevent them from having to circle back. He said they could update the Council on the process at the next meeting.

#### Lois Rozman

- December sales tax was up 14.8%. 2014 was up 15.9% overall.
- Ladoulis noticed that the updated forms that were sent to businesses delineated a weekly sales tax breakdown. He asked Rozman if she anticipated this becoming a requirement. Rozman said Town had been asking businesses for weekly breakdowns for over a year, and only about five entities actually provided data.
- She said Town could make weekly reporting mandatory through an ordinance change.
- She mentioned that staff has demoed a software called MuniRevs that would replace Sales Tax Specialist, Tina Curvin, unless they figured out a way to adjust her responsibilities.

- Rozman said they were continuing to research MuniRevs. It was \$15K to set up and \$18K annually to maintain. It would take the place of Curvin from an input standpoint, but it does not do analysis.
- Huckstep suggested it could be discussed when they talk about special events and the overview of events from an economic standpoint.

Lynelle Stanford

- Received a special event application for Big Air on Elk last Thursday. The event is proposed for March 7, and she anticipated the event being on the next Council agenda.
- Pointed out diagrams provided to the Council on the revised route for the Alley Loop, due to lack of snow.

Todd Crossett

- Will be meeting tomorrow on Big Air on Elk. He felt they had a head start because of the work that was done last year.
- Announced the kick off of the One Valley Prosperity Project on March 4 at the University Center Ballroom. Explained the project was the outfall from the Community Builders Taskforce. It began when stakeholders in the Valley attended a Sonoran Institute work session to establish better collaborative framework.
- The challenge remains that it can be difficult to make money. The strategic plan is valley wide, as opposed to one single community. There are things they can do to enhance economic prosperity, which would lead to an action plan.
- The Community Builders Taskforce will continue to operate as the steering group. They will work this project and be a nucleus to promote better collaboration on a number of regional issues.
- Mentioned a photo contest for the One Valley Prosperity Project.

## **PUBLIC HEARING**

### **1) Transfer of Teocalli Tamale Liquor License located at 311 ½ Elk Avenue From Teocalli Tamale Inc to Teocalli Tamale Company.**

Huckstep confirmed that there had been proper public notice. The public hearing was opened. Huckstep then confirmed there had been no changes to Stanford's staff report since it was written. Huckstep recognized that Michael Burke and Andrew Menzies, both who reported to reside at 712 Gothic #5, were in attendance in support of the liquor license transfer. The public hearing was closed, and there was no further Council discussion. However, Schmidt asked if Burke and Menzies would be running Teocalli Tamale the same as it has always been, and they answered, "Yes."

Schmidt moved and Ladoulis seconded a motion to approve the transfer of a Hotel and Restaurant Liquor License for Teocalli Tamale Company DBA Teocalli Tamale located at 311 ½ Elk Avenue, Crested Butte, Colorado for the reasons stated in the staff report

dated January 15, 2015. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

### **LEGAL MATTERS**

None

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

Roland Mason

- Received an email from Mountain Express, and ridership to CB South for January was about the same as December.

Glenn Michel

- In reference to the One Valley Prosperity Project, he said Crested Butte could discuss how to manage the people once they get here. He said there could be discussion on what to do with new prosperity and how to manage trailheads and resources. He felt it was not only about economic development, but it was also about managing that growth.

Aaron Huckstep

- Attended CAST a couple of weeks ago. There were great conversations and great topics. There was a panel on resort development, which included three big players in resort development. They reported they had not done a profitable project in the mountains since 2007. They talked a lot about the need for partnerships with municipalities to get development done. They felt exactions were too onerous.
- Everyone has concern over marijuana edibles.
- The next CAST meeting will be held in March in Denver

Crossett met with the county and a consulting group called Better Cities. They are working with the county using federal grant funds the county received as a result of the mine closure. This project is different from the One Valley Project. The point of the meeting was for them to gain understanding of different issues.

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

Schmidt referred to the number of letters sent to the Council regarding the annexation, and how none of them referenced cluster development. He said it was a theme Town has had for a long time, and he would like to ask letter writers to think about it and voice what they thought. He felt the assumption was that if there was no annexation, it would cut off growth. He wanted to ask the public to address cluster development as another concern when they wrote letters. Huckstep said there had to be discussion of what happened to that property if it did not go through annexation. He said there seemed to be the impression that if it was not annexed, it would sit as open space. Michel added that people were not aware if Town did not exercise control, the annexors could go to the

county and Town could lose opportunities. He said if Council denied the annexation, people seemed to think it would become a nice open pasture.

Huckstep added that multiple people made mention of a rec center, including a pool, pertaining to the annexation. He said it might be worthwhile for Yerman to speak to the overall cost of a rec center. Crossett said in his past experience, the model he saw employed was a rec district passed by voters to pay for ongoing maintenance and operations several years before the pool was built. They established a sustainable funding source before the pool was constructed. He said a rec center was difficult to run off a straight business model. Berkshire also wondered what effects it would have on the rec center that was already in Gunnison. Crossett said a rec center would be great to have, but going at the building first was the wrong direction.

Michel thought Schmidt had a good point as to how the Council kept the public informed as far as what Council members were thinking. He wondered how they could collect information and keep the public better informed. Ladoulis suggested a Q and A on the Town's website. Berkshire agreed it was a great idea, but he said it was a fine line before they would get sucked down a hole. He felt it was people just wanting to express their views.

Mason brought up the use of the civic space in the annexation and suggested they consider what to do long term with the post office. He felt that traffic and parking had become problematic already. Berkshire said traffic was aggravated by the fact that Mt. Crested Butte did not have a post office because everyone from Mt. Crested Butte drove to the post office in Crested Butte. He agreed the post office was a big deal. Huckstep added it went to the question of how Elk was used in the future. Crossett said it was an issue of traffic calming. They wanted traffic to flow efficiently, but then people moved faster as a result. The level of activity in itself acted as a traffic calming device.

Ladoulis wondered when they would be talking about the Council priorities at future work sessions. He wanted to see a road map of the six priorities they listed. He suggested the priorities be a topic of conversation at every meeting. Crossett said the Council priorities were balanced against ongoing priorities. He said staff was making progress on regular priorities, too. There were a lot of things in track, and for many they were in the stage of grinding out the product. He was being cautious of loading more on top. Ladoulis asked that there be a visual reminder at every meeting. He said they needed to be communicating, so when other issues popped up, they could be put into some context.

Huckstep added two items of note from CAST: 1) Communities experienced this construction boom last summer, and citizens were getting frustrated due to obstructions caused by construction equipment. 2) From the marijuana panel, they speculated that Amendment 64 contributed to the increased number of transient people last summer in their communities.

**DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

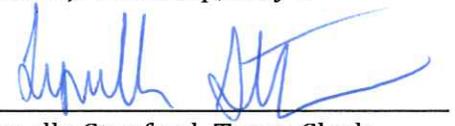
- *Tuesday*, February 17, 2015 – 6:00PM Work Session – 7:00PM Regular Council
- Monday, March 2, 2015 – 6:00PM Work Session – 7:00PM Regular Council
- Monday, March 16, 2015 – 6:00PM Work Session – 7:00PM Regular Council

It was decided that due to Mardi Gras the next meeting (February 17) will begin at 7PM.

**ADJOURNMENT**

Mayor Huckstep adjourned the meeting at 8:00PM.

  
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Aaron J. Huckstep, Mayor

  
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Lynelle Stanford, Town Clerk (SEAL)

