



Community Values

Authentic

Connected

Accountable

Bold

Town Council

5-year Goals:

- 🏠 *Approach community challenges through active collaboration and public engagement.*
- 🏠 *Accommodate growth in a way that maintains our rural feel.*
- 🏠 *Enable people who live and work here to thrive.*
- 🏠 *Retain the unique character and traditions of Crested Butte.*
- 🏠 *De-emphasize cars and focus on walking, biking, and transit.*
- 🏠 *Continue to passionately care for our natural surroundings and forever protect Red Lady.*
- 🏠 *Act on the urgency of climate change and prepare for the changes we expect from it.*

Critical to our success is an engaged community and knowledgeable and experienced staff.

AGENDA

**Town of Crested Butte
Regular Town Council Meeting
Town Council Chambers
507 Maroon Ave; Crested Butte, CO
Tuesday, September 2, 2025**

Meeting information to connect remotely:

<https://us02web.zoom.us/j/87521367618>

Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US
Webinar ID: 875 2136 7618

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.

6:00 WORK SESSION

1) Budget: Fund Balances and Revenue Projections, 5-Years; Current Reserve Policy and General Fund at 50%; Initial Review of 5-Year Projections.

Staff Contact: Interim Finance Director Rob Sweeney

7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

7:02 APPROVAL OF AGENDA

7:03 CONSENT AGENDA

1) August 18, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Deputy/Licensing Clerk Eric Treadwell

2) Award of Professional Services Agreement to Reynolds Ash and Associates for the Town of Crested Butte Civic Development: Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements Project 2025.

Staff Contact: Community Development Director Mel Yemma, Chief Marshal Mike Reily, and Public Works Director Shea Earley

3) Quarter 2 2025 Financial Update.

Staff Contact: Interim Finance Director Rob Sweeney

4) Letter Regarding Health Care Cost Concerns to the Honorable Jeff Hurd, Honorable Michael Bennett, and the Honorable John Hickenlooper.

Staff Contact: Mayor Ian Billick

5) Letter Regarding Health Care Cost Concerns to Gunnison Valley Health (GVH) with the Gunnison County Commissioners Carbon Copied.

Staff Contact: Mayor Ian Billick

6) Approval from the Town Council for a Grant Application to History Colorado's State Historical Fund for a State Historic Fund Grant for Phase 2 of Rehabilitation Town Hall (507 Maroon Avenue) and a Letter of Support.

Staff Contact: Town Planner III Jessie Earley

7) Vinotok Special Event Application with a Rolling Closure on Elk Avenue from 1st Street to the Four Way Parking Lot on September 20, 2025, Closing the Entirety of the Four Way Parking Lot September 18 to September 21, Including a Partial Closure of the Four Way Parking Lot from September 10 to September 21 and Special Event Liquor Permit Application for September 19, 2025.

Staff Contact: Town Clerk Lynelle Stanford

8) Celebration of Life for Don Cook Special Event Application Closing the Parking Lot Behind the Museum and the Alley (September 10-12, 2025), and 4th Street from Elk Avenue to Maroon Avenue (September 11-12, 2025).

Staff Contact: Town Clerk Lynelle Stanford

9) Notice of Final Payment to High Mountain Concepts, LLC for the Paradise Park Workforce Rentals Phase 2 Project.

Staff Contact: Housing Director Erin Ganser

10) Support for Colorado Association of Ski Towns (CAST) 2026 Colorado Legislative Position Statement on Housing.

Staff Contact: Town Manager Dara MacDonald

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council

members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.

7:05 PUBLIC COMMENT

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under “Other Business to Come Before the Council.”

7:10 **STAFF UPDATES**

7:15 **LEGAL MATTERS**

7:20 **PUBLIC HEARING**

1) (Second Reading) Ordinance No. 10, Series 2025 - An Ordinance of the Crested Butte Town Council Requiring Energy Assessments for Unlimited Vacation Rental License Holders.

Staff Contact: Town Clerk Lynelle Stanford

7:35 2) (Continued from August 5, 2025) Hearing to Show Cause, if any, why Crested Butte Market LLC’s (doing business as Clark’s Market) Fermented Malt Beverage and Wine License No. 04-00825 should not be suspended or revoked for having violated provisions of Colorado State Statute and the Town of Crested Butte Municipal Code related to their Liquor License Renewal Application.

Staff Contact: Town Attorney Karl Hanlon and Town Clerk Lynelle Stanford

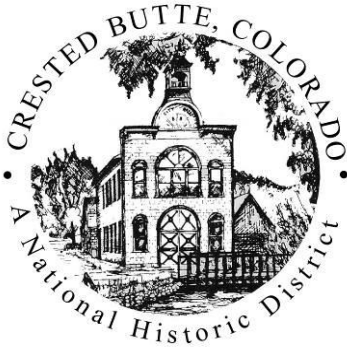
8:10 **COUNCIL REPORTS AND COMMITTEE UPDATES**

8:15 **OTHER BUSINESS TO COME BEFORE THE COUNCIL**

8:20 **DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

- Monday, September 15, 2025 - 5:00PM Work Session - 7:00PM Regular Council
- Monday, September 22, 2025 - 6:00PM - Joint Meeting with the Town of Mt. Crested Butte Regarding Mountain Express.
- Monday, September 29, 2025 - 6:00PM Intergovernmental Meeting Hosted by the City of Gunnison
- Monday, October 6, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, October 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:25 **ADJOURNMENT**



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager
Rob Sweeney, Interim Finance & Administrative Services Director

Subject: 2026 Budget – Refine Budget Priorities – Inputs and Assumptions - 5-Year Projections

Date: September 2, 2025

Summary:

The Crested Butte Community Compass Strategic Plan (Compass) is a guiding document which provides a framework for the Town to navigate the future in a way that is aligned with the values of the community. Staff identified and refined priorities for the upcoming fiscal year in support of our strategic goals. Staff also projected a year-end summary of 2025 and identified assumptions used in building an initial 5-year projection of the Town's financials.

Prior Council Action:

- November 7, 2022 – Adoption of the Compass
- August 5, 2025 – Adoption of the Fund Balance Reserve Policy
- August 18, 2025 – Work session: 2026 Budget kick-off and Compass priority discussion and direction.

Background:

Staff develops the annual budget by identifying capital and operational expenditures in support of the Compass and in alignment with Council priorities. Staff utilized available economic data to forecast ending 2025 fund balance by fund and in defining revenue and expenditure assumptions in preparation of a 5-year financial forecast.

Discussion:

2026 Budget Priorities – Compass Alignment

Staff rearranged and added additional details to the 2026 Compass priorities based upon feedback from Council (Attached). Additional data points include: 1) definition if a project/initiative is Committed, Required or Discretionary; 2) Anticipated 2026 funding considerations (if known); 3) Identification of impact to existing staff (if known); and 4) Aligning the project/initiative to a Primary Compass Goal as well as separately aligning to Complimentary Compass Goal(s).

Additional Council direction regarding the Compass Priorities will help inform our draft 5-year capital plan and operating budget for 2026.

2025 Projections

The Town's financials reflect expenses and revenues through July (except for local sales tax receipts) and has made initial adjustments to projections based upon actuals through that time. Tonight's meeting agenda packet includes the Quarter 2 2025 Financial Report, which summarizes revenues and expenses by fund through June 2025.

2025 Revenues: Local sales taxes collected are trending 8% higher than 2024 figures as well as 5% above the 2025 budget. The taxable activities of E-Commerce, Restaurant/Bar and Lodging (not vacation rental) are leading the growth. Real estate transfer tax (RETT) is trending above 2024 figures but behind 2025 budget. Vacation rental tax is flat compared to both 2024 actuals and 2025 budget. All other major revenue sources are tracking budget.

2025 Expenses: Expenses are generally trending to be on track or slightly below budget. The Open Space Fund is an exception, as staff does not budget for unknown expenditures. Council approved two conservation easement requests totaling approximately \$1M. Staff will seek a budget amendment from Council by year's end for these open space projects. Capital expenditures are lagging due to the timing of projects. Staff is analyzing the feasibility of transacting certain capital acquisitions due to rising cost estimates.

Fund Balance Impact: All Funds are anticipated to maintain a positive fund balance by fiscal year end (see attached Fund Balances report). Expectations in the use of available fund balance in 2025 in the Affordable Housing, Capital and Enterprise Funds are tracking budget. This outcome sets the stage for Council's direction in potential uses of available fund balance for 2026.

2026 Baseline Assumptions

Staff obtained economic, legislative, industry and operational forecasts from a number of sources when developing baseline assumptions for 2026 and beyond. These sources included: Colorado Municipal League, Colorado Department of Transportation, Colorado Legislative Council, the Tourism and Prosperity Partnership, CB/Mt. CB Chamber of Commerce, national economic data and the Town's financial data. These inputs were used to formulate known future changes (e.g., share of state marijuana revenue to locals is being reduced) as well as develop revenue and expense trends based on a consensus of the data.

Staff believes it to be prudent to take a conservative approach in estimating future revenues. The growth realized in local sales tax in 2025 is believed to be a result of higher per unit pricing and not necessarily volume of sales (sans E-commerce). Additionally, the anticipation of lower interest rates may positively impact the real estate market and RETT revenue.

Staff seeks to be realistic in estimating expenses, which have grown considerably in the last five years. Staff utilized known contractual increases, where known, in creating future expenditure estimates. National economic trends point to a 2.5% inflationary factor for the next year. Staff utilized a general 3% cost increase for items tracking the general economy. We are awaiting final quotations on certain expenses for 2026 including employee health care and property/casualty insurance. These will be highlighted and brought forward to Council in future budget discussions.

The assumptions used in formulating the 2026-2030 forecast include:

- Local Sales Tax and Vacation Rental Excise Tax: 0.75% annual increase to projected 2025 revenues, cumulative through 2030
- Real Estate Transfer Tax: No increase in 2026; 1.25% annually commencing in 2027
- Property Taxes: No increase to mill levies; utilized assessed value growth from 2024 to 2025 when calculating 2026 assessed valuation; expecting County Assessor's report by Sept 2
- Specific Ownership Tax (SOT): Funding will be moved from General to Street and Alley Fund in compliance with Statutes; SOT must be spent on maintenance/repair of roads and highways.
- Building Permit-based Revenues (inclusive of Use Tax): reduction into 2026 with minimal growth through 2030
- Nicotine Tax: Flat growth into 2026 with minimal growth in 2027 and beyond
- Community Grant Program Expense: Retained existing funding (\$275K), pending Council direction
- Water and Wastewater Rates: 3% annual increase for availability and consumption fees; Whetstone starting to positively impact revenues beginning in 2026
- Recreation Fees: Current projections reflect the current fee structure, with a general 1.25% revenue growth
- Grant Revenues: Modeled only known opportunities and previously identified capital grant requirements for projects
- Sanitation: Utilized program implementation model for a partial (2025) and full year (commencing 2026) of Save As You Throw (SAYT) revenues and expenses
- No new employee/positions
- All Expenses: 3% increase over 2025, inclusive of all employee-based costs
- Health Care Expense: 3% increase over 2025; expecting renewal quote prior to Sept 2
- Property/Casualty Insurance: 3% increase over 2025; expecting renewal quote prior to Sept 2 inclusive of net-new real property assets (e.g., Paradise Park)
- Grant Advocacy and Housing Authority: maintaining funding in the 2026 budget
- Capital Expenses: Utilized adopted 5-year plan costs; will update when finalizing capital plan
- Debt Service: Projections using existing debt service schedules; no early retirement projected
- Interfund Transfers: Current projections only reflect movement from Capital to Parks, Recreation & Trails Fund to cover capital expenditures. No operational transfers are considered until final estimates of expenditures are known and Council provides direction on how to allocate projected spendable fund balance
- Fund Balance Reserve Policy: The Policy is modeled beginning in Fiscal Year 2026.

The net result of the 2025 and 2026 projections is identified on the Fund Balances report attached. The analysis identifies all Funds are in positive territory before required and Council-adopted reserves are considered. The Affordable Housing Fund falls short of meeting all required and Council-adopted reserves, beginning in 2026.

5-Year Financial Analysis

A 5-year financial analysis of spendable fund balance by fund is attached (Spendable Fund Balance – 2026 thru 2030). The General Fund demonstrates strong financial position, even after accounting for required and Council-adopted fund balance reserves. Again, staff has not modeled moving available

General Fund fund balance to the Capital or other funds. Staff seeks Council direction on the future direction of available General funds. For other funds, the town has options to address any future short falls in available fund balance, including: delay expenditures, seek revenue increases, evaluate lowering Fund Balance Reserve Policy, etc. The Enterprise Fund may not address the full positive financial impact of the Whetstone project. Staff will continue to monitor financial estimates (revenue and expenses) for future years.

The 5-year financial analysis will be maintained and shared with Council throughout the 2026 budget adoption cycle as decisions are made and changes occur. The budget calendar is as follows:

- September 15 Work Session: Continued Discussion regarding Compass 2026 Priorities; review any changes to 2025 Year-End Projections and 2026 Revenue/Expenditure Assumptions; Review the 2026-2030 Capital Plan
- October 6: Presentation of Draft 2026 Budget
- October 20 Work Session: Refine Draft 2026 Budget; Fund Balance Review; Updated 2026 Revenue/Expenditure Assumptions; Impact to Mill Levy
- November 3: Adopt 2026 Budget, Mill Levies and Fee Schedule

Recommendation:

None. Staff seeks feedback and direction from Council regarding fiscal year 2026 Compass priorities, economic assumptions and the 5-year financial forecast.

Attachments:

Community Compass – DRAFT 2026 Priorities

Fund Balances Report – Fiscal Years 2025 and 2026

Spendable Fund Balance – Fiscal Years 2026 thru 2030

Community Compass - DRAFT 2026 Priorities

Project/Initiative	Description	Committed, Required or Discretionary?	Anticipated 2026 Budget & Funding Considerations	Existing Staff Impact (Low/Med/High)	Primary Compass Goal Alignment	Complimentary Compass Goals Alignment
Zoning & Subdivision Code Update	Complete and adopt the Town's zoning and subdivision code consistent with the outcomes of the Transportation Mobility Plan, Historic Preservation Plan, Climate Action Plan, and Community Plan.	Committed - Started in 2025. Strong Communities grant requires adoption of at least one zoning strategy by November 2026	\$50,000 project total. \$20,000 estimated for 2026 for remaining CP implementation scope for zoning incentivizes analysis	Medium	2. Manage Growth in a way that maintains our rural feel.	1. Approach community challenges through active collaboration and public engagement. 3. Enable people who live and work here to thrive. 4. Retain the unique character and traditions of Crested Butte.
Gunnison County Corridor Plan	Collaboratively and actively support Gunnison County's Corridor Plan to integrate land use, transportation, and infrastructure along the Highway 135 corridor.	Committed - Whetstone Utility extension requires Corridor Plan launch by end of 2025.	\$150,000 contribution requested by Gunnison County	Low	2. Manage Growth in a way that maintains our rural feel.	1. Approach community challenges through active collaboration and public engagement. 3. Enable people who live and work here to thrive. 4. Retain the unique character and traditions of Crested Butte. 5. De-emphasize cars and focus on walking, biking, and transit. 6. Continue to passionately care for our natural surroundings and forever protect Red Lady.
Marshals' Building Addition/Renovation & Crank's Plaza Improvements	Complete design and initiate construction of the Marshals' building addition and renovation, as well as landscape improvements in Crank's Plaza.	Committed - Design initiated in 2025. State grant requires completion by end of 2026. Discretionary - Construction pending grant opportunities.	Estimated \$300,000 remaining in 2026 for design. Construction \$5 million capital placeholder in CIP. DOLA identified competitiveness for \$1m in funding in 2026.	Medium	3. Enable people who live and work here to thrive.	4. Retain the unique character and traditions of Crested Butte. 7. Act on the urgency of climate change and prepare for the changes we expect from it.
MTX Whetstone Campus Support	Support the MTX Whetstone Campus Project.	Committed - Committed \$1M funds, but pending federal funding & potentially phasing project?	No funding needed in 2026	Low	3. Enable people who live and work here to thrive.	1. Approach community challenges through active collaboration and public engagement. 2. Manage Growth in a way that maintains our rural feel. 4. Retain the unique character and traditions of Crested Butte. 5. De-emphasize cars and focus on walking, biking, and transit. 7. Act on the urgency of climate change and prepare for the changes we expect from it.
Mineral Point Lease Up	Support and facilitate full lease up of Mineral Point.	Committed - Project underway.	N/A	Low	3. Enable people who live and work here to thrive.	
5-Year Housing and Community Spaces Strategy	Complete 5-year community housing and community spaces strategies, to complement the regulatory updates in the zoning and subdivision code and identify affordability tools/priorities	Committed - Started in 2025. Coincides with Zoning Code Update. State grant requires completion by end of 2026.	\$100,000 project total, \$60,000 in 2026. \$50,000 offset by DOLA grant	Medium	3. Enable people who live and work here to thrive.	1. Approach community challenges through active collaboration and public engagement. 2. Manage Growth in a way that maintains our rural feel. 4. Retain the unique character and traditions of Crested Butte.

Community Compass - DRAFT 2026 Priorities

Project/Initiative	Description	Committed, Required or Discretionary?	Anticipated 2026 Budget & Funding Considerations	Existing Staff Impact (Low/Med/High)	Primary Compass Goal Alignment	Complimentary Compass Goals Alignment
Design Standards Update	Complete and adopt new design standards that make the mining era more graphical and concise, establish standards for the early recreation era, introduce mass, scale, and form standards that encourage architectural creativity while emphasizing Crested Butte's character outside of the historic districts: evaluate material allowances in	Committed - Initiated in 2025. Received \$50,000 grant from State which requires completion by end of 2026.	\$150,000. \$140,000 anticipated remaining scope in 2026, with \$50,000 in grant support	Medium	4. Retain the unique character and traditions of Crested Butte.	
Red Lady Roundabout	Complete Red Lady roundabout design and initiate construction. Incorporate bus stop at school in collaboration with MTX and CBCS.	Committed - Design initiated in 2025, required per CDOT access permit. Required - Construction as condition of CBCS access permit.	\$100,000 estimated design scope remaining in 2026, \$3.2 million estimated for construction in CIP, split between 2026/2027, with \$2.2 in federal funding from SS4A. Cost sharing with CBCS	High	5. De-emphasize cars and focus on walking, biking, and transit.	2. Manage Growth in a way that maintains our rural feel. 4. Retain the unique character and traditions of Crested Butte.
PROST Plan	Complete Parks, Recreation, Open Space, and Trails (PROST) Plan.	Committed - Initiated in 2025. \$150,000 budgeted	TBD - remaining scope for 2026	Medium	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement. 2. Manage Growth in a way that maintains our rural feel. 3. Enable people who live and work here to thrive. 4. Retain the unique character and traditions of Crested Butte. 5. De-emphasize cars and focus on walking, biking, and transit.
CC4CA	Continue active participation in Colorado Communities for Climate Action.	Committed	\$1,030 annually	Low	7. Act on the urgency of climate change and prepare for the changes we expect from it.	1. Approach community challenges through active collaboration and public engagement.
Town facilities Energy Efficiency and Electrification Plan	Integrate Town facilities Energy Efficiency and Electrification Plan priorities into capital improvement and asset management plans.	Committed - EEE plan to be completed in 2025.	No funding needed for plan in 2026	Low	7. Act on the urgency of climate change and prepare for the changes we expect from it.	
Alternate Source Water	Complete design and engineering of alternate source water.	Committed - Initiated in 2025	\$TBD offset by CWCB grant for \$342k awarded in 2024	TBD	7. Act on the urgency of climate change and prepare for the changes we expect from it.	

Community Compass - DRAFT 2026 Priorities

Project/Initiative	Description	Committed, Required or Discretionary?	Anticipated 2026 Budget & Funding Considerations	Existing Staff Impact (Low/Med/High)	Primary Compass Goal Alignment	Complimentary Compass Goals Alignment
Energy Use Monitoring & Electrification Case Studies	Establish and continue detailed energy use monitoring for a variety of Town-owned affordable housing units. Develop cost/analysis case studies of electrification from Mineral Point and Paradise Park.	Committed - Initiated in 2025	N/A - staff time	Low	7. Act on the urgency of climate change and prepare for the changes we expect from it.	3. Enable people who live and work here to thrive.
WRAP Integration	Integrate Wildfire Readiness Action Plan (WRAP) priority actions into capital plans and initiate implementation plans with partner entities and landowners.	Discretionary - Initiated in 2025	Cost will be identified in requested CIP projects	Low	7. Act on the urgency of climate change and prepare for the changes we expect from it.	1. Approach community challenges through active collaboration and public engagement.
Sustainability Report and GHG Inventory	Continue Climate Action Plan implementation and publish 1st annual report with GHG monitoring.	Committed in CAP	N/A - staff time	Medium	7. Act on the urgency of climate change and prepare for the changes we expect from it.	
Affordability Advocacy	Identify key points of influence and advocacy to promote affordability (for example, health care costs)	Discretionary	TBD	TBD	3. Enable people who live and work here to thrive.	
Revenue Generation Exploration	Identify and prepare for a sustainable funding mechanism or ballot measure, following the adoption and recommendations of the 5-year housing and community spaces strategies.	Discretionary	\$25,000 for polling questions	Medium	3. Enable people who live and work here to thrive.	4. Retain the unique character and traditions of Crested Butte. 5. De-emphasize cars and focus on walking, biking, and transit. 6. Continue to passionately care for our natural surroundings and forever protect Red Lady. 7. Act on the urgency of climate change and prepare for the changes we expect from it.
Jerry's Gym Renovation Design	Complete public outreach and design for Jerry's Gym renovation and expansion project.	Discretionary - Rising as top priority in PROST plan. In 5-year CIP with design in 2026 and construction in 2027	TBD - Met Rec grant potential	TBD	3. Enable people who live and work here to thrive.	1. Approach community challenges through active collaboration and public engagement. 2. Manage Growth in a way that maintains our rural feel. 4. Retain the unique character and traditions of Crested Butte.
Historic Building Maintenance Incentive Program	Develop an incentive program to support ongoing maintenance of historic buildings.	Discretionary - Identified in Historic Preservation Plan	N/A - plan in 2026, request budget for 2027	Low	4. Retain the unique character and traditions of Crested Butte.	
Town Hall Rehabilitation Continuation	Replace phase 2 of remaining Town Hall windows.	Discretionary - Potential for \$250,000 grant from State Historic Fund.	\$540,000 offset by \$250,000 grant potential.	Low	4. Retain the unique character and traditions of Crested Butte.	

Community Compass - DRAFT 2026 Priorities

<u>Project/Initiative</u>	<u>Description</u>	<u>Committed, Required or Discretionary?</u>	<u>Anticipated 2026 Budget & Funding Considerations</u>	<u>Existing Staff Impact (Low/Med/High)</u>	<u>Primary Compass Goal Alignment</u>	<u>Complimentary Compass Goals Alignment</u>
In-town sidewalk/trails connections planning	Evaluate potential sidewalk or trail connections between the Crested Butte Community School and Big Mine in coordination with the Red Lady roundabout design process. Evaluate, plan ahead, and potentially phase additional connections identified in TMP and PROST plans, as well as perimeter trail wayfinding.	Discretionary - aligns with timing of roundabout for community perception	TBD - Design of CBCS to Big Mine	Medium	5. De-emphasize cars and focus on walking, biking, and transit.	4. Retain the unique character and traditions of Crested Butte.
Annual Traffic Calming, Parking Management, and Parklets Review & Implementation	Continue phased implementation of the Transportation Mobility Plan, including annual review and refinement of the traffic calming policy, parking management program, and parklets program.	Discretionary - but annual expectations created with community	TBD - parking management contract? Additional supplies?	Low - Medium	5. De-emphasize cars and focus on walking, biking, and transit.	
MTX 5-Year Plan Alignment	Pending the Mountain Express 5-year plan and any route adjustments, evaluate and plan for bus shelter improvements, including improving bike storage options. Align plan with streets master plan. Explore car share pilot.	Discretionary - Relies on MTX timing of east side route expansion.	TBD - plan in 2026, request budget for 2027.	Low	5. De-emphasize cars and focus on walking, biking, and transit.	
Support Brush Creek Park & Ride	Actively support planning and development of a Brush Creek Park and Ride project as part of the Brush Creek roundabout project.	Discretionary - Supporting project - Aligns with Brush Creek roundabout, under construction in 2026.	N/A - staff time	Low	5. De-emphasize cars and focus on walking, biking, and transit.	1. Approach community challenges through active collaboration and public engagement.
Support CB to CB South Trail	Support the Met Rec with the regional priority of completing the CB to CB south trail. Actively collaborate in the Gunnison County Corridor Plan, to integrate transit and multi-modal connections with land use along the Highway 135 Corridor.	Discretionary - Supporting project - TBD met rec timing?	N/A - staff time	TBD	5. De-emphasize cars and focus on walking, biking, and transit.	1. Approach community challenges through active collaboration and public engagement. 2. Act on the urgency of climate change and prepare for the changes we expect from it.
Compost Program	Continue to support partnership compost program with Mt. Crested Butte.	Discretionary	\$21,000 annually	Low	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement.
Plastic Reduction	Continue to incentivize plastic reduction for local businesses through the plastic pollution reduction act.	Discretionary	\$22,000	TBD	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement.

Community Compass - DRAFT 2026 Priorities

<u>Project/Initiative</u>	<u>Description</u>	<u>Committed, Required or Discretionary?</u>	<u>Anticipated 2026 Budget & Funding Considerations</u>	<u>Existing Staff Impact (Low/Med/High)</u>	<u>Primary Compass Goal Alignment</u>	<u>Complimentary Compass Goals Alignment</u>
Slate River Fishing Access Project	Collaborate with CBFDP and Trout Unlimited for a habitat restoration, fish health, and fishing access project on the Slate River.	Discretionary	Staff time - Multiple potential grant funding sources Town could access to support project	TBD	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement. 3. Enable people who live and work here to thrive.
Summer Trash Management	Continue to evaluate potential solutions for summer trash issues with our special event partners, Waste Management, and STOR.	Discretionary	TBD	TBD	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement.
Town Ranch Phase II Water Attenuation Project	Implement Phase II of the Town Ranch Water Attenuation Project to further support wetland and ecosystem health.	Discretionary	TBD	TBD	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	7. Act on the urgency of climate change and prepare for the changes we expect from it.
Verzuh Ranch Management Plan	Collaborate with Western Colorado University on development of a management plan for Verzuh Ranch	Discretionary	N/A - staff time	TBD	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	1. Approach community challenges through active collaboration and public engagement. 2. Act on the urgency of climate change and prepare for the changes we expect from it.
Watershed Protection for Slate River Intake	Adopt watershed protection for Slate River intake concurrent with design and engineering of the alternative water source.	Discretionary	N/A - staff time	Low	6. Continue to passionately care for our natural surroundings and forever protect Red Lady.	7. Act on the urgency of climate change and prepare for the changes we expect from it.
Energy Efficiency Programs and Incentives	Support GV-HEAT and expand the GreenDeed program by analyzing home energy assessments and partnering with local governments and GCEA to grow residential energy efficiency and electrification programs.	Discretionary - identified as priority in CAP. Applied for IMPACT accelerator for TBD	\$100,000 as in prior years for GreenDeed + additional \$150,000. Pending IMPACT grant funding.	Medium	7. Act on the urgency of climate change and prepare for the changes we expect from it.	3. Enable people who live and work here to thrive.
Renewable Energy Support	Support voluntary community adoption of renewable energy generation by raising awareness of existing opportunities and evaluating the facilitation of installation through a "group buy" program.	Discretionary - Identified in 2026 in CAP	N/A - staff time	Low	7. Act on the urgency of climate change and prepare for the changes we expect from it.	
GVRHA/GCHA Support	Actively support Gunnison County Housing Authority to continue deed restriction compliance.	TBD - pending fee for service proposals	TBD pending fee for service proposals	TBD pending fee for service proposals	3. Enable people who live and work here to thrive.	

FUND BALANCES:	GOVERNMENT FUNDS								Utility Enterprise Fund	OVERALL TOTAL
	GENERAL FUND		Streets & Alleys Fund	Affordable Housing Fund	Conservation Trust Fund	Capital Fund	Parks, Rec and Trails Fund	Open Space Fund		
	General Fund	Transit & Mobility Fund								
Audited Balance at 12.31.24	10,107,075	128,022	860,116	4,601,700	37,844	7,258,335	1,152,685	2,332,571	6,484,845	32,963,193
Projected net change in 2025 fund balance after transfers	450,160	2,134	(58,100)	(3,854,005)	15,026	(3,169,357)	17,207	(174,407)	(3,189,783)	(9,961,126)
Projected balance at 12.31.25	10,557,235	130,156	802,016	747,695	52,870	4,088,978	1,169,892	2,158,164	3,295,062	23,002,067
Projected net change in 2026 fund balance before transfers	411,910	(22,948)	(219,173)	70,278	15,500	(1,927,616)	(661,707)	892,811	2,677,131	1,236,186
Est 2026 Fund Transfers	0	0	0	0	0	(446,000)	446,000	0	0	0
Projected fund balance after transfers at 12.31.26	10,969,145	107,208	582,843	817,973	68,370	1,715,362	954,186	3,050,975	5,972,192	24,238,253
Less estimated Fund Balance Reserves:										
Restricted (e.g., TABOR, Legal, Contractual)	(726,000)	0	0	(615,750)	0	0	0	0	(624,166)	(1,965,916)
Fund Balance Reserve - Council Policy	(5,556,905)	0	(279,019)	(758,960)	0	(1,545,681)	(873,794)	(157,055)	(1,401,214)	(10,572,628)
Projected spendable fund balance at 12.31.26 after est transfers	4,686,241	107,208	303,824	(556,737)	68,370	169,681	80,391	2,893,920	3,946,813	11,699,709

Spendable Fund Balance - 2026 thru 2030

After Required and Fund Balance Reserves

Fund	2026	2027	2028	2029	2030
General	4,686,241	5,156,704	4,996,887	4,946,338	4,582,811
Capital	169,681	(2,071,907)	(992,925)	(558,701)	(249,916)
Open Space	2,893,920	3,808,859	4,731,347	5,661,362	6,598,878
PR&T	80,391	(172,043)	(417,221)	(551,177)	(789,978)
Conserve Trust	68,370	84,064	99,954	116,042	132,332
Street & Alley	303,824	126,614	286,467	(717,398)	(1,085,794)
Afford Housing	(556,737)	(711,529)	(792,290)	(944,841)	(1,109,120)
Trans & Mobility	107,208	80,131	48,757	12,915	(27,573)
Enterprise	3,946,813	(1,334,576)	(1,300,432)	(5,157,733)	(5,044,277)
Overall Total	11,699,709	4,966,316	6,660,545	2,806,808	3,007,363

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, August 18, 2025

Mayor Billick called the meeting to order at 7:06PM.

Council Members Present: Mayor Ian Billick, Kent Cowherd, John O’Neal, Anna Fenerty, Beth Goldstone, Mallika Magner, and Gabi Prochaska (via Zoom)

Staff Present: Town Attorney Karl Hanlon, Interim Finance Director Rob Sweeney, Town Clerk Lynelle Stanford, Deputy Town Clerk/Licensing Clerk Eric Treadwell, Public Works Director Shea Earley, Community Development Director Mel Yemma, Planner I Kaitlyn Archambault, and Housing Director Erin Ganser

Building Official Astrid Matison, Parks, Recreation, Open Space and Trails Director Janna Hansen, and Town Planner III Jessie Earley (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

Fenerty moved and Billick seconded a motion to approve the agenda. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

CONSENT AGENDA

1) August 5, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Bridges of the Butte Townie Tour and the Adaptive Mountain Bike World Championships Special Event Application and Special Event Liquor Permit for Sunday, September 7, 2025, Closing Elk Avenue from 2nd Street to 5th Street and 3rd Street from Alley to Alley.

Staff Contact: Town Clerk Lynelle Stanford

3) Appointment of Board of Zoning Architectural Review Commissioner.

Staff Contact: Planner III Jessie Earley

4) Consultant Selection for Community Plan Implementation: Zoning Incentives Analysis, 5-Year Housing Strategy, and 5-Year Community Spaces Strategy.

Staff Contact: Community Development Director Mel Yemma

Magner removed item number four from the Consent Agenda.

Fenerty moved and Goldstone seconded a motion to approve the Consent Agenda with item number four removed. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

PUBLIC COMMENT

Billick acknowledged written comments received from Jill Indovino and Robert Johnson.

Jason MacMillan, of 301 Wild Rose Lane in Almont, commented.

STAFF UPDATES

Hansen and Ganser answered questions.

LEGAL MATTERS

Hanlon answered questions.

PUBLIC HEARING

1) (Second Reading) Ordinance No. 7, Series 2025 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 13, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Public Works Director Shea Earley

Billick confirmed proper public notice was given.

Billick opened the public hearing for public comment. No one commented. The public hearing was closed.

Fenerty moved and Goldstone seconded a motion to approve Ordinance No. 7, Series 2025. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

2) (Second Reading) Ordinance No. 8, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Ground Lease of a Portion of the Property at 602 Elk Avenue to the Corporation of the Gunnison County Electric Association.

Staff Contact: Town Manager Dara MacDonald

Billick confirmed proper public notice was given. The public hearing was open. No one from the public commented.

Magner moved and Goldstone seconded a motion to approve Ordinance No. 8, Series 2025. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

3) (Second Reading) Ordinance No. 9, Series 2025 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 18 of the Crested Butte Municipal Code.

Staff Contact: Community Development Director Mel Yemma

Billick stated that the public hearing would be continued to September 15, 2025, to meet noticing requirements.

Mel Yemma, Astrid Matison, and Sean Caffrey with the Crested Butte Fire Protection District (CBFPD) presented and Council members asked questions.

Goldstone moved and O'Neal seconded a motion to continue the public hearing for Ordinance No. 9, Series 2025 to September 15, 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

4) Consideration of Watershed Permit Application from Mount Emmons Mining Company (MEMC) for the Construction of an Open Channel Storm Water Diversion Structure Located on the Mount Emmons Mining Property, aka Keystone Mine, at 2131 County Rd 12.

Staff Contact: Public Works Director Shea Earley

Shea Earley and David Gosen with MEMC presented. Council asked questions.

Fenerty moved and Magner seconded a motion to approve the Watershed Permit Application from MEMC with conditions provided in the staff report. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

NEW BUSINESS

1) (First Reading) Ordinance No. 10, Series 2025 - An Ordinance of the Crested Butte Town Council Requiring Energy Assessments for Unlimited Vacation Rental License Holders.

Staff Contact: Town Clerk Lynelle Stanford

Lynelle Stanford presented. Council asked questions and discussed.

Fenerty moved and Goldstone seconded a motion to set Ordinance No. 10, Series 2025 for public hearing on September 2, 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Resolution No. 21, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Adopted Schedule of Certain Fees and Charges for the Fiscal Year 2025.

Staff Contact: Interim Finance Director Rob Sweeney

Fenerty moved and Goldstone seconded a motion to approve Resolution No.21, Series 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

3) Consultant Selection for Community Plan Implementation: Zoning Incentives Analysis, 5-Year Housing Strategy, and 5-Year Community Spaces Strategy.

Staff Contact: Community Development Director Mel Yemma

Previously, item number from the Consent Agenda.

Magner asked questions.

Goldstone moved and O’Neal seconded a motion to approve the consultant selection for Community Plan implementation. A roll call vote was taken with Prochaska, Billick, O’Neal, Goldstone, and Cowherd voting, “Yes.” Fenerty and Magner voted, “No.”

Motion passed.

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska, Billick, and Fenerty gave updates.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

None

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- *Tuesday*, September 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, September 15, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, September 29, 2025 - 6:00PM Intergovernmental Meeting Hosted by the City of Gunnison
- Monday, October 6, 2025 - 6:00PM Work Session - 7:00PM Regular Council

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:08PM.

Ian Billick, Mayor

Eric Treadwell, Deputy Town Clerk/Licensing Clerk (SEAL)



Staff Report

September 2, 2025

To: Mayor and Town Council

Prepared By: Jessie Earley, Planner III

Thru: Mel Yemma, AICP Community Development Director, Shea Earley, Public Works Director and Dara MacDonald, Town Manager

Subject: Award of Professional Services Agreement to Reynolds Ash and Associates for the Town of Crested Butte Civic Development: Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements Project 2025

Summary:

In the July 11th and 18th editions of the Crested Butte News Paper, the Town of Crested Butte published a Request for Qualifications for the Town of Crested Butte Civic Development: Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements Project (Project). Proposals were received by the Community Development and Public Works Department until 4:00 PM on Thursday, August 14, 2024, at which time they were opened and publicly read aloud. The Town received proposals from four firms:

Architect/Contractor	Proposal Amount
Reynolds Ash + Associates	\$412,108.49
D2C Architects	\$455,233.00
vega Architecture	\$460,000.00
studiotrope Design Collective	\$531,632.00

The proposals were reviewed by the Community Development and Public Works Departments and two firms were interviewed for more information.

Background:

This project represents a key investment in the Town's Facilities Use Plan and a significant step forward realizing a cohesive civic campus at Crank's Plaza. A concept plan for this space was developed as part of the Community Plan process, which helped look at the space and to determine the feasibility of a new build versus addition. The cost of the new construction directed the Town to look at an addition to the existing building.

The project includes:

- Constructing an addition including a garage with a dual port DC fast charger and exterior bike

storage for the Marshal's facility

- Implementing interior renovations to improve Marshal's office functionality and security
- Renovate the existing public bathrooms
- Creating new office space for the Town's parking management contractor
- Maintaining the Town's CNL fiber connection (leased by 3rd party)
- Preserving KBUT's existing leased space (KBUT to stay in building during construction)
- HVAC, electrical service, and emergency generator upgrades required by improvements

The site grading and landscape improvements at Crank's Plaza are intended to address drainage issues surrounding the adjacent historic Town Hall and strengthen the sense of a cohesive civic campus.

Schedule for the project:

Step 1: Conceptual to 30% (3-4 months) Anticipated September 2025-November 2025

Step 2: 30%-60% Design (3-4 months) Anticipated December 2025-February 2026)

Step 3: BOZAR Approval and Value Engineering (2-3 months) Anticipated February 2026-April 2026

Step 4: Construction Drawings and Permit Issuance (2-4 months) Anticipated February 2026- June 2026

Financial Impact:

The Town was awarded a DOLA EIAF grant #25-115 for \$130,000 with a cash match from the Town of Crested Butte of \$370,000 for this project. Reynolds Ash and Associates proposal is under budget at \$412,108.49.

Legal Review:

The Town Attorney has reviewed the contract documents for the project.

Recommendation:

Staff recommends awarding the Town of Crested Butte Civic Development: Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements Project 2025 contract to Reynolds Ash and Associates due to their municipal experience including police/sheriff stations, historic preservation experience, small town experience, and unique approaches to community and stakeholder engagement.

Proposed Motion:

Motion and a second to authorize the Town Manager to enter into a professional services agreement with Reynolds Ash and Associates, in an amount not to exceed \$412,108.49 for the Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements Project 2025 contract to

Attachments:

- Reynolds Ash and Associates Proposal



TOWN OF
CRESTED BUTTE
COLORADO

ARCHITECTURAL + ENGINEERING SERVICES

TOWN OF CRESTED BUTTE, COLORADO

MARSHAL'S OFFICE ADDITION/RENOVATION

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AUG. 14, 2025



**REYNOLDS ASH
+ ASSOCIATES**

**ARCHITECTURE
ENGINEERING**

1. STATEMENT OF INTEREST

Jessie Earley, Senior Planner
Town of Crested Butte
507 Maroon Avenue
Crested Butte, CO 81224

Dear Ms. Earley,

Reynolds Ash + Associates (RA+A) is pleased to submit our qualifications for the Town of Crested Butte's Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements project. We are excited about the opportunity to work with the Town to deliver a civic facility and public space that embody the community's distinctive character, meet the operational needs of the Marshal's Office, and strengthen the cohesion of the civic campus.

RA+A is a full-service architecture and engineering firm with offices in Durango, Alamosa, and Pagosa Springs, Colorado. Our integrated team of architects, structural engineers, and project staff offers deep experience in municipal renovations, public safety facilities, historic preservation, and site-sensitive design in Colorado's high-altitude environments. We have completed courthouse remodels, sheriff's offices, detention centers, town halls, and other government buildings across rural Colorado, working in communities including La Plata, Mineral, Dolores, Hinsdale, Archuleta, Crowley, and Rio Grande counties. These projects have required us to integrate modern systems into aging infrastructure, preserve historic integrity, and maintain uninterrupted operations for multiple tenants during construction.

For this project, we have strategically partnered with SCJ Alliance, a landscape architecture firm with extensive experience in civic space design, drainage improvements, and integration of public landscapes into historic contexts. Their expertise will be instrumental in addressing Crank's Plaza's drainage challenges, improving accessibility, and creating a welcoming, durable public realm that harmonizes with the Town's historic architecture. Together, our team will develop a cohesive vision that supports the Town's operational goals, reflects its vibrant identity, and provides long-term environmental and community benefits.

We understand the scope and complexity of the Marshal's Office improvements, which must accommodate a secure and functional law enforcement environment, preserve KBUT's operations during construction, maintain the Region 10 fiber connection, and incorporate new space for parking management operations, all while enhancing energy performance and integrating renewable energy options. Our familiarity with the CMAR process ensures that we will collaborate effectively with the selected contractor, advisory committees, and Town staff from conceptual design through GMP development, value engineering, and construction documents. We are adept at balancing programmatic requirements with constructibility, budget alignment, and long-term adaptability, and we approach every civic project with the goal of creating spaces that serve their communities for decades to come.

As a firm based in rural Colorado, we value responsiveness, accessibility, and direct engagement. We will be present for Town Council and BOZAR meetings, user group workshops, and community outreach sessions, and will provide consistent on-site representation during construction. With our proven ability to coordinate architecture, engineering, and landscape architecture seamlessly, we are confident in our ability to deliver a project that meets the Town's schedule, exceeds its expectations, and contributes meaningfully to the civic life of Crested Butte.

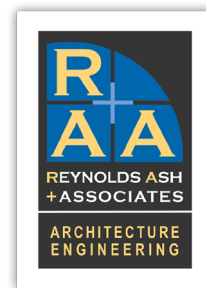
We appreciate the opportunity to be considered and look forward to collaborating with the Town, SCJ Alliance, and the selected CMAR contractor to bring this important project to life.

Sincerely,



Tracy Reynolds, AIA, PE

Senior Principal
Reynolds Ash + Associates Architecture & Engineering, PLLC
564 E. 2nd Avenue, Suite 201
Durango, CO 81301



2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, RA+A

Durango Office

REYNOLDS ASH + ASSOCIATES ARCHITECTURE & ENGINEERING, PLLC (RA+A) was founded in 2002 by Tracy Reynolds, AIA, P.E., and has grown to include partners Brad Ash, AIA, NCARB (2015), Elizabeth Boone, AIA, NCARB, LEED AP BD+C (2020), and Lauren Davis, AIA, AICP (2024). With 23 years of experience, our firm excels in all facets of design, from custom residential and commercial projects to institutional, industrial, preservation architecture, and land planning.

Our team of 24 highly qualified professionals (16 of which work in the main Durango office) includes architects, structural engineers, and support staff, enabling us to deliver exceptional quality across a diverse portfolio of projects, ranging from small-scale residential to multi-million dollar commercial and mixed-use developments.

At RA+A, we view the architect-client relationship as a collaborative process, combining diverse perspectives to achieve outstanding results. This commitment to client satisfaction has led to many repeat clients and referrals. We have not been involved in any claims or lawsuits in the past 10 years.



Alamosa Office



Pagosa Springs Office



OFFICES + PROJECT PROXIMITY

In 2023, RA+A opened an office in the historic Alamosa Denver & Rio Grande Railroad Depot located at 610 State Avenue. Our Alamosa office is less than three hours from Crested Butte, allowing our team to be on site quickly and frequently throughout the project. We look forward to becoming an integral part of the downtown business community. Each of our locations benefits from the support of the others, ensuring a collaborative environment and seamless sharing of resources.

CONTACT DURANGO

Tracy Reynolds, Senior Principal Architect, P.E.
Office: (970) 259-7494
564 E. 2nd Ave., Suite 201, Durango, CO 81301

CONTACT PAGOSA SPRINGS

Brad Ash, Principal Architect, AIA, NCARB
Office: (970) 264-6884
262 Pagosa St., Suite 200, Pagosa Springs, CO 81147

CONTACT ALAMOSA

Office: (719) 936-7494
610 State Ave., Suite 120, Alamosa, CO 81101

2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, RA+A



TRACY REYNOLDS founded R+A in 2002 and brings experience from a wide variety of projects including historic preservation, remodels, custom residential, schools, libraries, and civic and commercial structures. Tracy is the lead designer for all of the firm's projects. He is also the principal of the firm's engineering service, overseeing all structural design and evaluations. Tracy is a licensed Architect and Structural Engineer with over 30 years experience in all facets of building design.

SENIOR PRINCIPAL

EDUCATION

Degree of Architectural Engineering, 1984
Kansas State University

LICENSURE

COLORADO

Arch. No.C-527
Eng. No. 32342

UTAH

Arch. No.6756964-2202
Eng. 6756964

PROFESSIONAL

AFFILIATIONS

Durango Home Builders Association

American Institute of Architects

Tracy Reynolds has been shaping the built environment of southwestern Colorado for nearly three decades. Relocating to Durango in 1997, he became a partner at a local architecture firm, leading the design and engineering of numerous landmark civic and community projects, including Wells Fargo Bank, Pagosa Springs City Hall and Community Center, and numerous historic projects in Silverton. In 2002, Tracy founded Reynolds + Associates (R+A), continuing his work on projects of lasting community impact. His portfolio includes:

Durango Fire Station #3 and Training Tower – A state-of-the-art emergency services facility.

The Springs Resort LEED Gold Hotel, Pagosa Springs – Integrating sustainability and guest experience in a high-profile hospitality project.

City of Alamosa Civic Center – New City Hall/Library and renovated Public Safety Building for fire and police departments, designed for operational efficiency and civic pride.

The City of Durango Civic Complex on 12th Street involving extensive stakeholder collaboration and long-term community visioning.

As a licensed Architect and Structural Engineer, Tracy offers a truly integrated approach—resolving complex design and technical challenges with logical, efficient, and cost-effective solutions. His expertise spans virtually every building and construction type, with particular depth in civic, public safety, and community-serving facilities. Tracy's design process is rooted in context, with historic character, geological and topographic conditions, and environmental factors shaping solutions that respect and enhance their surroundings. His experience with alternative energy systems and high-performance building strategies aligns with communities seeking sustainability and climate leadership. With combined technical and design expertise, deep knowledge of municipal processes, and decades of civic project leadership in rural Colorado, Tracy brings the skills and perspective essential to delivering a functional, resilient, and community-supported facility for Crested Butte.



2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, RA+A



BRAD ASH has been a critical part of the RA+A team since 2006 and principal at RA+A since 2015 when he opened the Pagosa Springs office location. He works closely with clients as well as the construction team to ensure that every aspect of construction is done precisely and exquisitely. Ash comes from 4 generations of builders local to the Pagosa Springs area and approaches all projects with a duality of design innovation and building experience.

PRINCIPAL

EDUCATION

Master's Degree of Architecture,
2006, University of Colorado
Bachelor's Degree of Arts/Architecture,
2003, University of Colorado

LICENSURE

COLORADO

Arch. No. 402646

NEW MEXICO

Arch. No. 005163

NCARB NO. 73116

ARIZONA

Arch. No. 54898

UTAH

Arch. No. 9722279-0301

WYOMING

Arch. No. C-3394

PROFESSIONAL AFFILIATIONS

Durango Home Builders
Association

American Institute of
Architects

A Pagosa Springs native, Brad brings nearly two decades of architectural experience in the Rocky Mountain region, with a focus on civic, municipal, and community-centered projects in rural Colorado. He holds a Bachelor of Arts in Architecture from the University of Colorado, Colorado Springs (2003), a Master of Architecture and Graduate Certificate in Design-Build from the University of Colorado Denver (2006). Brad's portfolio demonstrates his ability to design functional, durable, and context-sensitive public facilities that serve as lasting community assets. Notable work includes:

City of Alamosa Civic Complex – Project Architect for the new City Hall, Library, and Public Safety Building, integrating operational efficiency, security, and public accessibility.

Pagosa Lakes Property Owner's Association Facilities – Expansion of the Recreation Center and design of the new administrative offices, balancing recreational needs with budget and schedule priorities.

Mineral County Courthouse, Creede, CO – Remodel and addition to a historic government facility, sensitively blending modern requirements with preservation guidelines.

Rio Grande County – Led the 2018 Needs Assessment (with Cator Ruma and Reilly Johnson Architects) and recent Social Services Building redesign, emphasizing collaborative problem-solving and community engagement.

Brad's experience aligns directly with Crested Butte's project goals—he has successfully delivered projects under the Construction Manager at Risk (CMAR) method, worked closely with municipal staff, and navigated complex entitlement and review processes in communities with historic design standards.



2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, RA+A



ELIZABETH BOONE, a Principal at RA+A, brings a wealth of experience from her tenure in New York City. With over 14 years as a licensed Architect, she has led a wide range of projects. In addition to her design versatility, Elizabeth is recognized for integrating sustainability strategies into every project, ensuring that performance, efficiency, and environmental responsibility are embedded in the final outcome. Her dynamic portfolio reflects a comprehensive understanding of both the creative and technical dimensions of building design.

PRINCIPAL

EDUCATION

Master's Degree of Architecture, 2010, Ball State University

Bachelor's Degree of Science in Architecture, 2008, Ball State University

LICENSURE

COLORADO

Arch. No. 00405655

CALIFORNIA

Arch. No. 41955

PROFESSIONAL AFFILIATIONS

US Green Building Council

LEED AP BC+C

American Institute of Architects

NCARB

Elizabeth received her Bachelor of Science in Architecture from Ball State University in 2008, her Master of Architecture from Ball State University in 2010, and achieved her LEED Accredited Professional Building Design + Construction credential in 2015. She has received two Architecture Magazine R+D Awards and has been a licensed architect since 2013. In addition to her professional work, she has served as architecture faculty at Northeastern University, Pratt Institute, and New York City College of Technology, sharing her expertise with the next generation of designers.

Elizabeth serves as RA+A's Sustainability Leader, guiding all projects to achieve high performance, efficiency, and climate-responsible design outcomes. She brings more than a decade of hands-on experience in sustainable building systems, materials, and certifications, ensuring that environmental goals are seamlessly integrated from concept through completion. Her approach reflects the belief that sustainability is not an add-on, but a core design driver that enhances building performance, occupant health, and long-term value.

SUSTAINABLE PROJECTS

Baccarat Tower - New York, NY - LEED Gold

35 Hudson Yards - New York, NY - LEED Gold

Berndt Hall Fort Lewis College - Durango, CO - LEED Gold Standard

Colorado Parks and Wildlife Office - Durango, CO - LEED Certified Standard

Miller Middle School - Durango, CO - CHPS Verified Leader



2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, SCJ

Our proposed landscape design team is SCJ Alliance Consulting Services. SCJ Alliance is a 100% employee-owned firm founded in 2006, offering integrated expertise in civil engineering, transportation planning and design (including cable-propelled transit), environmental and urban planning, landscape architecture, and public outreach across the western United States. Guided by core values of curiosity, compassion, integrity, stewardship, and empowerment, the company works collaboratively with public and private clients to anticipate needs, envision community-enhancing solutions, and create resilient, implementable designs. Whether tackling complex zoning or environmental challenges, SCJ delivers tailored, sustainable planning and design solutions while demonstrating deep commitment to community involvement and positive impact.



MARGARET LOPERFIDO, PLA, ASLA, brings 25 years of experience—12 of them in Gunnison County—to the design of public spaces and amenities, balancing beauty, functionality, and durability. She understands local environmental conditions, chooses appropriate plant materials, and works with local suppliers to ensure practical, maintainable results. Skilled in public outreach, consensus building, and the design of plazas, parks, open spaces, and streetscapes, she collaborates closely with clients and communities to create spaces that reflect local history, culture, and a deep respect for nature. Her strong communication, attentive listening, and expertise in design and construction documentation consistently bring projects

LICENSES + EDUCATION

Professional Landscape Architect, CO #LA.0000639

BSLA, College of Agricultural Sciences, Department of Horticulture and Landscape Architecture, Colorado State



RELEVANT PROJECT LIST

- IOOF Park Redesign – Gunnison, CO
- Crested Butte Fire Protection District, New Headquarters – Crested Butte, CO
- Slate River Boat Launch – Crested Butte, CO
- Euclid Underpass and CU Boulder UMC Plaza – Boulder, CO
- Broadway Pine to Iris Streetscape & Transit Stops – Boulder, CO
- Totem Pole Park Renovation Design – Crested Butte, CO
- Crested Butte Wayfinding Signs – Crested Butte, CO
- Mineral Point Trail – Crested Butte, CO
- Aperture HOA Park & River Trail – Crested Butte, CO
- Commerce City Community Gardens – Commerce City, CO
- Community School Sensory Garden – Crested Butte, CO



MATT MIELKE, PE, PMP, brings over 15 years of civil and environmental engineering experience, specializing in water and wastewater system design, with additional expertise in site planning, roads and trails, stormwater, and utilities master planning. He emphasizes practicality and constructibility, drawing on prior work as a rural Colorado contractor. Matt has led numerous municipal and development projects, including DOLA-funded initiatives where he secured grants and managed funds to ensure compliance. He values working closely with clients through every project phase, taking pride in designs that contribute to community betterment.

LICENSES + EDUCATION

Professional Engineer, CO #PE.0054292

Project Management Professional #2755057

MS, Civil Engineering, University of Washington

BS, Engineering, Fort Lewis

BS, Parks and Recreation Management, Northern Arizona

RELEVANT PROJECT LIST

- Delta Veterans Park – Delta, CO
- Taylor River Access Raft Put-In – Almont, CO
- Fairplay to Alma Multi-Modal Pedestrian Trail – Park County, CO
- Gunsight Bridge Embankment and River Crossing Improvements – Crested Butte, CO
- Harmels on the Taylor Civil Site Design – Almont, CO
- Sawtooth Housing Phase II Civil Site Design – Gunnison, CO
- Bear Crossing Townhomes Development – Crested Butte, CO
- Yamcolo Reservoir Spillway Slope Stabilization and Rehabilitation – Yampa, CO

2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS, ME&E



Dustin Sullivan has nearly 30 years of extensive experience serving clients, leading projects, and designing mechanical systems. He has personally designed more than 400 school projects, as well as mechanical systems for fire stations, hospitals, medical clinics, hotels, retail spaces, restaurants, commissaries, offices, casinos, jails, hotels, libraries, animal shelters, hot springs, natatoriums, residences, courts, parks, and more. He provides expert integration for all aspects of our projects, while leading the firm as president. He is licensed and registered in all four corner states: Colorado PE #34677, New Mexico PE #15055, Utah PE #5752233-2202, Arizona PE #39302.

EDUCATION

Degree in Architectural
Engineering, Mechanical
Emphasis, University of
Wyoming



Our proposed mechanical engineer is **ME&E Engineering**. Since 1981, **ME&E Engineering** has had a long, stable history serving communities in the Four Corners region of the United States. Our work is focused primarily on public spaces, from schools to parks to community centers to governmental buildings. While the company has origins in Albuquerque, New Mexico, in 1992 Tom Cummins moved ME&E permanently to Durango. Dustin Sullivan first joined ME&E Engineering in 1995, and in 1997 Tom Cummins appointed Sullivan Vice President and co-owner of the company. Upon Cummins' retirement in July 2019, Sullivan assumed ownership of the company. In 2022, Sullivan appointed Nate Brush, who has served the firm since 2003, as an ME&E Principal and co-owner. Cummins continues to support the work of the company with his extensive experience and knowledge as a consultant.

RELEVANT PROJECT LIST

Sustainable Design

Miller Middle School, Collaborative for High Performance Schools (CHPS) Verification, New Construction, Durango CO
Durango High School Career Innovation Center, New Construction, CHPS Verification (in process), Durango CO
Mancos Performance Center, Remodel and Addition, CHPS Verified, Mancos CO
Dolores High School, Additions and Renovations, LEED Gold, Dolores CO
La Plata County Administration Building, Renovation & New Addition, LEED Gold, Durango CO
Ignacio Elementary School, New Construction & Renovation, LEED Gold, Ignacio CO
The Springs Resort & Spa EcoLux Hotel, New Construction, LEED Gold, Pagosa Springs CO
La Plata County Courthouse (Renovation, LEED Certified; MEP Remodel; Master Plan), Durango CO
Alpine Bank, Renovation, LEED Silver, Telluride CO
City of Durango Three Springs Police Substation, New Construction, LEED Certified, Durango CO
Alamosa City Hall & Public Safety Building, New Construction & Renovation, LEED Certified, Alamosa CO

Law Enforcement Facilities

San Juan County 11th District Court, Aztec NM (New Addition; New Construction MEP Design)
San Juan County Adult Detention Center, Farmington NM (Controls Upgrade; Boiler Replacement; Energy Use Improvement – Lighting Replacement)
La Plata County Sheriff's Office, Search and Rescue Building, New Construction, Durango CO
La Plata County Jail, Locker Room Remodel, Durango CO
Archuleta County Sheriff's Office, Renovation (converted armory into Sheriff's Office), Pagosa Springs CO
Archuleta County Courthouse, New Construction MEP Design, Pagosa Springs CO
San Juan County New Mexico Sheriff's Office, Controls Upgrade, Aztec NM
San Juan County New Mexico District Court, MEP Remodel, Aztec NM
Montezuma County Courthouse, New Construction MEP Design, Cortez CO
United States Marshal's Office, Holding Cells (converted county building into holding cells), Durango CO
Southern Ute Indian Tribe Justice Center, Ignacio CO (Building Code Analysis; MEP Remodel Design)
Southern Ute Indian Tribal Justice Center, MEP Remodel & Addition Design, Ignacio CO
San Juan County Juvenal Detention/Justice Center, Farmington NM (HVAC Remodel; MEP Remodel)
Durango Police Department, Renovation, Mechanical Design, Durango CO

2. EXPERIENCE + PROFESSIONAL QUALIFICATIONS



3. PROJECT APPROACH

Commitment and Experience

Reynolds Ash + Associates (RA+A) and our team of consultants approach the Crested Butte Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements with the same responsiveness, technical rigor, and commitment to collaboration that have defined our successful civic work across Southwest Colorado. We have led the design of numerous public safety and municipal facilities in active use, in historic contexts, and under tight budget and schedule constraints. Our understanding of law enforcement operations, BOZAR requirements, and the realities of building in high-altitude, mountain climates allows us to anticipate challenges and deliver solutions that work on day one and for decades to come.

RA+A has delivered law enforcement, municipal, and multi-agency projects including the Mineral County Courthouse renovation in Creede, the Archuleta County Justice Center in Pagosa Springs, the Alamosa City Civic Complex, and the La Plata County Sheriff's Office and Search & Rescue Facilities. Each of these involved integrating modern security and building systems into existing facilities, preserving historic or contextual character, and maintaining operations during construction. Our in-house structural engineering and long-standing consultant partnerships ensure integrated, technically sound designs from the outset.

Project Understanding

This project combines architectural and engineering upgrades with site improvements that must be coordinated carefully with ongoing operations. The Marshal's Office addition will house a garage with dual-port DC fast charging, exterior bike storage, and secure access. Interior renovations will improve operational efficiency, safety, and security, maintain KBUT's broadcasting during construction, and provide new office space for parking management. Upgrades to HVAC, electrical, and emergency power will increase reliability and resilience.

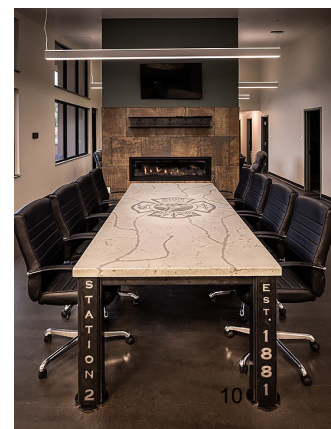
The Crank's Plaza scope addresses drainage challenges and creates a unified civic campus identity that complements the historic Town Hall and anticipates future work. Design solutions must balance functionality, snow management, public accessibility, and aesthetics. We will work with the Town, advisory committee members, and the CMAR to refine program elements, explore alternative garage configurations, and ensure the design meets the Town's operational, budgetary, and sustainability goals.

We have delivered similar scopes before. For example, in the \$6.2M Alamosa Civic Complex, we integrated a new City Hall and Library with renovated Police and Fire Stations, coordinating across multiple departments and ensuring continuity of service.

Understanding Existing Conditions

An accurate baseline is essential for renovations. Before design, we review surveys, reports, and drawings. At the kickoff site visit, we conduct a walkthrough to photograph, verify, and document conditions and systems, with consultants preparing narratives on deficiencies and opportunities for scope alignment and early costing. All projects start in Revit for 3D modeling, aiding stakeholder communication, coordination, and BOZAR submittals. On the Mineral County Courthouse, this identified structural issues early, enabling adjustments without delays.

Durango Fire Station #2



3. PROJECT APPROACH

Collaboration and Communication with the Advisory Committee

Our approach to collaboration with the advisory committee—comprising representatives from the Marshals, Community Development, Public Works, Parks, Recreation, Open Space & Trails, KBUT, and the Library—emphasizes inclusive, iterative engagement to align designs with stakeholder needs, security requirements, operational flows, sustainability goals, and historic compatibility. This communication approach has proven effective on projects such as the La Plata County Sheriff's Office, where phased construction and multi-agency coordination were critical to maintaining public safety operations.

Kickoff Meeting Confirm the schedule, establish communication protocols (e.g., shared digital platforms for real-time feedback), and define roles, ensuring the committee's diverse perspectives inform priorities from the outset.

Conceptual to 30% We will hold weekly Owner-Architect (OA) meetings with the core Town team while integrating the full advisory committee through targeted workshops, including a key session mid October to gather input on garage configurations, drainage solutions for Crank's Plaza, user flows, and energy efficiency measures. This collaborative input will shape conceptual designs, with a presentation of the 30% package to the committee mid November for feedback incorporation before RFP issuance for the CMAR contractor.

30% to 60% We will continue weekly Owner-Architect-Contractor (OAC) meetings post-CMAR selection, but dedicate a focused advisory committee meeting mid January 2026, to refine architectural and landscape elements, integrate sustainability, and finalize BOZAR submittal materials. The committee's insights will ensure designs reflect community needs, such as inclusive civic spaces and Climate Action Plan alignment.

60% to 90% Throughout BOZAR Approval and Value Engineering, we will loop in the advisory committee as needed during weekly OAC meetings and VE exercises to validate revisions based on DRC/BOZAR feedback, optimizing costs without compromising goals.

Construction Drawings & Permit Issuance Committee input will inform final refinements via targeted check-ins during revisions. By facilitating structured, milestone-driven collaboration supported by the Town's meeting organization we ensure transparent decision-making, timely resolutions, and a design that embodies Crested Butte's vibrant character.

Design Process and CMAR Integration

Our process leverages CMAR for pre-construction integration, cost optimization, and goal alignment across all phases. Each phase includes defined checkpoints for review, scope alignment, and budget validation, with the CMAR contractor's expertise driving value and efficiency. By embedding the CMAR contractor early and consistently throughout the design process, we ensure proactive cost management, constructibility, and alignment with the Town's goals, delivering a high-quality, sustainable, and cost-effective project.:

Conceptual to 30% The CMAR process begins with the issuance of the 30% deliverable by the Town for the RFP, enabling the selection of a CMAR contractor to provide critical pre-construction services, including early cost estimates and constructibility feedback.

30% to 60% The selected CMAR contractor will be fully integrated through weekly Owner-Architect-Contractor (OAC) meetings, ensuring their input shapes design refinement and cost analysis. Our MEP and envelope designers will propose system upgrades to meet performance targets, reduce operating costs, and support the Town's Climate Action Plan, with CMAR input ensuring constructibility and cost efficiency.

60% to 90% Will produce a complete permit-ready set of drawings and specifications, incorporating BOZAR feedback, Town staff input, and CMAR recommendations. The CMAR contractor will play a pivotal role in weekly OAC meetings, leading value engineering (VE) efforts to optimize costs while preserving sustainability and historic preservation goals, ensuring alignment with the project's vision and budget.

Construction Drawings and Permit Issuance the CMAR contractor will collaborate closely with the Construction Team during weekly OAC meetings to finalize permit-ready drawings and verified construction costs for the Marshal's addition/renovation. Including incorporating value engineering outcomes, preparing comprehensive construction drawings and permit sets, and revising plans based on feedback from the Town's Building Official. The CMAR's expertise will ensure accurate, constructible cost estimates upon permit approval, streamlining the transition to construction.

3. PROJECT APPROACH

Cost Management and Phasing Strategy

Our team's approach to managing the Marshal's Office Addition/Renovation and Crank's Plaza Improvements project emphasizes proactive risk mitigation, integrated CMAR collaboration, and rigorous checkpoints to deliver on time and within budget. Drawing from our experience on similar civic projects like the La Plata County Search & Rescue facility (completed on schedule despite occupied operations) and Mineral County Courthouse (delivered under budget through targeted value engineering), we will implement a structured management framework aligned with the Town's phased timeline (September 2025–June 2026 for pre-construction).

Kickoff Meeting Detailed project schedule on September 2, 2025 including buffers for unforeseen circumstances.

Weekly meetings via Zoom will track progress against milestones, such as 30% design submission by mid November and permit issuance by end of June 2026.

Early CMAR integration post-30% (by mid December) enables constructibility reviews and procurement planning to avoid delays.

BOZAR staff preemptive engagement during 30%–60% design to address compliance issues before submittals, and conduct targeted advisory committee workshops for swift feedback incorporation.

Phased construction sequencing considerations with the CMAR will minimize disruptions to Marshal's operations, KBUT broadcasting, and public access, while addressing snow removal and drainage through site-specific staging plans.

For budget control, we will develop progressive cost estimates at each phase:

Preliminary budget at 30% (November 2025)

Refined budget with CMAR input at 60% (February 2026)

Value engineering exercises in February–March 2026, ,

Verified at permit-ready (June 2026)—to identify base bids / alternates, ensuring alignment with the GMP.

Decisions facilitated during weekly OAC meetings, will optimize costs using efficient, low-carbon materials and modular designs. Real-time cost tracking via a shared Revit model and dashboard ensures transparency, enabling the Town to prioritize sustainability and historic compatibility while maintaining fiscal responsibility and long-term value. This integrated strategy, supported by our team's proven capacity (current workload allows full dedication), ensures proactive issue resolution, stakeholder alignment, and a high-quality outcome completed on time and on budget.

Alignment with Regulatory Requirements

The site's regulatory requirements include compliance with the Public (P) Zone District standards (setbacks, height, permitted uses), Historic Design Standards for the National Historic District, Climate Action Plan goals, municipal building codes, and the BOZAR/DRC review process. Our approach ensures these requirements are met through early engagement with BOZAR and the Town's Building Official to confirm code interpretations for smoother permitting, stakeholder collaboration via advisory committee workshops, and iterative design refinements, culminating in permit issuance in June 2026.

4. DESIGN CAPACITY

Our team, led by Reynolds Ash + Associates (RA+A) with SCJ Alliance and ME&E Engineering, excels in designing civically significant additions, renovations, and landscape plans that strengthen community functionality and identity. With over 40 years of experience in Southwest Colorado, Tracy Reynolds (AIA, PE) specializes in municipal projects like courthouses, public safety facilities, and civic complexes, ensuring operational efficiency, accessibility, and sustainability in high-altitude environments. SCJ Alliance's Margaret Loperfido (PLA, ASLA) brings 25 years of Gunnison County expertise, creating durable, inclusive public spaces like IOOF Park Redesign that address drainage and enhance civic engagement, aligning with Crested Butte's vision for Crank's Plaza.

Our portfolio demonstrates our ability to deliver vital civic spaces: the La Plata County Courthouse renovation in Durango modernized interiors and ADA-compliant site features while maintaining operations; the Mineral County Courthouse addition in Creede transformed a 1950s structure into an accessible civic hub under budget; the Dolores County Courthouse feasibility study in Dove Creek optimized community services; and the LEED Silver-certified Alamosa Civic Complex integrated public safety, administrative, and library functions with a cohesive landscape, saving \$800,000. These projects highlight our capacity to deliver the Marshal's Office and Crank's Plaza as enduring, community-focused civic assets on time and within budget.

LA PLATA COUNTY COURTHOUSE (DURANGO, COLORADO)



RMBA, prior to merger with Reynolds Ash + Associates (RA+A), served as the Architect of Record for the project. RMBA led the architectural design and documentation process, collaborating with a team of consultants including civil, structural, MEP, and technology engineers. Their work culminated in a full set of construction documents issued in November 2015, supporting the County's efforts to modernize and improve multiple public facilities while maintaining continuity of operations. The scope of work included site improvements such as ADA-compliant sidewalks and ramps, fire line and storm drain adjustments, reconfiguration of interior office and support spaces, and updates to mechanical, electrical, and fire alarm systems to bring the facilities in line with current codes and functional needs.

OWNER/REFERENCE:

La Plata County
Lee Gurule
lee.gurule@co.laplata.co.us
970-382-6471

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Goff Engineering

MEP:

Bechtolt Engineering, Inc.

CIVIL ENGINEERING:

SEH, Inc.

CONTRACTOR:

FCI Constructors

CONTRACT TYPE:

CM/GC

4. DESIGN CAPACITY

MINERAL COUNTY SHERIFF'S OFFICE AND COURTHOUSE (CREEDE, COLORADO)



REYNOLDS ASH + ASSOCIATES completed architectural design services and construction administration to Mineral County for the renovation and addition to their courthouse, including replacing the entire roof system. The original courthouse was approximately 5000 sq. ft. and was constructed in the 1950s with a remodel in the 1980s. The original courthouse was too small to accommodate day-to-day business needs and lacked ADA compliance. The project was completed in June 2019 below budget. The design team overcame the challenges of bringing this historic building up to current code and style, and the courthouse now stands as a focal point and sets a design precedent in the town of Creede.

OWNER/REFERENCE:

Janelle Kukuk
Mineral County Administrator
719-658-2360

DESIGN TEAM ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

MEP:

Burggraaf & Associates, Inc.

CIVIL ENGINEERING:

Davis Engineering

CONTRACTOR:

Alcon Construction

FINAL COST:

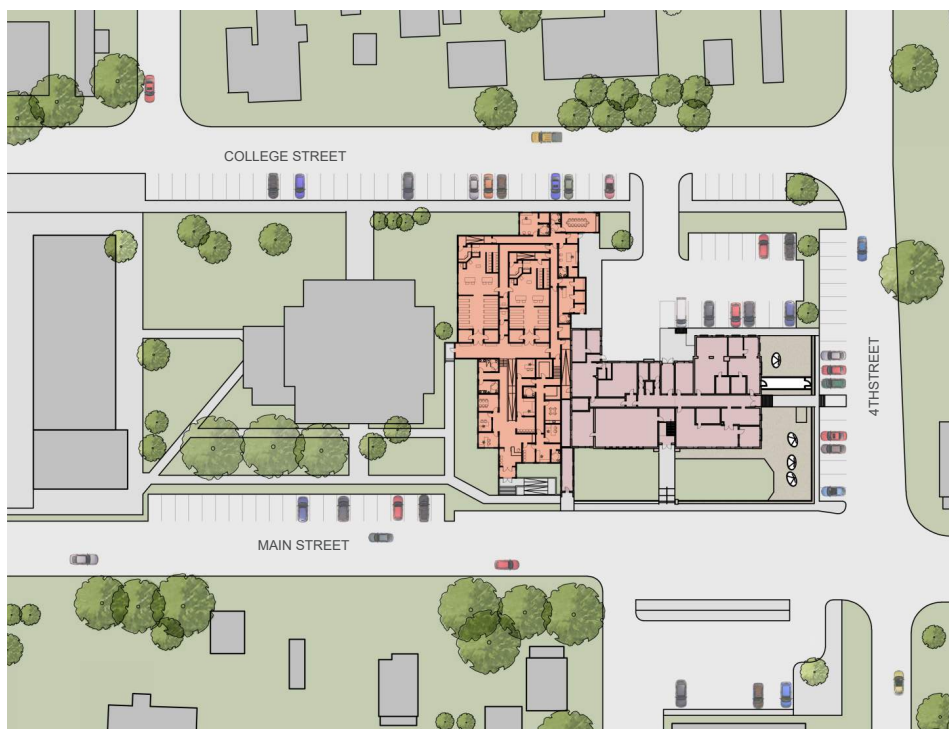
\$2,200,000

CONTRACT TYPE:

Design-Bid-Build

4. DESIGN CAPACITY

DOLORES COUNTY COURTHOUSE AND SHERIFF'S DEPARTMENT (DOVE CREEK, COLORADO)



OWNER/REFERENCE:

Margret Daves
Dolores County Administrator
dcmanager-project@fone.net
970-677-2383

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

CIVIL:

PST Engineering, LLC

CONTRACT TYPE:

TBD

In 2023, **REYNOLDS ASH + ASSOCIATES** provided an in-depth feasibility study of the Dolores County Court Facilities building in Dove Creek for potential renovation. The entire building and site were measured, and its serviceability was documented as part of a comprehensive as-built record. Both key county functions — the Courthouse and the **Sheriff's Department** — operate from the same location in Dove Creek, side-by-side within the same facility, giving RA+A an intimate understanding of the site's unique challenges and opportunities. The project has been completed through the Design Development (DD) phase, and RA+A is currently evaluating the next steps with the Board of County Commissioners.

4. DESIGN CAPACITY

HINSDALE COUNTY OPERATIONS + SHERIFF'S DEPARTMENT BUILDING (LAKE CITY, COLORADO)



OWNER/REFERENCE:

Sandy Hines,
Hinsdale County Administrator
970-944-2225
Administrator@
hinsdalecountycolorado.us

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

LANDSCAPE ARCHITECTURE/

LAND PLANNING:

Reynolds Ash + Associates

CIVIL:

PST Engineering

MEP:

Bighorn Consulting Engineers

CONTRACT TYPE:

CM/GC



CONCEPTUAL STUDY

The Hinsdale County Operations Building is a proposed 6,400 SF, single story office building that will be located in downtown Lake City within the Lake City Historic District. The proposed project will serve Hinsdale County Administration, including the Board of County Commissioners Board Room and the Hinsdale County **Sheriff's Department**. The building will also include a new Emergency Operations Center, which will be important for Search and Rescue teams and other personnel to have a state-of-the-art space to work out of during emergencies. The new Operations Building will serve Lake City and the County as a single location and resource for many services. The building sits on .43 acres of land adjacent to the historic County Courthouse. RA+A worked with the Town and County to ensure the building design respects the historic district guidelines and fits in the context of the downtown.

4. DESIGN CAPACITY

ARCHULETA COUNTY JUSTICE CENTER (PAGOSA SPRINGS, COLORADO)



OWNER/REFERENCE:

Archuleta County
970-264-8306

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates
RJA Architects

STRUCTURAL:

Reynolds Ash + Associates

CIVIL ENGINEERING:

Davis Engineering Services

CONTRACTOR:

Nunn Construction

CONTRACT TYPE:

CM/GC

The new Fred Harmon III Justice Center in Pagosa was recently completed in Pagosa Springs in early 2022. **REYNOLDS ASH + ASSOCIATES** provided architectural design, structural engineering, and construction documents for bidding and permitting through Archuleta County for this project. The building has three courtrooms, probational & rehabilitative services offices, and is located on the same site as the Archuleta County Detention Center, for which RA+A also provided design, engineering, and construction administration services. This integral connection between the two facilities minimizes the risks, time, & costs associated with transport and provides a breadth of services for the public and private sectors in one location.

4. DESIGN CAPACITY

CITY OF ALAMOSA POLICE STATION AND CIVIC COMPLEX (ALAMOSA, COLORADO)



REYNOLDS ASH + ASSOCIATES provided planning, architectural design, structural engineering, landscape design, LEED consultation and construction administration services for the Civic Complex for the City of Alamosa, Colorado, which included a new 26,000 sq. ft. City Hall & Public Library Building and 18,000 sq. ft. renovation of the existing **Police** & Fire Station.

The City Hall houses offices, a court room, jury/conference rooms and city administrative functions, as well as a new a state-of-the-art library facility. The project earned LEED Silver Certification for the City Hall/Public Library Facility.

Security and surveillance systems include automatic door lock & control system, video and recording surveillance system (MEP Estimated Cost: \$1.56 Million). The cost for the entire project (Police & Fire Station, City Hall, and Library) was \$1 million under its \$7 million dollar budget.

OWNER/REFERENCE:

City of Alamosa City Manager
P.O. Box 419
Alamosa, CO 81101
(719) 589-2593

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

LANDSCAPE ARCHITECTURE/

LAND PLANNING:

Reynolds Ash + Associates

GENERAL CONTRACTOR:

Bassett Construction

ESTIMATED COST:

\$7,000,000 (Entire Project inc. Library and City Hall)

FINAL COST:

\$6,200,000

CONTRACT TYPE:

Design-Bid-Build

4. DESIGN CAPACITY

LA PLATA COUNTY SHERIFF'S OFFICE AND SEARCH AND RESCUE (DURANGO, COLORADO)



OWNER/REFERENCE:

La Plata County
Lee Gurule
lee.gurule@co.laplata.co.us
970-382-6471

DESIGN TEAM

ARCHITECTURAL:

RMBA Architects

STRUCTURAL:

Wilson Structural Engineering

CIVIL ENGINEERING:

CHC Engineers, LLC

LANDSCAPE DESIGN:

DHM

MEP:

ME&E Engineering

CONTRACTOR:

Nunn Construction

CONTRACT TYPE:

CM/GC

RMBA Architects, prior to merger with RA+A, provided land planning and architectural design for La Plata County's Sheriff's Office and Search and Rescue Buildings in 2019. The Sheriff's Office building is made up of 26,260 square feet and includes administration offices, a training room, evidence storage, archive storage, workout facility and secure parking. The project included renovation of an existing facility with the addition of a second floor for new offices. The Search and Rescue building is a metal building located on the same parcel as the Sheriff's Office. The SAR building is 2,626 SF outfitted for a future mezzanine along with power, data and communications systems for all the SAR needs.

4. DESIGN CAPACITY

DURANGO FIRE PROTECTION DISTRICT STATION #2 (DURANGO, COLORADO)



REYNOLDS ASH + ASSOCIATES recently completed construction documents and construction administration for a phased replacement of Durango Fire Protection District's Station No. 2. The new fire station features 8,000 square feet for vehicle bays and equipment storage, along with over 7,000 square feet of living accommodations for firefighters. This essential facility is designed to remain operational under emergency conditions, including extended power outages and severe blizzards. It prioritizes the health and safety of firefighters by incorporating advanced systems, such as positive and negative pressure zones and diesel particulate filters, to minimize smoke and exhaust contamination in the engine bays. Because the new facility was constructed partially within the footprint of the existing station, the project required a carefully sequenced demolition and construction plan. Close coordination among architects, engineers, builders, and the fire department ensured uninterrupted operations throughout the process, even as the two buildings shared utilities. The design focused on creating a functional and aesthetically pleasing structure while maintaining full fire service capabilities during construction. Regular meetings among the owner, architect, and contractor have been key to successful coordination and problem-solving.

OWNER/REFERENCE:

Durango Fire Protection District
Randy Black, Deputy Chief of Operations
(970) 382-6036
randy.black@durangofire.org

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

MEP:

ME&E Engineering

CONTRACTOR:

FCI Constructors

CONTRACT TYPE:

Design-Bid-Build

5. TEAM CAPACITY

Effectively managing the required work to meet the established schedule is a fundamental commitment of RA+A. From the project's inception, we prioritize the establishment of a comprehensive design schedule, incorporating key milestones for stakeholder input. This ensures that all relevant parties are engaged throughout the process, promoting collaboration and feedback at crucial junctures. Moreover, our commitment extends to rigorous construction progress tracking during weekly Owner-Architect-Contractor (OAC) meetings. This proactive approach allows us to address potential challenges promptly, make informed decisions, and maintain a steady pace toward project completion. RA+A's dedication to efficient project management, including stakeholder engagement and regular progress tracking, is integral to our mission of providing timely, high-quality solutions that meet and exceed our clients' expectations.

	Concept to 30%	30% to 60%	60% to 90%	90% to Permit
Dates:	9/2/2025 – 11/30/2025	12/1/2025 – 2/16/2026	2/17/2026 – 4/28/2026	4/29/2026 – 6/30/2026
Duration:	13 weeks	11 weeks	10 weeks	9 weeks
% of Project Timeline:	25%	27%	33%	15%
Total RA+A Team Hours:	806 hours	924 hours	1,060 hours	513 hours
Tracy Reynolds: Project Lead - Architecture and Structural	50% - 20 hrs/wk	50%-20 hrs/wk	50%-20 hrs/wk	35% - 15 hrs/wk
Brad Ash: Licensed Architect	35% - 15 hrs/wk	50%-20 hrs/wk	40% - 16 hrs/wk	35% - 15 hrs/wk
Elizabeth Boone: Sustainability	10%- 4 hrs/wk	10%- 4 hrs/wk	10%- 4 hrs/wk	10%- 4 hrs/wk
Architectural/Drawing Support: Draftsman	35% - 15 hrs/wk	50%-20 hrs/wk	40% - 16 hrs/wk	35% - 15 hrs/wk
Dakota Miller: Licensed Structural Engineer	10%- 4 hrs/wk	25%-10 hrs/wk	60% - 25 hrs/wk	10%- 4 hrs/wk
Structural/Drawing Support: Engineer in Training	10%- 4 hrs/wk	25%-10 hrs/wk	60% - 25 hrs/wk	10%- 4 hrs/wk

6. ARCHITECTURAL DESIGN + COMMUNITY COMPATIBILITY

RA+A, partnered with SCJ Alliance and ME&E Engineering, brings extensive experience in designing buildings in historic communities like Silverton and Alamosa, ensuring compliance with Crested Butte's Historic Design Standards and Guidelines for the Marshal's Office and Crank's Plaza project. Our team, led by Tracy Reynolds (AIA, PE) with dual licensure, integrates historic preservation with modern functionality, using contextual materials and scale to honor the National Historic District's character. SCJ Alliance's Margaret Loperfido (PLA, ASLA) complements this with landscape designs that enhance civic spaces while meeting historic guidelines, as demonstrated in Crested Butte's Wayfinding Signs project.

Our historic projects include the Miners' Hospital and Animas Forks in Silverton, where we stabilized National Historic Register structures; the Alamosa Boutique Hotel, preserving a historic boarding house for modern use; the KSJD/Cornerstone Community Radio Project in Cortez, renovating a 1910 bank into a community hub with State Historical Fund support; and the San Juan County Jail & Museum in Silverton, enhancing a historic site for museum use. These projects, funded by SHF grants, showcase our ability to create vibrant civic spaces at Crank's Plaza that align with Crested Butte's historic aesthetic and community values.

CITY OF DURANGO CITY HALL + POLICE DEPARTMENT FEASIBILITY STUDY (DURANGO, CO)



OWNER/REFERENCE:

Miners Hospital: San Juan County
1315 Snowden St.
Silverton, CO 81433

Animas Forks: B.L.M.
Dolores Public Lands Center
29211 Highway 184
Dolores, CO 81323

REYNOLDS ASH + ASSOCIATES provided an in-depth site study, suitability assessment, land planning, and architectural services for potential renovation and use of the building by the Durango Fire Protection Department and **Durango Police Department**. The entire building and site were measured and its serviceability documented as part of the comprehensive as-built documentation. A full code analysis was completed to bring the building up to current codes and DFPD / DPD standards of service. A cost estimate and Schematic Design Documents were completed as RA+A worked with potential shareholders in providing space planning and programming for the existing building.

6. ARCHITECTURAL DESIGN + COMMUNITY COMPATIBILITY

ALAMOSA BOUTIQUE HOTEL (ALAMOSA, COLORADO)

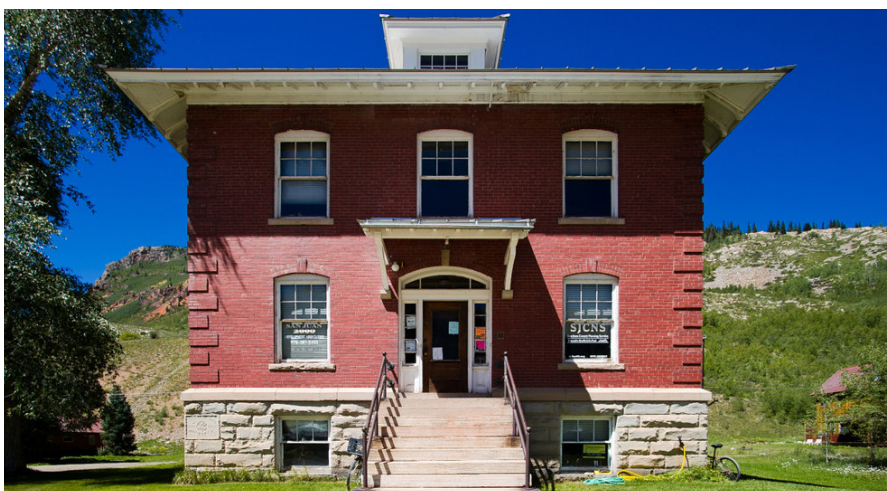


OWNER/REFERENCE:

Molly Curley, Owner
604 Main Street
Alamosa, CO 81101
(719)-589-3539

REYNOLDS ASH + ASSOCIATES is currently working on reviving the historic two-story building at the intersection of State Avenue and Main Street in downtown Alamosa, Colorado. The ground floor currently houses commercial businesses while the upper level had historically been a boarding house, but has been vacant for decades. RA+A is designing an 11-room boutique hotel on the upper level with a ground floor lobby on State Street. The beloved Narrow Gauge bookstore is to remain in place. RA+A is providing architectural, structural and interior design services for the project.

MINERS' HOSPITAL & ANIMAS FORKS (SILVERTON, COLORADO)



OWNER/REFERENCE:

Miners Hospital: San Juan County
1315 Snowden St.
Silverton, CO 81433

Animas Forks: B.L.M.
Dolores Public Lands Center
29211 Highway 184
Dolores, CO 81323

REYNOLDS ASH + ASSOCIATES also worked with David Singer of Silverton Restoration & Consulting on the phased preservation work for the Miner's Union Hospital and the historic site at Animas Forks. The scope of work on these buildings included structural stabilization and building envelope improvements to preserve these historically important sites.

6. ARCHITECTURAL DESIGN + COMMUNITY COMPATIBILITY

SAN JUAN COUNTY JAIL & MUSEUM (SILVERTON, COLORADO)

**OWNER/REFERENCE:**

Beverly Rich, San Juan County Treasurer
P.O. Box 81433
Silverton, CO 81433
(970)-387-5488

REYNOLDS ASH + ASSOCIATES worked with David Singer (Silverton Restoration, Historical Preservation Consultant) to provide architectural and structural improvements to the historic San Juan County Jail and Museum, located in Silverton, Colorado. Work included excavation of crawl space areas to increase available space for the museum and storage functions, stabilization of stone foundations and miscellaneous structural work. The structure is on the National Historic Register. The project was funded with SHF grants.

KSJD / CORNERSTONE COMMUNITY RADIO PROJECT (CORTEZ, COLORADO)

**OWNER/REFERENCE:**

Community Radio, PC
Jeffery Pope
33051 Hwy 160
Mancos, CO 81328
(970) 564-0808
jeff@ksjd.org

REYNOLDS ASH + ASSOCIATES provided architectural and structural services to Community Radio, a not-for-profit corporation, for improvements to the historic Montezuma Valley National Bank built in 1910, located in Cortez, Colorado. The Bank Building (Cornerstone) houses offices, radio studios, a public performance venue, as well as lease-able office space. The goal of the Cornerstone project was to be a hub of community activity, with preference given to tenants such as locally active non-profit groups. This structure is on the National Historic Register and received a grant from State Historical Society's State Historical Fund for the renovation.

7. GREEN BUILDING + ENERGY EFFICIENCY STRATEGY

Our design team at RA+A is committed to advancing Crested Butte's environmental leadership, aligning with the Town's 2030 Climate Action Plan priorities on building efficiency, electrification, and renewable energy. We will exceed the Town's energy and water efficiency requirements under the 2021 IECC with local amendments by targeting 20% better performance (EUI of 35-40 kBtu/sf/year), through passive solar design, high-performance insulation, and all-electric systems like air-source heat pumps (COP >4.0). Rooftop solar PV (10-15 kW with mono-crystalline panels) will offset 30-40% of site energy, supporting CAP goals for grid decarbonization (R1) and electrification (B2/B3). Water efficiency will surpass code by 25-30% via low-flow fixtures (0.5 gpm aerators, 1.28 gpf toilets), paired with native landscaping to reduce demand by 50% and improve drainage at Crank's Plaza.

To reduce embodied carbon by 30-40% (<500 kgCO₂e/m²), we prioritize low-carbon materials such as mass timber (Colorado-sourced CLT beams), 30% fly ash concrete, and recycled steel rebar (50% post-consumer). Interior finishes include low-VOC paints and recycled-content carpets, with local sourcing to minimize transport emissions and salvaged materials from the existing Marshal's Office for circularity. Energy modeling with EnergyPlus during 30% design will verify outcomes, aiming for ENERGY STAR certification.

We will incorporate DC fast charging as a dual-port Level 3 station (150-350 kW ABB chargers) in the garage, with smart grid integration to support EV adoption per CAP Transportation strategies (T1/T2), potentially offsetting 5-10 MTCO₂e annually. Through these specific, integrated measures, our sustainability program will deliver a resilient, low-carbon civic facility that exemplifies Crested Butte's CAP ambitions, fostering long-term operational savings (estimated 15-20% energy cost reduction) and community co-benefits like improved indoor air quality and historic district compatibility. We look forward to collaborating with the advisory committee to refine these approaches during conceptual design.



ELIZABETH BOONE, AIA, LEED AP BD+C, will provide expert sustainability guidance for the Marshal's Office addition/renovation and Crank's Plaza improvements, leveraging her 14 years of experience and LEED accreditation to align with Crested Butte's 2030 Climate Action Plan goals. With a proven track record in sustainable design, including the renovation of Berndt Hall at Fort Lewis College and the energy-efficient Terra Vi Lodges, she will ensure that the project will be a resilient, low-impact civic facility that enhances Crested Butte's environmental leadership.

Alamosa City Hall, LEED Silver, 2012



8. PROJECT SCHEDULE

PHASE 1: PRE-CONSTRUCTION (SEPTEMBER 2025 – JUNE 2026)

1. Conceptual to 30% Design (September 2, 2025 – November 30, 2025)

September 2, 2025: Project kickoff and contract execution with Town Council.

September 3–15, 2025: Conduct site analysis using Alta Survey, Geotechnical Soils Report, and Exhibit A concept plan; hold initial stakeholder meetings with Owner-Architect (OA) team (Chief/Assistant Chief Marshal, Community Development Director, Public Works Director) via Zoom on September 4 and 11.

October 1–31, 2025: Weekly OA meetings (every Wednesday); develop conceptual designs for Marshal's Office addition (exploring garage configurations to minimize snow conflicts) and Crank's Plaza landscaping; hold advisory committee meeting with Marshals, KBUT, Library, and stakeholders on October 15 to gather input.

November 1–14, 2025: Finalize 30% design documents, including architectural plans, landscape plans, and preliminary cost estimates; submit to Town for review by November 14.

November 17, 2025: Present 30% design package and cost estimates to advisory committee for feedback.

November 24, 2025: Town issues RFP for CMAR contractor to provide pre-construction services.

2. 30% to 60% Design (December 1, 2025 – February 16, 2026)

December 1–15, 2025: Town reviews CMAR RFP responses; select CMAR contractor by December 15.

December 16–31, 2025: Weekly Owner-Architect-Contractor (OAC) meetings begin (every Tuesday) to integrate CMAR input on pre-construction services (design refinement, cost analysis); refine 30% designs focusing on energy efficiency (EUI 35-40 kBtu/sf/year), embodied carbon reduction (<500 kgCO₂e/m²), and historic compatibility per HPP guidelines.

January 6–31, 2026: Prepare comprehensive BOZAR application with architectural renderings, landscape plans, and sustainability narrative (e.g., DC fast charger integration, low-carbon materials); hold advisory committee meeting on January 14 to finalize BOZAR submittal.

February 2, 2026: Submit 60% design documents with updated cost estimates (developed with CMAR input) to Town and DRC for February 16 meeting.

Cortez City Hall, LEED Certified



8. PROJECT SCHEDULE

3. BOZAR Approval and Value Engineering (February 17, 2026 – April 28, 2026)

February 16, 2026: Present 60% design at BOZAR Design Review Committee (DRC) meeting (third Monday); incorporate DRC feedback into revised plans with CMAR collaboration by February 28.

March 3–31, 2026: Conduct value engineering (VE) exercise with CMAR contractor and Town staff to optimize costs while maintaining sustainability and historic goals; weekly OAC meetings (every Tuesday) to refine design based on VE outcomes. (Contingency: If significant revisions are required, participate in second DRC meeting on March 9, 2026—second Monday—with additional refinements incorporated by March 16.)

April 20, 2026: Submit revised BOZAR application for final review (Monday before final hearing).

April 28, 2026: Participate in final BOZAR public hearing (last Tuesday); secure BOZAR approval.

4. Construction Drawings & Permit Issuance (April 29, 2026 – June 30, 2026)

April 29–30, 2026: Incorporate VE outcomes into 90% design; collaborate with CMAR contractor to prepare permit-ready construction drawings for Marshal's Office addition, interior renovations, and Crank's Plaza improvements.

May 1–8, 2026: Finalize permit-ready construction documents; submit to Town Building Official for review on May 8.

May 11–29, 2026: Town conducts first-round permit review (2-3 weeks, assuming 3 weeks); receive initial comments by May 29.

June 1–5, 2026: Pick up permit comments (1 week); revise drawings based on feedback in collaboration with CMAR contractor; weekly OAC meetings (every Tuesday) to address revisions.

June 8–19, 2026: Submit revised documents for final permit review (1-2 weeks, assuming 2 weeks) Town finalizes review by June 19.

June 22, 2026: Obtain permit issuance.

June 29, 2026: Finalize GMP with CMAR contractor based on approved permit set and cost estimates.

June 30, 2026: Complete pre-construction phase, ready for construction start.

Durango Fire Station #3



9. TOWN CONTRACT REVIEW

Reynolds Ash + Associates (RA+A) has reviewed the Town of Crested Butte's base contract for the Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements project, as provided in the RFQ (Exhibit C, page 9). We take no exception to the proposed contract terms and conditions and are prepared to execute the agreement as presented, ensuring a collaborative and efficient partnership with the Town to deliver this civically significant project.

10. FEE PROPOSAL

Our fee proposal for the Marshal's Office Addition/Renovation and Crank's Plaza Landscape Improvements is structured around the RFQ's phased timeline, allocating costs proportionally to each stage. With a not-to-exceed total this approach ensures efficient resource allocation, value engineering integration, and alignment with the Town's budget goals while delivering high-quality design services.

	Concept to 30%	30% to 60%	60% to 90%	90% to Permit	Reimbursables	Total
Dates:	9/2/2025 – 11/30/2025	12/1/2025 – 2/16/2026	2/17/2026 – 4/28/2026	4/29/2026 – 6/30/2026		
Duration:	13 weeks	11 weeks	10 weeks	9 weeks		
% of Project Timeline:	25%	27%	33%	15%		
RA+A: Architecture and Structural	\$40,640.63	\$43,891.88	\$53,645.63	\$24,384.38	\$4,460.00	\$167,022.50
ME&E: MEP, Special Systems	\$30,360.75	\$32,789.61	\$40,076.19	\$18,216.45	\$980.00	\$122,423.00
SCJ Alliance: Civil	\$15,624.00	\$15,176.00	\$10,076.00	\$11,706.00	\$525.82	\$53,107.82
SCJ Alliance: Landscape	\$27,195.00	\$18,289.00	\$9,878.50	\$13,504.00	\$688.67	\$69,555.17
Total	\$113,820.38	\$110,146.49	\$113,676.32	\$67,810.83	\$6,654.49	\$412,108.49

11. REFERENCES



DOLORES COUNTY, DOLORES, CO

Eric Hogue, Court Executive, 6th and 22nd Judicial Districts

Phone: (970) 385-6044

Email: eric.hogue@judicial.state.co.us

Project details on Page 15



DURANGO FIRE PROTECTION DISTRICT, DURANGO, CO

Randy Black, Deputy Chief of Operations

Phone: (970) 382-6036

Email: randy.black@durangofire.org

Project details on Page 20



MINERAL COUNTY, CREEDE, CO

Janelle Kukuk, County Administrator

Phone: (719) 658-2360

Email: countyadmin@mincocolo.com

Project details on Page 16

CONCLUDING STATEMENT

Reynolds Ash + Associates Architecture & Engineering and our team of consultants have the manpower and expertise to meet the needs of your project. We are experts in local building practices, allowing us to deliver creative designs that are also cost-effective, efficient, and durable.

Because our team includes architects, land planners, structural engineers, and LEED-accredited professionals, we take a holistic approach to every project, eliminating the coordination issues, added expenses, and time delays often experienced by firms that outsource engineering or partner through a joint venture with a licensed Colorado office.

With this depth of capability, proven track record, and a commitment to excellence from concept through completion, we are ready to deliver a final product that will serve the Town of Crested Butte with distinction for decades to come.





Staff Memo

September 2, 2025

To: Mayor and Town Council

Prepared By: Rob Sweeney, Interim Finance and Administrative Services Director

Thru: Dara MacDonald, Town Manager

Subject: Quarter 2 2025 Financial Update

Summary: Revenues received and expenditures incurred through the second quarter of 2025 are in line with Town's original approved budget. Staff compiled a summary of the financial highlights from Quarter 2 2025 and included them below.

Background: The second quarter financial report for 2025 is being presented in Town's new financial format summarized by account classifications using the new general ledger accounts, divisions and funds (attached). The attached report format is similar to the first quarter report submitted in June with added schedules and analysis. Staff will continue to expand and improve the report format and analysis throughout the year.

Discussion:

Financial highlights from Quarter 2 are outlined below, starting with an overall analysis and then by fund.

Townwide – All Funds

Overall, the Town's financials are tracking budgetary expectations. Staff has not completed the inter-fund transfers for fiscal 2025, thus altering a straight-line analysis. Staff took the transfers into consideration when formulating this analysis.

Current year Tax Revenues classification is down slightly (\$59,336) when compared to 2024. Local sales taxes collected through June are up by \$129,437 over the same time period in 2024. There are two tax categories dragging down the Tax Revenues classification: County-shared tax and real estate transfer taxes (RETT). Both tax categories are down from the prior year. Current year Utility Revenues classification is down compared to 2024, however, this dip was considered when adopting the 2025 budget. Fiscal year 2024 included significant debt proceeds included in the Other Revenues classification and skews the comparative to 2025 figures, as the Town did not issue debt in 2025. The 2025 Other Revenues classification budget includes anticipated reimbursement for capital expenses from Mt. Crested Butte Water and Sanitation District, the expected value and timing of which are still pending.

Current year expenses are in line with budgeted figures. Many expense classifications have different expenditure patterns given procurement, contractual requirements and operational needs. We have identified a minor payment coding error in the Utilities expense classification. This error will be corrected for the Quarter 3 report. We will continue to monitor the Capital Purchases & Improvements classification to ensure any committed (e.g., contract executed) yet unexpended funds will be added to the fiscal 2026 budget request.

General Fund

Local sales tax is the largest source of revenue for the General Fund, accounting for over 60% of the Fund's revenue. This revenue category is tracking above last year's figures. July local sales tax receipts (received in August) are historically the highest month of the year. The July sales tax report is included in the Town Manager's Staff Update. The Other Revenues classification is up primarily due to energy mitigation fees paid in connection with Academy Place.

Employee-based expenses account for over 60% and contracted services account for approximately 20% of total expenses in the General Fund. Both expense categories are tracking budgeted figures.

Capital Fund

The Tax Revenues classification includes the RETT and use tax. RETT is the largest source of revenue for the Capital Fund, accounting for over 44% of the Fund's revenue. RETT is lagging 2024 figures by \$57,196, however, 2025 revenue is tracking above budget by over \$31,000. Use tax accounts for approximately 14% of the Fund's revenue. Fiscal 2025 Use tax receipts are flat compared to 2024, but are lagging 2025 budget figures. Commercial lease revenue is the predominant revenue stream in the Other Revenues classification. Commercial lease revenue is up over budget due to the timing of lease increases as well as how lessees make payment (e.g., some pay full lease amount annually vs. monthly).

Total expenses are well below budget due to the nature and timing of capital projects. Staff identified a potential coding error in the Contracted Services classification, which, when moved to the appropriate Fund, will have this classification back in line with budget.

Open Space Fund

The RETT is the primary revenue source for the Open Space Fund. Expenses through June do not account for two (2) Council-authorized agreements totaling approximately \$1M. By fiscal-year-end staff will bring forth to Council a Budget Amendment request utilizing available fund balance to ensure the expenditures comply with State Statutes.

Parks, Recreation and Trails (PRT) Fund

Local sales tax account for over 52% of PRT Fund's revenues. PRT program revenue is accounted for in the Operating Revenues classification, accounting for over 10% of the Fund's revenues. Program revenue is tracking favorably compared to budget and is slightly higher (1.25%) compared to 2024.

PRT Fund's expenditures are tracking to budget. As with any fund expending capital dollars, the timing of PRT's capital expenses will occur as contracts are issued and projects are completed.

Street and Alley Fund

Over 85% of the Street and Alley Fund's revenue is derived from the 8.0 mill property tax levy. The Town has received almost 80% of the budgeted value in property tax revenue and expects to meet the budgeted value as property owners pay their assessments. Operating Revenues classification is up significantly from the budget and over 2024 figures primarily due to parking payments in lieu received from the 218 Elk Ave project as well as a one-time insurance claim paid to the Town.

Expenses are tracking budget figures except for Capital Purchases & Improvements. Payments for capital are not straight-line and occur once a contract is executed and projects are constructed and completed.

Affordable Housing Fund

Vacation rental excise tax accounts for approximately 63% of the Affordable Housing Fund's generated revenue (i.e., total revenue less Transfers In and Grants). The 2025 excise tax received is flat compared to 2024 and is in line with estimated figures. Housing payment in lieu revenue is captured in the Operating Revenues classification. This revenue is difficult to predict and is currently lagging the budget and is down over \$30K compared to 2024.

All expense categories are trending to the 2025 budget, including capital expenses.

Transit and Mobility Fund

Local sales tax accounts for over 91% of the Transit and Mobility Fund's revenues, and follow the same trends mentioned above. Parking ticket and towing fees account for approximately 7% of the Fund's revenues. These revenues are above 2024 figures and are tracking to budget.

Expenses are tracking budget. The timing of sales tax revenue recognition precedes our payment to Mountain Express by approximately one month, thus our program expense line item only includes five months of payments to Mountain Express.

Enterprise Fund

Service fees charged to customers account for 59% of the Enterprise Fund's budgeted revenues. Grants are periodically obtained to pay for capital or other one-time expenses. As mentioned above, current year Utility Revenues classification is down compared to 2024, however, this dip was projected when adopting the 2025 budget. As indicated in the Townwide analysis, the 2025 Other Revenues classification budget includes anticipated reimbursement for capital expenses from Mt. Crested Butte Water and Sanitation District, the expected value and timing of which are still pending. The Operating Revenues classification is trending well above the budget due to a one-time payment of \$175,000 for the Colorado River Sustainability Campaign.

Fund expenditures are tracking the budget, except for capital expenses due to the timing of project activities.

Recommendation:

Staff seeks Town Council acceptance of the Q2 2025 Financial Report as part of the Consent Agenda.

Attachments:

Quarter 2 2025 Townwide Analysis – Year over Year
Quarter 2 2025 Budget vs. Actual Report – By Fund

Q2 2025 Financial Report

Townwide Analysis FYTD, Year over Year

As of June 30 for each Fiscal Year

(with % remaining)

<u>REVENUE SUMMARY</u>	<u>FY 24 Actuals</u>	<u>FY 24 Budget</u>	<u>%</u>	<u>FY 25 Actuals</u>	<u>FY 25 Budget</u>	<u>%</u>
TAX REVENUES	6,776,060	11,431,300	41%	6,716,724	13,304,489	50%
OPERATING REVENUES	677,832	877,655	23%	830,434	1,160,625	28%
GRANT REVENUES	338,576	2,193,799	85%	589,218	2,439,720	76%
UTILITY REVENUES	2,059,227	4,073,120	49%	1,917,298	3,598,065	47%
OTHER REVENUES	5,988,464	18,762,480	68%	762,355	2,855,066	73%
TRANSFERS IN	-	2,149,286	100%	-	1,886,683	100%
TOTAL REVENUE	15,840,159	39,487,640	60%	10,816,028	25,244,648	57%
<u>EXPENSE SUMMARY</u>						
PERSONNEL	3,695,534	7,839,731	53%	4,034,286	8,220,426	51%
OTHER OPERATING COSTS	829,158	1,978,703	58%	533,643	1,848,904	71%
UTILITIES	155,255	312,885	50%	308,058	440,988	30%
CONTRACTED SERVICES	1,676,520	3,930,930	57%	1,630,465	4,007,745	59%
SUPPLIES & MATERIALS	342,043	491,313	30%	184,920	437,798	58%
FINANCING OBLIGATIONS	489,147	1,573,418	69%	668,667	1,571,662	57%
CAPITAL PURCH & IMPROV	6,629,732	17,111,804	61%	4,479,664	14,645,657	69%
INTERNAL CASH TRANSFERS	-	2,149,286	100%	-	1,886,682	100%
TOTAL EXPENSE	13,817,389	35,388,070	61%	11,839,704	33,059,862	64%
REVENUE OVER/(UNDER) EXP	2,022,770	4,099,570		(1,023,675)	(7,815,214)	

Q2 2025 Financial Report - Summary by Fund

As Of: 06/30/2025

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Fund: 01 - General Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	2,808,805	6,185,843	(3,377,038)	55
OPERATING REVENUES	367,068	693,700	(326,632)	47
GRANT REVENUES	65,485	75,000	(9,515)	13
UTILITY REVENUES	115	250	(135)	54
OTHER REVENUES	163,481	430,200	(266,719)	62
TRANSFERS IN	-	-	-	
TOTAL REVENUE	3,404,955	7,384,993	(3,980,038)	54
<u>EXPENSE SUMMARY</u>				
PERSONNEL	2,212,731	4,523,286	(2,310,556)	51
OTHER OPERATING COSTS	180,146	916,464	(736,319)	80
UTILITIES	102,221	189,571	(87,350)	46
CONTRACTED SERVICES	565,781	1,481,619	(915,838)	62
SUPPLIES & MATERIALS	28,893	115,198	(86,305)	75
CAPITAL PURCHASES & IMPROVEMENTS	2,983	-	2,983	
INTERNAL CASH TRANSFERS	-	183,068	(183,068)	100
TOTAL EXPENSE	3,092,754	7,409,206	4,316,452	58
REVENUE OVER/(UNDER) EXPENDITURE				
	312,201	(24,213)	(8,296,491)	

Fund: 02 - Capital Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	744,757	1,471,667	(726,910)	49
OPERATING REVENUES	25,300	12,000	13,300	-111
GRANT REVENUES	192,418	955,123	(762,705)	80
OTHER REVENUES	146,421	109,000	37,421	-34
TRANSFERS IN	-	-	-	
TOTAL REVENUE	1,108,897	2,547,790	(1,438,893)	56
<u>EXPENSE SUMMARY</u>				
PERSONNEL	234,981	510,559	(275,578)	54
OTHER OPERATING COSTS	60,375	102,000	(41,625)	41
UTILITIES	773	1,800	(1,027)	57
CONTRACTED SERVICES	149,858	114,000	35,858	-31
SUPPLIES & MATERIALS	10,146	29,500	(19,354)	66
CAPITAL PURCHASES & IMPROVEMENTS	1,001,203	3,235,211	(2,234,008)	69
INTERNAL CASH TRANSFERS	-	1,703,614	(1,703,614)	100
TOTAL EXPENSE	1,457,337	5,696,684	4,239,347	74
REVENUE OVER/(UNDER) EXPENDITURE				
	(348,440)	(3,148,894)	(5,678,240)	

Q2 2025 Financial Report - Summary by Fund

As Of: 06/30/2025

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Fund: 03 - Open Space Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	593,597	1,125,000	(531,403)	47
OPERATING REVENUES	-	-	-	
GRANT REVENUES	-	-	-	
OTHER REVENUES	-	3,500	(3,500)	100
TOTAL REVENUE	593,597	1,128,500	(534,903)	47
EXPENSE SUMMARY				
PERSONNEL	60,434	158,407	(97,973)	62
OTHER OPERATING COSTS	10,199	50,000	(39,801)	80
CONTRACTED SERVICES	1,598	-	1,598	
SUPPLIES & MATERIALS	-	1,000	(1,000)	100
CAPITAL PURCHASES & IMPROVEMENTS	110	90,000	(89,890)	100
TOTAL EXPENSE	72,342	299,407	227,065	76
REVENUE OVER/(UNDER) EXPENDITURE	521,256	829,093	(761,968)	

Fund: 04 - Parks, Recreation and Trails Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	352,021	827,985	(475,964)	57
OPERATING REVENUES	81,287	145,700	(64,413)	44
GRANT REVENUES	-	46,250	(46,250)	100
OTHER REVENUES	-	-	-	
TRANSFERS IN	-	430,541	(430,541)	100
TOTAL REVENUE	433,308	1,450,476	(1,017,168)	70
EXPENSE SUMMARY				
PERSONNEL	486,146	905,692	(419,546)	46
OTHER OPERATING COSTS	27,707	56,500	(28,793)	51
UTILITIES	27,559	62,667	(35,108)	56
CONTRACTED SERVICES	22,852	42,500	(19,648)	46
SUPPLIES & MATERIALS	46,393	103,700	(57,307)	55
CAPITAL PURCHASES & IMPROVEMENTS	52,753	265,000	(212,247)	80
TOTAL EXPENSE	663,410	1,436,059	772,649	54
REVENUE OVER/(UNDER) EXPENDITURE	(230,102)	14,417	(1,789,817)	

Q2 2025 Financial Report - Summary by Fund

As Of: 06/30/2025

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Fund: 05 - Conservation Trust Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
OPERATING REVENUES	-	-	-	
GRANT REVENUES	4,763	15,000	(10,237)	68
OTHER REVENUES	144	1,000	(856)	86
TOTAL REVENUE	4,907	16,000	(11,093)	69
EXPENSE SUMMARY				
CAPITAL PURCHASES & IMPROVEMENTS	-	-	-	
TOTAL EXPENSE	-	-	-	
REVENUE OVER/(UNDER) EXPENDITURE	4,907	16,000	(11,093)	

Fund: 06 - Street and Alley Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	1,141,181	1,438,892	(297,711)	21
OPERATING REVENUES	121,557	15,500	106,057	-684
GRANT REVENUES	32,436	229,938	(197,502)	86
OTHER REVENUES	15,105	-	15,105	
TOTAL REVENUE	1,310,279	1,684,330	(374,051)	22
EXPENSE SUMMARY				
PERSONNEL	363,184	718,076	(354,892)	49
OTHER OPERATING COSTS	114,255	266,000	(151,745)	57
UTILITIES	606	-	606	
CONTRACTED SERVICES	28,532	75,000	(46,468)	62
SUPPLIES & MATERIALS	31,742	57,000	(25,258)	44
CAPITAL PURCHASES & IMPROVEMENTS	307,602	1,124,000	(816,398)	73
TOTAL EXPENSE	845,920	2,240,076	1,394,156	62
REVENUE OVER/(UNDER) EXPENDITURE	464,359	(555,746)	(1,768,207)	

Q2 2025 Financial Report - Summary by Fund

As Of: 06/30/2025

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Fund: 07 - Affordable Housing Fund				
	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	379,679	744,854	(365,175)	49
OPERATING REVENUES	2,373	70,700	(68,327)	97
GRANT REVENUES	294,116	626,409	(332,293)	53
OTHER REVENUES	188,945	395,800	(206,855)	52
TRANSFERS IN	-	1,422,567	(1,422,567)	100
TOTAL REVENUE	865,112	3,260,330	(2,395,218)	73
EXPENSE SUMMARY				
PERSONNEL	76,018	297,640	(221,622)	74
OTHER OPERATING COSTS	50,544	96,640	(46,096)	48
UTILITIES	14,426	32,000	(17,574)	55
CONTRACTED SERVICES	91,840	128,594	(36,754)	29
SUPPLIES & MATERIALS	276	-	276	
FINANCING OBLIGATIONS	179,520	596,000	(416,480)	70
CAPITAL PURCHASES & IMPROVEMENTS	2,822,793	5,072,446	(2,249,653)	44
TOTAL EXPENSE	3,235,416	6,223,320	2,987,904	48
REVENUE OVER/(UNDER) EXPENDITURE	(2,370,304)	(2,962,990)	(5,383,122)	
Fund: 08 - Transit and Mobility Fund				
	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	696,683	1,510,248	(813,565)	54
OPERATING REVENUES	55,196	115,300	(60,104)	52
GRANT REVENUES	-	-	-	
OTHER REVENUES	-	-	-	
TRANSFERS IN	-	33,575	(33,575)	100
TOTAL REVENUE	751,879	1,659,123	(907,244)	55
EXPENSE SUMMARY				
PERSONNEL	-	-	-	
OTHER OPERATING COSTS	-	-	-	
UTILITIES	-	-	-	
CONTRACTED SERVICES	515,161	1,659,123	(1,143,962)	69
SUPPLIES & MATERIALS	-	-	-	
CAPITAL PURCHASES & IMPROVEMENTS	-	-	-	
TOTAL EXPENSE	515,161	1,659,123	1,143,962	69
REVENUE OVER/(UNDER) EXPENDITURE	236,718	-	(2,051,206)	

Q2 2025 Financial Report - Summary by Fund

As Of: 06/30/2025

59

Fund: 09 - Utility Enterprise Fund

	YEAR TO DATE ACTUAL	ANNUAL BUDGET TOTAL	REMAINING	%
REVENUE SUMMARY				
OPERATING REVENUES	177,653	107,725	69,928	-65
GRANT REVENUES	-	492,000	(492,000)	100
UTILITY REVENUES	1,917,183	3,597,815	(1,680,632)	47
OTHER REVENUES	248,259	1,915,566	(1,667,307)	87
TOTAL REVENUE	2,343,095	6,113,106	(3,770,011)	62
EXPENSE SUMMARY				
PERSONNEL	600,793	1,106,766	(505,973)	46
OTHER OPERATING COSTS	90,418	361,300	(270,882)	75
UTILITIES	162,474	154,950	7,524	-5
CONTRACTED SERVICES	254,843	506,909	(252,066)	50
SUPPLIES & MATERIALS	67,470	131,400	(63,930)	49
FINANCING OBLIGATIONS	489,147	975,662	(486,515)	50
CAPITAL PURCHASES & IMPROVEMENTS	292,219	4,859,000	(4,566,781)	94
TOTAL EXPENSE	1,957,365	8,095,987	6,138,622	76
REVENUE OVER/(UNDER) EXPENDITURE	385,730	(1,982,881)	(9,908,634)	

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

The Honorable Jeff Hurd
The Honorable Michael Bennett
The Honorable John Hickenlooper

Dear Representatives and Senators,

We ask that the federal government extend the Premium Tax Credit (PTC) for health care until our health care system can otherwise ensure affordability of basic health care services. Additionally, given the recent changes in the Big Beautiful Bill (BBB) to Medicaid (approximately 1400 of our 17,100 residents or 8% are in the Medicaid expansion pool) and the associated impacts to rural hospitals we request that you actively monitor and ensure that Gunnison Valley Health is able to affordably provide basic services. While the BBB includes support for rural hospitals, it is not clear whether our system will receive any support, and it is unclear how our system will work once the funding expires. Finally, we express our general concern that as more families lose access to health care services, including but not limited to middle class families and legal immigrants, health care expenses will skyrocket as people delay receiving diagnoses and/or treatment and treatment shifts to hospital emergency rooms.

As representatives of the Town of Crested Butte one of the primary concerns raised by our community members concerns affordability, including housing costs and property taxes. However, rising health care costs are putting basic services out of reach for too many of our residents and forcing employers to make hard choices. Previously, the federal government had identified ~8.5% of income towards high-deductible insurance premiums was an approximate threshold for affordability. However, with the expiration of the PTC estimates suggest that families in western Colorado may be paying as much as one-third of their income towards such premiums. When premiums for high-deductible insurance start to exceed free market rent in Crested Butte, we have a health care system that does not serve our community.

Families receiving health care insurance through private plans can expect out-of-pocket premium costs to increase up to 250% next year, with some policies for a family of four

increasing to as high as \$3,500/month. These jumps are the result of the combination of the federal government letting the premium health care tax credit for those making above 400% of the federal poverty level expire, and a planned 38% increase in premium costs for private plans in western Colorado. About 16% of Gunnison County residents obtain private plans through Colorado's private plan Marketplace and with the expiration of the premium health care tax credits for higher earners, ~850 Gunnison County residents will be exposed to increases in health care costs on the order of tens of thousands of dollars.

To put this in perspective, a family of four (two 45-year-olds and two 14-year-olds) could see their monthly premium for a high-deductible plan rise from about \$800 in 2025, or less than \$10,000 for the year, to \$3,292 in 2026, or nearly \$40,000 annually. With the expiration of premium health care tax credits, a household earning \$125,000 would no longer qualify for federal subsidies that currently cap out-of-pocket premiums at 8.5 percent of income. Instead, they would be spending 32 percent of their income just for premiums for a high-deductible policy. They could face an additional \$20,000 in out-of-pocket costs to meet their deductibles before insurance meaningfully applies, pushing their potential health care burden to half of their income.

While this example focuses on private plans, health care costs are a problem for everybody. About 50% of Gunnison County residents receive coverage through group health care plans and the rising costs of group plans are a significant burden (e.g., projected premium increases for employers with less than 50 employees are 17% for 2026). To use the Town of Crested Butte as an example, in 2024, 8.6% of the Town's operating budget (\$1.26 million out of a \$14.59 million), went to employee premium costs. We recently experienced a 13.5% increase in premium costs and we worry that the amount of the budget spent on premiums will continue to grow. More than \$1 of every \$10 that the Town has spent on its operating budget this year has gone to cover health premiums, with proposed premium increases for 2026 likely to make the problem even worse. This trajectory forces tough budget choices at the very moment when our community is looking to us to invest in the projects and tools that keep Crested Butte affordable and livable.

We want to emphasize that given the prominence of the issue of affordability at the local as well as the national levels how important it is that we actively address this issue. We recognize that a critical component of addressing this looming crisis is to control costs. We are happy to help however we can to ensure that we are carefully managing expectations around level of services in order to ensure all of our community members have access to basic health care. Let us know how we can help!

Sincerely,

Mayor Ian Billick

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

September 2, 2025

Dear Gunnison Valley Health:

When private health insurance premiums cost more than housing in Crested Butte, something is deeply wrong. As representatives of the Town of Crested Butte one of the primary concerns raised by our community members concerns affordability, including housing costs and property taxes. However, rising health care costs are putting basic services out of reach for too many of our residents and forcing employers to make hard choices.

We know that there are many factors influencing insurance costs, such as pharmaceutical costs, which are beyond local influence. However, we are reaching out to Gunnison Valley Health (GVH) because of its expertise as well as its influence on health care levels of service and associated costs. Also, as the government overhauls medical programs, most recently Medicaid, we would like to work with you to ensure GVH continues to thrive and is able to offer basic health care services locally.

Families receiving health care insurance through private plans can expect out-of-pocket premium costs to increase up to 250% next year, with some policies for a family of four increasing to as high as \$3,500/month. These jumps are the result of the combination of the federal government letting the premium health care tax credit for those making above 400% of the federal poverty level expire, and a planned 38% increase in premium costs for private plans in western Colorado. About 16% of Gunnison County residents obtain private plans through Colorado's private plan Marketplace and with the expiration of the premium health care tax credits for higher earners, ~850 Gunnison County residents will be exposed to increases in health care costs on the order of tens of thousands of dollars.

To put this in perspective, a family of four (two 45-year-olds and two 14-year-olds) could see their monthly premium for a high-deductible plan rise from about \$800 in 2025, or less than \$10,000 for the year, to \$3,292 in 2026, or nearly \$40,000 annually. With the expiration

of premium health care tax credits, a household earning \$125,000 would no longer qualify for federal subsidies that currently cap out-of-pocket premiums at 8.5 percent of income. Instead, they would be spending 32 percent of their income just for premiums for a high-deductible policy. They could face an additional \$20,000 in out-of-pocket costs to meet their deductibles before insurance meaningfully applies, pushing their potential health care burden to half of their income.

While this example focuses on private plans, health care costs are a problem for everybody. About 50% of Gunnison County residents receive coverage through group health care plans and the rising costs of group plans are a significant burden (e.g., projected premium increases for employers with less than 50 employees are 17% for 2026). To use the Town of Crested Butte as an example, in 2024, 8.6% of the Town's operating budget (\$1.26 million out of a \$14.59 million), went to employee premium costs. We recently experienced a 13.5% increase in premium costs and we worry that the amount of the budget spent on premiums will continue to grow. More than \$1 of every \$10 that the Town has spent on its operating budget this year has gone to cover health premiums, with proposed premium increases for 2026 likely to make the problem even worse. This trajectory forces tough budget choices at the very moment when our community is looking to us to invest in the projects and tools that keep Crested Butte affordable and livable.

Not only do premium increases stress employers and families, but we worry about the viability of Gunnison County's health care system as the number of uninsured individuals rise because of national changes to Medicaid and the inability of the middle class to afford high-deductible insurance.

We encourage GVH to carefully consider how it manages the balance between ensuring community members have access to basic health care services with demands to improve levels of service. As the Town Council has struggled with general issues around affordability, we have become particularly attuned to the "Amenities Trap". With a ski resort, wonderful trails, and great educational opportunities we live in a desirable community, attracting families choosing a higher quality of life, increasing support for even more amenities. However, when the costs of amenities are not discretionary, but become baked into everybody's cost of living, such as through property taxes and health care premiums, increased services can price out community members. With this in mind, we ask that before GVH brings more care specialists and expands facilities, it articulate a strategy for how it will help ensure affordable health care for all community members, and demonstrate that new services and facilities will move us closer to, and not further away, from affordable health care.

We appreciate everything that the hospital does for our community and understand that health care costs are a very complex issue, which we do not understand. But given that we are reaching a crisis point in the costs of health insurance, we ask that GVH take a leadership role in educating us, and other community members, in how we can work together to avoid a looming crisis. The trajectory we are on is unsustainable and has reached a point where we can no longer continue with business as usual.

Sincerely,

Mayor Ian Billick
Town of Crested Butte

CC: Gunnison County Commissioners
200 E. Virginia Avenue
Gunnison, CO 81230



Staff Report

September 2, 2025

To: Mayor Billick and Town Council

Prepared By: Jessie Earley, Planner III

Thru: Mel Yemma, Community Development Director and Dara MacDonald, Town Manager

Subject: Approval from the Town Council for a Grant Application to History Colorado's State Historical Fund for a State Historic Fund Grant for Phase 2 of Rehabilitation Town Hall (507 Maroon Avenue) and a Letter of Support.

Summary

The Town can apply for a competitive grant to continue historic rehabilitation work on Town Hall (507 Maroon Avenue) with the State Historical Fund (SHF) associated with History Colorado. Staff is seeking consent from Town Council to apply for the grant with the required local match.

Background

The Town was awarded a \$15,000 grant in 2021 to conduct a historic structure assessment (HSA) on the Town Hall building. This assessment was completed and has given staff a comprehensive list and improvement priorities for the Town Hall building for coming years. In 2022, the Town was awarded a \$50,000 competitive mini grant through the SHF to complete construction documents (CD's), specific to windows, mortar repair, structure for the gymnasium module's stage roof and mechanical system. In 2024, SHF grant # 2024-02-012 was awarded for \$247,000 for the first phase of rehabilitation work on Town Hall, which focused on the exterior masonry and select windows for replacement. This work is nearing completion.

Discussion

The HSA gives the Town the ability to apply for SHF grants for rehabilitation projects for the building, including this competitive SHF grant. Staff is seeking to apply to fund replacement of the remaining 48 existing non-historic metal windows on the main module of Town Hall in 2026. The total cost of the project is \$647,6000. The windows and labor to replace them would be \$566,000. Architectural fees are \$25,000. A contingency is included totaling \$56,600, as required by the grant. This grant request would be for \$250,000. There is a 25% cash match component from the Town, which will be met by the remaining \$397,600 project budget and will be proposed for consideration for the 2026 Town budget. This grant would be the next step in the process for moving forward with the rehabilitation phase for the Town Hall building.

Climate Impact

The windows do not close properly, bringing cold air and noise in during storm events. The exterior glass sliding panels are missing panels and do not function. For these reasons, the windows are challenging for individuals working within the Town Hall facility. For environmental reasons, it is important to have a plan for the windows to be replaced to ensure that they are more energy efficient.

Financial Impact

Full award of this grant could cover 39% of the project budget, making completion of this next phase more attainable. The remaining match that would be requested in the 2026 budget would be \$397,000.

Legal Review

NA

Recommendation

For a Council member to make a motion to approve the Consent Agenda including approval for the grant application to History Colorado's State Historical Fund competitive grant program to fund the grant for the 2026 Phase 2 rehabilitation work at Town Hall and for the Mayor to sign the grant application and Letter of Support.

Attachments

- 1) Council Letter of Support
- 2) SHF Grant Signature Page



History Colorado State Historical Fund Application Signature Page

Applicant Organization

Signature of Legally Authorized Representative
Please sign in blue ink or Sign digitally in Adobe

Date

Printed Name

Title

Property Owner, if different than Applicant Organization

Signature of Legally Authorized Representative
Please sign in blue ink or Sign digitally in Adobe

Date

Printed Name

Title

Government Official – Private owner/entities must obtain either a signature or a Letter of Support from a local government official.

Signature of Legally Authorized Representative
Please sign in blue ink or Sign digitally in Adobe

Date

Printed Name

Title

September 2, 2025

Marcie Moore Gantz
Director, State Historical Fund
History Colorado
1200 Broadway
Denver, CO 80203

**RE: Town of Crested Butte Town Council supports the Crested Butte Town Hall
Exterior Rehabilitation Phase 2 Project**

Dear Director Moore Gantz,

I am writing to express my strong support for the Town of Crested Butte's application to the State Historical Fund for the Town Hall Exterior Rehabilitation Phase 2 project. Formerly the Crested Butte High School, this historic structure now houses Town offices and community facilities and is the centerpiece of the Town's civic center. Constructed in 1927, the building served the educational needs of Crested Butte's students for 70 years. In 1997, the building began serving the town in a governmental capacity as the Crested Butte Town Hall. One of the few brick structures in Crested Butte, the building is situated on the north side of a courtyard between two roadways. To the south is the Town's public library, affectionately called the Old Rock Library, that formerly served as a schoolhouse built in 1883, and a newer separate structure serving as the police station and local radio station. A pedestrian and bicycle byway bisects the courtyard that is utilized daily by locals and visitors and leads to open space and recreation fields used by youth and adults in late spring, summer, and fall.

Town Hall needs critical exterior rehabilitation to preserve the structure and ensure its continued reuse. Building upon a completed Historic Structure Assessment and full construction documents funded by the State Historical Fund, this construction project includes window rehabilitation work that aligns with the building's historic character.

The Town Council is charged with ensuring that the buildings that the Town owns are maintained for future generations. The rehabilitation and work to the remaining windows in Town Hall are a step to ensuring this is done. It is also important that the Town Hall building continue to comfortably support the community in providing services, as the official meeting place for the Town Council and Board of Zoning and Architectural Review, and for the numerous programming activities for Crested Butte students, seniors, yoga classes, nonprofit meetings, civic events, music and art classes.

The Town of Crested Butte Town Council supports the Town Hall Exterior Rehabilitation Phase 2 project because it will support proper preservation of this historic structure and reduce energy costs to help save money and reduce GHG emissions. Both of these relate to the overall goals of the Town Council.

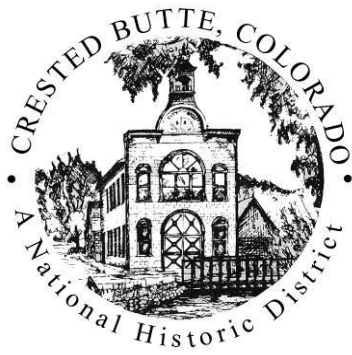
Town Council is ready to be engaged and supportive of the Town Hall Exterior Rehabilitation Phase 2 project moving forward.

Please give the Town of Crested Butte's application the highest consideration. Thank you.

Sincerely,

Ian Billick, Mayor

Town Council



Staff Report

September 2, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk

Subject: Vinotok Special Event Application with a Rolling Closure on Elk Avenue from 1st Street to the Four Way Parking Lot on September 20, 2025, Closing the Entirety of the Four Way Parking Lot September 18 to September 21, Including a Partial Closure of the Four Way Parking Lot from September 10 to September 21 and Special Event Liquor Permit Application for September 19, 2025.

Date: August 25, 2025

Summary:

Amanda Lipowitz submitted the special event application and special event liquor permit application on behalf of Vinotok. The special event application spans from September 10, 2025, through September 21, 2025. The harvest mandala installation would take place on September 11, 2025. The harvest mandala would be located within the circle within the Four Way parking lot. Community sculpture installations would be located on Town property at Big Mine Skate Park/Coke Ovens, the “top of Elk,” the rec path bridge, and Red Lady Estates, near the trailhead.

The Four Way parking lot would be closed in its entirety from September 17 to September 21 for the Community Feast on September 19 and for Vinotok Day on September 20. Access on foot to the composting location next to the Chamber building on the sidewalk adjacent to the parking lot would be maintained throughout Vinotok. A special event liquor permit has been applied for the premises for the Community Feast; the special event liquor permit does not include Vinotok Day. For the Community Feast, The IDs of attendees would be checked at the ticket booth, and they would be provided with a wristband or stamp for identification. Alcohol would be served from a specific tent, and a thematic boundary would be established. The organizers of the feast would begin admitting people at 3:00PM. There would be poetry readings and impromptu acoustic music around the fire pits from 8:30PM to 10:30PM. The feast portion of the event is scheduled to conclude at 10:30PM. All amplified music would be finished by 10:00PM.

On Saturday, September 20, Vinotok Day, a grump dedication procession is planned to take place on Elk Avenue from 1st Street to the Four Way parking lot. The procession would be accommodated with a rolling closure on Elk Avenue. Mumming would occur from 5:00PM to 8:00PM, and the event within the Four Way parking lot would conclude no later than 10:30PM.

Recommendation:

To approve the Vinotok special event application and special event liquor permit as part of the Consent Agenda with the following contingency:

- Due to the time-sensitive nature of submitting applications for the Council agenda, a pre-event meeting has not been held. If the approval committee identifies any requirements, event organizers must comply. Council approval does not override or permit non-compliance with such requirements.

Special Event Permit Application

Name of Event: _____

Date(s) of Event: _____

Location of Event: _____

Name of Event Organizer (must be a person): _____

Cell Phone: _____ Email: _____

Emergency Contact (person who will be at the event): _____

Cell Phone: _____ Email: _____

Event Permittee (must match the Certificate of Good Standing): _____

Mailing Address: _____

Number of People to attend (including Staff, Volunteers & Attendees): _____

What are you requesting of the Town? (check all that apply):

☐ Road Closures (requires Council approval) ☐ Parking Lot Closure ☐ Use of a Town Park

☐ Barricades/cones (street closure, block traffic, route indication, etc.) ☐ Rolling Closure (parade)

☐ CBFPD (medical aid, fire prevention) ☐ Marshals (safety, escort) ☐ Interruption of Mt. Express Bus Route

☐ Other: _____

☐ None

Do you intend to participate in the Climate Responsible Special Event program? ☐ Yes ☐ No

If not, you will be responsible for paying the \$150 fee. If yes, you must complete the Climate Responsible Special Event Worksheet and turn it in with this application. You also may be eligible for a CRSE Rebate!

Do you plan to use a Town Park or other recreation facility? ☐ Yes ☐ No

If yes, please contact the Parks, Rec, Open Space and Trails Department at 970-349-7197 or recreation@crestedbutte-co.gov to obtain a park permit. Facility use fees apply.

Will your event affect ADA parking spots? ☐ Yes ☐ No

If yes, describe in your event description how many spaces are being affected and how you plan to replace them. Please request signage if needed.

Are you serving or selling liquor at your event? ☐ Yes ☐ No

If yes, complete the Special Event Liquor Permit application and include a map of your liquor area layout, security measures and a continuous, bold, black line outlining your liquor boundary.

Will you be selling products (food, drink, and/or merchandise)? ☐ Yes ☐ No

If yes, attach your current Town of Crested Butte Sales Tax License and list of vendors.

Is your event a parade or does it include a parade? ☐ Yes ☐ No

If yes, include a DETAILED map of the route. Coordination with the Marshals is necessary.

Will there be amplified sound at this event? ☐ Yes ☐ No

If yes, complete the online Notice of Amplified Sound. If you create your own notice, you must include a copy as an attachment to your application. Please be aware of the Town Sound Ordinance.

Do you wish to advertise your event with a banner on the fence at Pitsker Field? ☐ Yes ☐ No

If yes, complete a Banner Application form. If you want additional banners advertising your event, include the request in your event description.

In consideration for being permitted by the Town to engage in the permitted event, the Permittee, its heirs, successors, executors, assigns, transferees, employees, officers, directors, members, managers, representatives, contractors, subcontractors, agents, assigns, guests and invitees (collectively, the "Releasor/Indemnitor") hereby acknowledge and agree to the following:

- (i) Releasor/Indemnitor assume all risk of injury, loss or damage to Releasor/Indemnitor, any of them, arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (ii) Releasor/Indemnitor waive and release the Town from any and all claims, demands and actions for injury, loss or damage arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (iii) Releasor/Indemnitor agree to defend, indemnify and hold harmless the Town from and against any and all liability, claims, damages and demands, including any third party claim asserted against the Town, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any way related to the permitted use, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause. For purposes hereof, the term "Town" shall include, individually and collectively, its officers, employees, agents, insurers, insurance pools, contractors and subcontractors. By signing this Special Event Application, the Permittee acknowledges and agrees that this assumption of risk, waiver and indemnity extends to all acts, omissions, negligence or other fault of the Town and that said assumption of risk, waiver and indemnity is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding such invalidity, continue in full legal force and effect.

The undersigned Permittee certifies that all the statements and answers to the above questions are true without any reservations or evasions. The undersigned also understands that the Town of Crested Butte reserves the right to require payment for additional services for major impact events.

Signature of Applicant (Permittee)

Date

Print Name Clearly

VINOTOK SEPA 2025

HARVEST MANDALA ART INSTALLATION

Wednesday, September 10 to Sunday, September 21

Installation Description: The Vinotok Harvest Mandala is a living work of art, created by community participation on the concrete pad where the Vinotok bonfire traditionally takes place. A sculpture of the Grump will be displayed to hold space for community members to stop by and deposit their “grumps”. The public is invited to bring a small, nature-based token or memento of the harvest season to add to the design, and stay to watch as it evolves and grows.

2025 Mandala Design: At the Fire Circle at the Four-Way where the Crossroads meet, the Grump itself will be installed throughout the day on Thursday, September 11 in an artistic display as seen in 2021, 2022, 2023, and 2024. Barriers will be installed late on the evening of Wednesday, September 10 to hold space for the Mandala and for the trailer/storage unit on the east side of the parking lot (see diagram). Throughout Vinotok Week community members will independently be able to walk the stone Labyrinth, to place “Grumps” into the Grump itself, and hang a homemade Prayer Flag on a clothesline hanging around the mandala. *Throughout Vinotok week, written directions will guide community members through the Mandala that may participate on their own schedule.*

The mandala will be arranged as a maze this year with the Grump located at the center (please see attached design documents). Prayer flags will be strung from top of Grump to barricades in the circle. An info kiosk will contain info on walking the labyrinth, putting grumps in the Grump, and hanging a prayer flag. It will also point out the “Walking the Way: A Vinotok Pilgrimage” to allow individuals to visit the altars placed around town and on private land (with landowner consent).

There will be several “tenders” of the mandala who will check in on the installment once daily to assure no disallowed materials have additionally been placed there, and remove them if so. A barrier will be put up late Wednesday night to prevent visitors from parking in the Mandala spot. There will be a river-rock perimeter around the mandala that will remain up from Thursday, September 11 until the mandala is swept up on Sunday, September 21.

Commented [MM1]: Typically the Fire Furies are these “tenders.” If you’re not going to be around, delegate this job to someone who can just swing by daily while the Fire Temple and Grump are installed and check for illegal things and get rid of them

Celebration Location: The 4-Way parking lot at Elk Avenue and 6th

4 Way Parking Lot Closure:

- Partial closure of the south east quarter of the 4 way parking lot (see map)
- Barriers in place: Wednesday, September 10
- **Closure Start: Thursday, September 11 AM**
- **Closure End: Saturday, September 13 8pm**

Mandala and Grump Installation:

- Barriers delivered to hold space Wednesday night (September 10)
- Mandala installation begins at 7am on Thursday, September 11.
- Mandala removed on Sunday, September 21. Volunteers will arrive at 9:30 am. Clean-up will be completed by 1:00 pm.
- Total Time: **Wednesday, September 10 – Sunday, September 21**

Expected number of participants: 10 (volunteers)

Expected number of attendees: 20 visitors/day

COMMUNITY SCULPTURE INSTALLATIONS

This year we plan to install the same number of altars, and we plan to install them in two “sets.” “Set 1” are the locations off Elk Avenue. “Set 2” are the locations on Elk Avenue.

Set 1 Off Elk Ave. Sunday, September 7 – Wednesday, September 24

Set 2 On Elk Ave. Friday, September 12 – Wednesday, September 24

Installation Description: We would like to install altars throughout town to help tell the story of Vinotok. Five of the altars will be approximately 10 x 10 feet and each will represent one of the core Vinotok characters (i.e., Red Lady, Sir Hapless, Harvest Mother, Green Man, Sir Hapless the Knight and the Earth Dragon). These altars will be installed and removed within the following two timeframes (Off Elk Ave **Sunday, September 7 – Wednesday, September 24**) (On Elk Ave **Friday, September 12 – Wednesday, September 24**).

We will pay special attention to not block pedestrian access routes and not impede sidewalk access or block ingress/egress of the businesses, as well as ensure altars do not present tripping hazards.

Requested town altar locations are as below:

1. Big Mine Skate Park / Coke Ovens
2. Top of Elk Avenue
3. Rec Path Bridge – working with Mt Crested Butte
4. Red Lady Trailer Park, near trailhead leading to bench

The remaining altars will be placed in front of business sponsors (we are not sure who those will be just yet, but as in past years, they will be placed in front of the businesses’ entrances). Altar Manager Chad Reich will distribute our “Altar Handbook” to all altar artists to assure proper installation, maintenance, appropriate dimensions and materials, and removal. Chad’s contact is: reichc@gmail.com or 515.249.4075. There will also be altars displayed on private property throughout Crested Butte and beyond with land/business owner’s permission.

Commented [MM2]: Yes, include Chad’s specific dates. We talked about a “rolling installation” with some altars appearing as early as Sept. 8, most appearing by Sept. 15, most taken down Sept 25, and all of them removed by the 29th

COMMUNITY FEAST

Wednesday, September 17 to Sunday, September 21

Celebration Description:

The Vinotok Community Feast is a family friendly event where community members may come together to share a regionally produced, seasonal meal. The evening is complemented with fire side entertainment from community members and demonstrations of fire art from the Crested Butte Fire Spinners. We will share a community handfasting ceremony, acoustic music. There will be small booths for wreathmaking, henna, and the like.

Date: Wednesday, September 17 to Saturday, September 20

Celebration Location: The 4-Way parking lot at Elk Avenue and 6th

Celebration Time: 3 p.m. Friday, September 19 – 11 p.m. Friday, September 19

Total Time: 8pm Wednesday, September 17 – 1 p.m. Sunday, September 21

Expected number of participants: 100 (volunteers)

Expected number of attendees: 400-600 (diners)

Schedule of Celebration:

Wednesday, September 17

8pm - No overnight parking signs up. 4 way parking lot is effectively closed for early Thursday morning set up.

Thursday, September 18

7 am Barricades up. Set up of trailers, tables, stage, cauldrons, etc throughout the day (can we have electric outlet unlocked on this day for setup and continued through the event on Friday, September 19)

Friday, September 19

3 p.m. Feast doors open for wreathmaking, henna, runes. Liquor tent opens
 5:30 p.m. Dedication / blessing of the feast
 Dinner service begins w/ wandering minstrels & dinner music
 6:30 p.m. Dinner service ends, liquor tent still open
 7 – 8:30 p.m. Performances
 9 p.m. Impromptu acoustic music around the fire pits
 10:30 p.m. Feast ends
 10:30-11:00 p.m. Quick Clean Up (majority of clean-up will happen the following morning)

Saturday, September 20

All Day – 4 Way remains closed for mum, passion play and final celebration.

Sunday, September 21

9:30 a.m.-1:00 p.m. All volunteers clean up

Alcohol:

Yes. Feast attendees will be carded at the ticket booth and given a wristband or stamp if they are over 21. Alcohol will be served from a designated tent and a thematic boundary will be established where alcoholic beverages may be consumed.

Amplified Sound:

Yes, sound and light system will be used for announcements, awards, handfasting, music, and play during the feast. Amplified sound will not be needed throughout the whole event. We would use amplified sound from 5:00pm – 10:00pm.

Trash:

- Vinotok aims to be a Tier 2 Climate Responsible Special Event. No eating utensils or drinking vessels will be provided, feast attendees must bring their own (CB Sustainable provides a dozen sets for those individuals who forgot). Any trash generated will be handled by the Vinotok Green Team Coordinator.
- 6 totes from Waste Management- one will be comingled recycling, another paper recycling, and another trash. These 3 types of containers will be set up in two well-signed and well-lit stations.
- We will coordinate with the Chamber of Commerce about composting food waste

Security:

- Vinotok volunteers and principal organizers will maintain the thematic boundary. Tickets and over 21 wristbands or stamps will be taken and given at the designated ticket booth.

Parking:

- Public ability to park at the 4-way parking lot will be impacted during the event starting on the night of September 11 with barriers around the Grump Circle at the 4-way and the far east end of the parking lot for trailer storage. The next phase of parking blockage will be of the entire 4-way parking lot, beginning on the evening of Wednesday, September 17 for set up of feast, and will last until 4pm on Sunday, September 21. Even though there will be no parking, foot traffic will be allowed to the community compost drop off site on the east side of the Chamber of Commerce building,

as well as allowing the pickup vendor vehicle access on Thursday September 20.

Toilets:

We will rent 6 portalets for the event, to be placed near the 4-way bus station, on the far west end of the parking lot.

Additional Services:

No.

Road Closures:

No, just the 4-way parking lot will be closed.

Mountain Express:

No, the Mountain Express bus route and schedule will not be impacted by the Feast.

Handicap Parking:

Handicap parking spots at the 4-Way parking lot will be impacted during the event. Those in need can use the tennis court parking.

Notification Plan:

Schedule of Celebrations are announced through PSA's on KBUT and press releases in the *Crested Butte News*. Posters of the week's celebrations will be placed around town. Vinotok intentionally does not market or promote beyond these means and has a particularly focused attention to not communicate Vinotok beyond the local community.

Fire Plan:

Fire Art: The Crested Butte Fire Spinners (contact Katie Cascino, 760-501-4152) will demonstrate fire art between 7 pm-11 pm The following practices will be utilized for the duration:

- A fire trained and certified person will be watching (Fire Spinners have their own FW/CC people in their crew). A safety person from the Crested Butte Fire Spinners is always on hand ready with fire blanket (a Duvetyne fire retardant material) and extinguisher.
- The Crested Butte Fire Spinners follow the NFPA 160 – the Standard for the Use of Flame Effects Before an Audience by the National Fire Protection Association.
- Fire art will only be demonstrated in the designated areas.
- Only official members of The Crested Butte Fire Spinners will be permitted to spin.
- Only official, professional fire tools in excellent condition will be used for spinning.
- Kerosene is used as fuel for its low burn temperature.
- Fuel is kept in a designated dipping space away from performance space. Lighting occurs away from the dipping space.

- 2 UC certified fire extinguishers are on site for demonstrations; will be new or have current inspection tags.
- A fire retardant spray is used for artist clothes.
- All fire art tools and fuels in their original containers are kept in a metal box.
- Vinotok Fire Artist Coordinator Katie Casino will meet with CBFPD for inspection prior to the Feast. She understands that all of the above points must be met in order for the Crested Butte Fire Spinners to perform.

Fire Pits: Elevated backyard fire pits will be used to set the ambiance and provide a place for community members to read poetry and play acoustic music.

- Noncombustible fire pans will be placed underneath the backyard fire pits for protection.
- A dedicated fire extinguisher (5lbs ABC) will be on hand for the fire pits and fire retardant fire blankets from the Crested Butte Fire Spinners are on site; it will be new or have current inspection tags.
- Fire logs are of standard wood burning stove size (no bigger than those at the grocery stores), fires are intentionally kept small and cozy.
- Fire in fire pits will be completely extinguished and removed from the premises at the end of the feast.

Branding: A small forge, on a noncombustible surface, with a dedicated certified fire extinguisher.

- Fire retardant blankets, separate from the Crested Butte Fire Spinners
- Forge will be completely out at the end of the feast.

VINOTOK DAY Saturday, September 20

Celebration Description:

Vinotok Day, the Vinotok Theatre Troupe performs short “mumming” plays in the local bars and restaurants while moving eastward down Elk Ave. A play of seasonal characters then takes place on an outdoor stage at the 4 Way Parking Lot. The play ends in a final funeral procession, escorting The Grump from the stage to his final resting place in the center of the 4 way mandala installation.

Celebration Location: Elk Avenue, between 1st and 6th ending at the 4-Way lot

Celebration Time: 5pm –10:30 pm Saturday, September 20

Total Time: 9am Saturday September 20–1 pm Sunday, September 21

Expected number of participants: 200

Expected number of Attendees: 1000

Schedule of Celebration:

Saturday 20, Sept.

9 am-12pm	All Cast Meeting
5pm - 8 pm	Mumming & Marshal's moving barricade
8 pm	Trial of the Grump/ Passion Play at 4 way Parking lot
9 pm	Cauldron Fires, drums, general celebration, fire spinners

10:30 pm	Event ends
----------	------------

Sunday 21 Sept.

9:30 am	Vinotok volunteer clean up
1:00 pm	Completion of cleanup; 4 way parking lot opens

Monday 22, Sept

Daytime	Dumpster and port-o-potties collected
---------	---------------------------------------

Alcohol:

No, alcohol is not provided to attendees by Vinotok.

Amplified Sound:

Yes, a sound and lights system is used for the Trial at the stage located in the 4 way parking lot. It will be done by 10pm Saturday September 20th.

Trash:

Vinotok aims to be a Tier 2 Climate Responsible Special Event and no food or drink is provided by the Vinotok Theatre Troupe. However, Vinotok recognizes that many of the spectators create a variety of trash and our Green Team Coordinator is dedicated to this aspect of the Celebration.

- Trash cans already at the 4-way will be moved for better accessibility.
- Waste Management is providing Vinotok with four event boxes for the 4-Way lot and 6 totes;
- Vinotok will have 2 well-lit and well-signed stations at the 4-Way lot with an event box for each trash and paper and the recycling toter.
- Sunday 21, Sept. at 9:30 am the Vinotok Theatre Troupe cleans up trash/recycling at the 4-Way lot
- A 10-yard dumpster will be reserved through Waste Management and will be placed at the 4-way on Thursday, September 18 during the day (northwest corner, blocking the Entry 1) for remaining trash to be deposited on Sunday, September 21- it is not bear proof. It will be picked up on Monday, September 22

Parks & Rec and Public Works Special Requests:

- Drop tongs, buckets on the backside of the Chamber building the morning of Friday, September 19 by 9:30 am.

Parking:

No, parking is not needed. The 4 way parking lot will be closed for Vinotok from the evening of Wednesday, September 17 through Sunday, September 21 at 1pm. Foot traffic will be allowed to the

community compost pile on the east side of the Chamber of Commerce building as well as the pick up vendor vehicle will have access on Thursday September 18.

Toilets:

The bathrooms at the 4-Way northbound bus stop will remain open until their usual closing times; the Chamber bathrooms will be closed. 6 port-o-potties (1 ADA and 5 standard) will be dropped off on Thursday, September 18 at the 4-Way lot; placement will be in the parking spots directly behind the Chamber, and they will be picked up on Monday, September 22.

Additional Services and Road Closures:

Please see Road and Parking Lot Closures Document for all specifics.

Elk Ave during Mumming Saturday, September 20

- Please see Road and Parking Lot Closures Document for approximate timeline.

Commented [MM3]: Where is this?

Mountain Express:

- Mountain Express will avoid Elk Avenue beginning at 5pm and ending at 8pm on Saturday, September 20

Handicap Parking:

Handicap parking will be moved to the tennis courts.

Notification Plan:

Vinotok intentionally does not publicize or market any of their events. Notification of amplified sound will be posted the week before events start at the 4 way.

Fire Spinners:

Fire Art: The Crested Butte Fire Spinners (contact Katie Cascino, 760-501-4152) will demonstrate fire art between 7 pm-11 pm The following practices will be utilized for the duration:

- A fire trained and certified person will be watching (Fire Spinners have their own FW/CC people in their crew). A safety person from the Crested Butte Fire Spinners is always on hand ready with fire blanket (a Duvetyne fire retardant material) and extinguisher.
- The Crested Butte Fire Spinners follow the NFPA 160 – the Standard for the Use of Flame Effects Before an Audience by the National Fire Protection Association.
- Fire art will only be demonstrated in the designated areas.
- Only official members of The Crested Butte Fire Spinners will be permitted to spin.
- Only official, professional fire tools in excellent condition will be used for spinning.
- Kerosene is used as fuel for its low burn temperature.
- Fuel is kept in a designated dipping space away from performance space. Lighting occurs away from the dipping space.
- 2 UC certified fire extinguishers are on site for demonstrations; will be new or have current inspection tags.
- A fire retardant spray is used for artist clothes.
- All fire art tools and fuels in their original containers are kept in a metal box.

- Vinotok Fire Artist Coordinator Katie Casino will meet with CBFPD for inspection prior to the Feast. She understands that all of the above points must be met in order for the Crested Butte Fire Spinners to perform.

Application for a Special Events Permit

Departmental Use Only
84

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following** (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipality Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☐ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

DO NOT WRITE IN THIS SPACE

Liquor Permit Number

1. Name of Applicant Organization or Political Candidate State Sales Tax Number (Required)

2. Mailing Address of Organization or Political Candidate
(include street, city/town and ZIP)

3. Address of Place to Have Special Event
(include street, city/town and ZIP)

4. Authorized Representative of Qualifying Organization or Political Candidate

Date of Birth

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

5. Event Manager

Date of Birth

Phone Number

Event Manager Home Address (Street, City, State, ZIP)

Email Address of Event Manager

6. Has Applicant Organization or Political Candidate been
Issued a Special Event Permit this Calendar Year?

☐ No ☐ Yes How many days? _____

7. Is the premises for which your event is to be held currently licensed under the
Colorado Liquor or Beer codes?

☐ No ☐ Yes License Number _____

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature

Amanda Lipowitz

Title

Date

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)

☐ City
☐ County

Telephone Number of City/County Clerk

Signature

Title

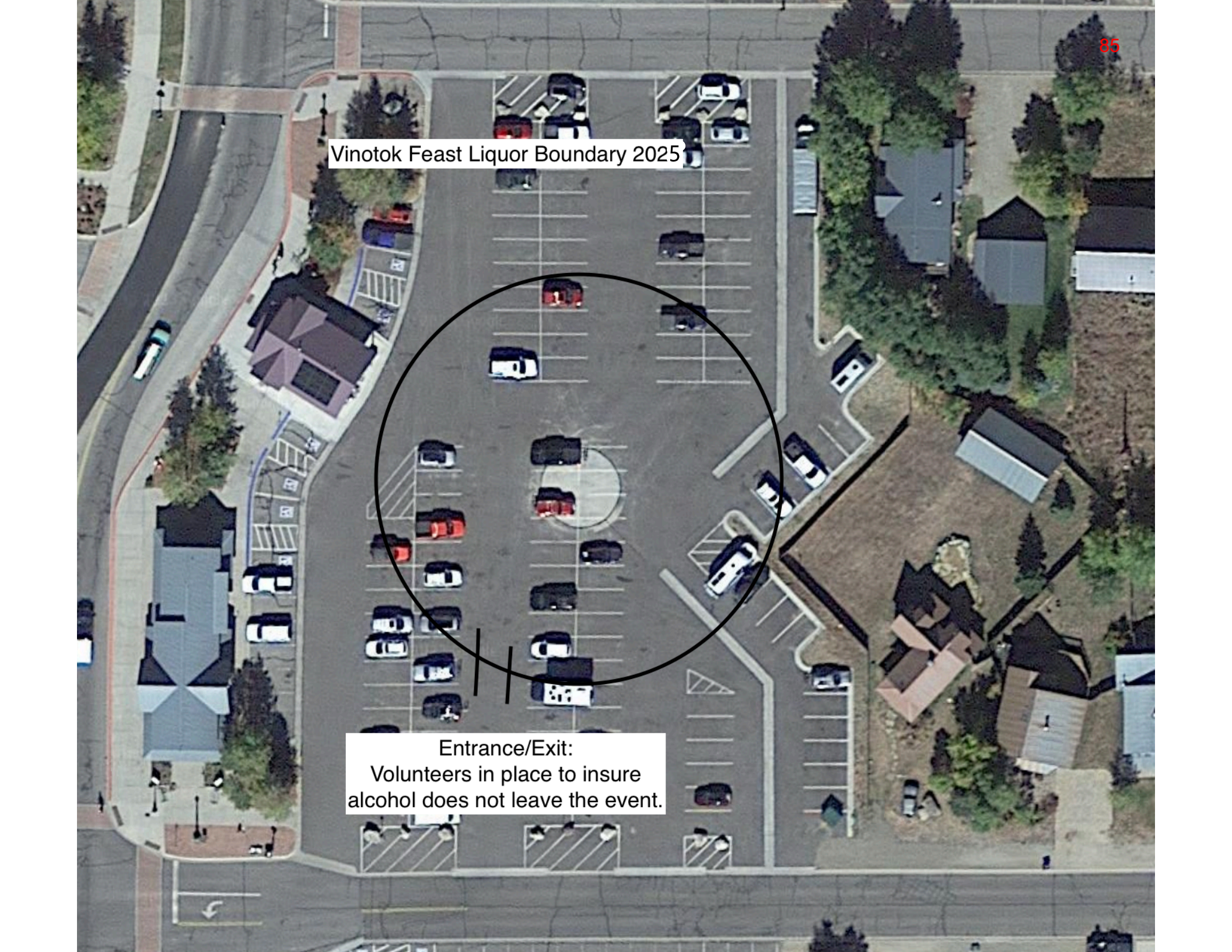
Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

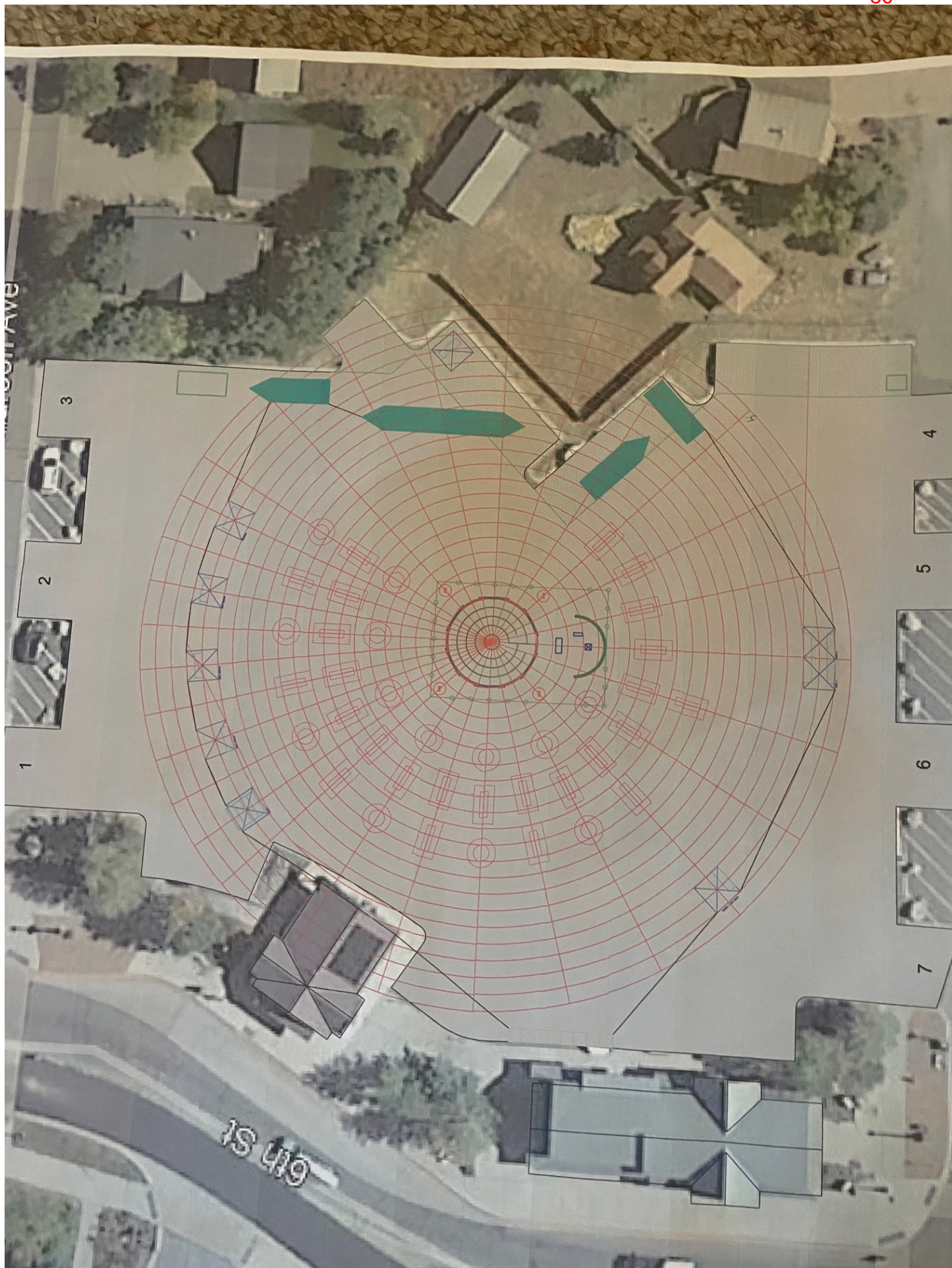
License Account Number	Liability Date	State	Total
		-750 (999)	\$.

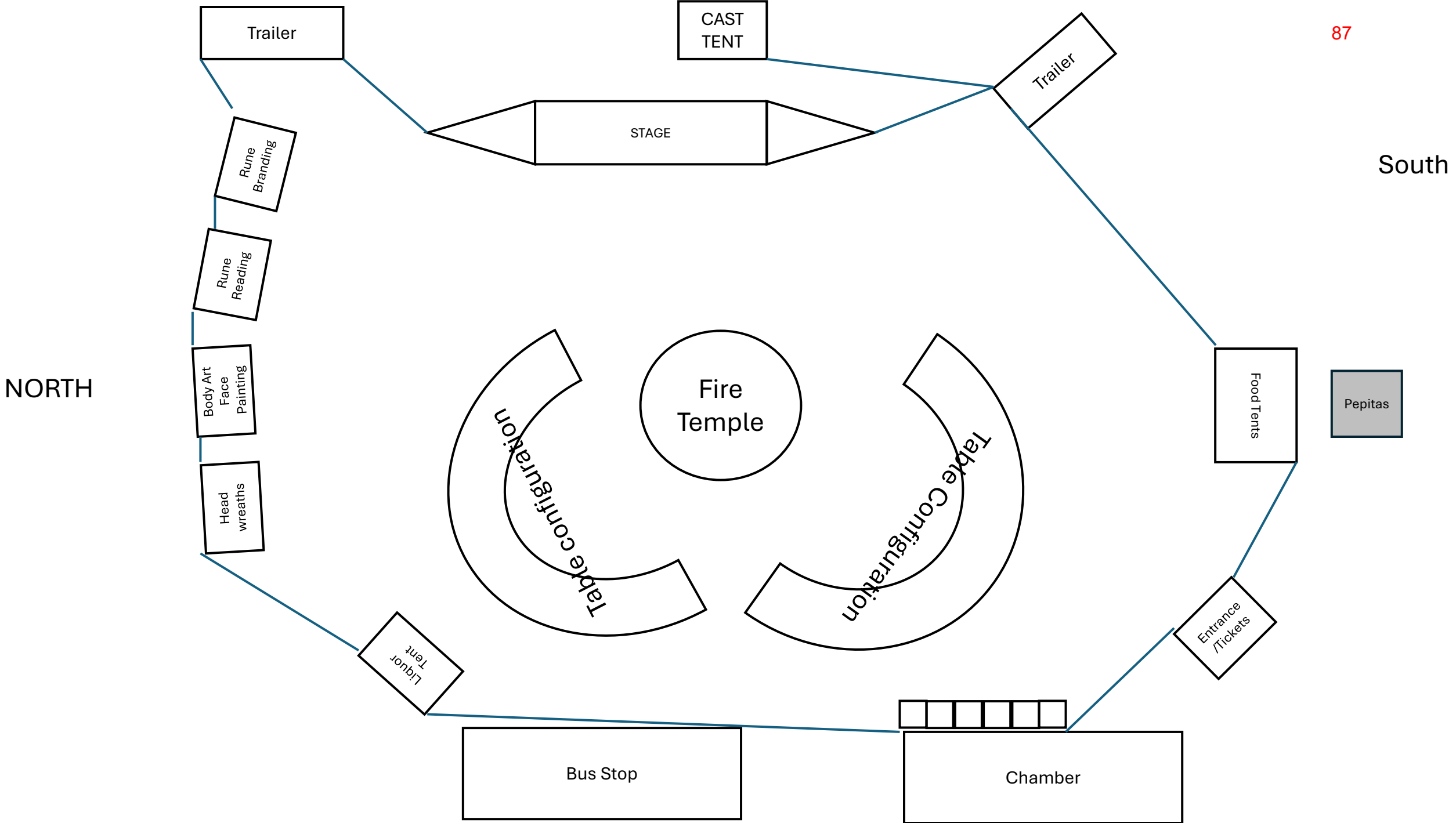
(Instructions on Reverse Side)



Vinotok Feast Liquor Boundary 2025

Entrance/Exit:
Volunteers in place to insure
alcohol does not leave the event.





DEPARTMENT APPROVALS *(For Official Use Only)*

Note: Please clearly state in your comment area what requested services your department will/will not provide for the event.

Vinotok

MARSHALS:

Conditions/Restrictions/Comments:

Altars must not present a fire or ADA access hazard.

Stage 2 fire restrictions are currently in effect and prohibit most fires.

Escort on 9/20 as usual, manpower permitting.

Michael Reily

8/21/2025

Signature

Date

PUBLIC WORKS:

Conditions/Restrictions/Comments:

Approved.

Connor Beard

08/25/2025

Signature

Date

PARKS AND RECREATION:

Conditions/Restrictions/Comments:

Approved.

Janna Hansen

8/26/25

Signature

Date

TOWN CLERK:

Conditions/Restrictions/Comments:

Lynelle Stanford

8.22.2025

Signature

Date

TOWN MANAGER:

Conditions/Restrictions/Comments:

Approved.

Dara MacDonald

08/25/2025

Signature

Date

CRESTED BUTTE FIRE PROTECTION DISTRICT:

Conditions/Restrictions/Comments:

Approved.

Robert Weisbaum

08/25/2025

Signature

Date

MT. EXPRESS BUS SERVICE:

Conditions/Restrictions/Comments:

Mountain Express approves this application.

The wording was fairly vague on the Elk avenue closure spots and times. Says Mountain Express should "avoid" Elk Avenue from 5 until 8PM. In the past we have navigated around the parade as it moved down Elk. Sounds like the same scenario this year.

Andy Braun

08/25/2025

Signature

Date



Staff Report

September 2, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk

Subject: Celebration of Life for Don Cook Special Event Application Closing the Parking Lot Behind the Museum and the Alley (September 10-12, 2025), and 4th Street from Elk Avenue to Maroon Avenue (September 11-12, 2025).

Date: August 22, 2025

Summary:

Alyssa Moore, on behalf of the Crested Butte Mountain Heritage Museum Inc., has submitted a special event application for a celebration of life honoring Don Cook. The event, including set up and clean-up is scheduled to take place from September 10 through September 12, 2025. Don Cook was an integral member of the museum team, and this gathering is intended both as a tribute to his life and as a fundraiser to benefit the museum he held close to his heart.

The celebration will include live music, guest speakers, food and beverage service including bars, a silent auction, and additional elements designed to bring the community together in remembrance and support. The event will be held in the parking lot behind the museum, in the adjacent alley, and on 4th Street between Elk Avenue and Maroon Avenue.

Set-up for the event will begin in the museum's parking lot on September 10. On September 11, setup will extend to 4th Street. All areas used for the event will be cleared and fully reopened to the public by 10:00AM on September 12.

As an addition to the original application submitted by Alyssa Moore, Mountain Express has proposed the Donnie Cook Bus Parade. The public would be invited to gather at the Four-Way stop at 3:00PM, where two buses would be available for boarding. At 3:30 PM, these two buses would depart, following behind the rest of the Mountain Express fleet as it leaves the bus barn. All buses would complete one full lap through Town along the standard route.

Upon returning to the Four-Way, the two buses carrying passengers would diverge by turning left onto Elk Avenue, making a second pass down Elk Avenue, while the other buses return to the bus barn. The event would conclude with passengers disembarking at a temporary bus stop in front of the museum, where the celebration of life for Donnie Cook is taking place.

Recommendation:

To approve the Celebration of Life for Don Cook special event application as part of the Consent Agenda.

Special Event Permit Application

Name of Event: Celebration of Life for Don Cook
 Date(s) of Event: Thursday, September 11th, 2025
 Location of Event: 331 Elk Ave
 Name of Event Organizer (must be a person): Alyssa Moore
 Cell Phone: 303-905-4554 Email: coordinator@crestedbuttemuseum.com
 Emergency Contact (person who will be at the event): Alyssa Moore
 Cell Phone: 303-905-4554 Email: coordinator@crestedbuttemuseum.com
 Event Permittee (must match the Certificate of Good Standing): Crested Butte Mountain Heritage Museum
 Mailing Address: PO Box 2480 Crested Butte, CO 81224
 Number of People to attend (including Staff, Volunteers & Attendees): 300

What are you requesting of the Town? (check all that apply):

Y Road Closures (requires Council approval) Y Parking Lot Closure N Use of a Town Park
Y Barricades/cones (street closure, block traffic, route indication, etc.) N Rolling Closure (parade)
N CBFPD (medical aid, fire prevention) N Marshals (safety, escort) N Interruption of Mt. Express Bus
 Route
 Other: _____
 None

Do you intend to participate in the Climate Responsible Special Event program? Y Yes No

If not, you will be responsible for paying the \$150 fee. If yes, you must complete the Climate Responsible Special Event Worksheet and turn it in with this application. You also may be eligible for a CRSE Rebate!

Do you plan to use a Town Park or other recreation facility? Yes N No

If yes, please contact the Parks, Rec, Open Space and Trails Department at 970-349-7197 or recreation@crestedbutte-co.gov to obtain a park permit. Facility use fees apply.

Will your event affect ADA parking spots? Y Yes No

If yes, describe in your event description how many spaces are being affected and how you plan to replace them. Please request signage if needed.

Are you serving or selling liquor at your event? Y Yes No

If yes, complete the Special Event Liquor Permit application and include a map of your liquor area layout, security measures and a continuous, bold, black line outlining your liquor boundary.

Will you be selling products (food, drink, and/or merchandise)? Y Yes No

If yes, attach your current Town of Crested Butte Sales Tax License and list of venders.

Is your event a parade or does it include a parade? Yes N No

If yes, include a DETAILED map of the route. Coordination with the Marshals is necessary.

Will there be amplified sound at this event? Y Yes No

If yes, complete the online Notice of Amplified Sound. If you create your own notice, you must include a copy as an attachment to your application. Please be aware of the Town Sound Ordinance.

Do you wish to advertise your event with a banner on the fence at Pitsker Field? Yes N No

If yes, complete a Banner Application form. If you want additional banners advertising your event, include the request in your event description.

In consideration for being permitted by the Town to engage in the permitted event, the Permittee, its heirs, successors, executors, assigns, transferees, employees, officers, directors, members, managers, representatives, contractors, subcontractors, agents, assigns, guests and invitees (collectively, the "Releasor/Indemnitor") hereby acknowledge and agree to the following:

- (i) Releasor/Indemnitor assume all risk of injury, loss or damage to Releasor/Indemnitor, any of them, arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (ii) Releasor/Indemnitor waive and release the Town from any and all claims, demands and actions for injury, loss or damage arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (iii) Releasor/Indemnitor agree to defend, indemnify and hold harmless the Town from and against any and all liability, claims, damages and demands, including any third party claim asserted against the Town, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any way related to the permitted use, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause. For purposes hereof, the term "Town" shall include, individually and collectively, its officers, employees, agents, insurers, insurance pools, contractors and subcontractors. By signing this Special Event Application, the Permittee acknowledges and agrees that this assumption of risk, waiver and indemnity extends to all acts, omissions, negligence or other fault of the Town and that said assumption of risk, waiver and indemnity is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding such invalidity, continue in full legal force and effect.

The undersigned Permittee certifies that all the statements and answers to the above questions are true without any reservations or evasions. The undersigned also understands that the Town of Crested Butte reserves the right to require payment for additional services for major impact events.

Alyssa Moore

Signature of Applicant (Permittee)

7/22/25

Date

Alyssa Moore

Print Name Clearly

Celebration of Life for Don Cook Event Description

Brief Event Description:

The Crested Butte Museum is hosting the celebration of life for Don Cook who was an integral member of the museum team. This event will include live music/speakers, bars, food, a silent auction and more. It will act as a celebration of life for Don Cook and a fundraiser for the museum that was so close to his heart. We will be using the inside of the museum, the parking lot behind the museum, and 4th Street between Elk Ave and Maroon.

Requests from town staff:

We are requesting that the parking lot behind the museum be closed from 12:00am Wednesday, September 10th through 11:59pm Friday, September 12th. We are requesting that 4th Street between Elk Avenue and the alley be closed from 12:00am Thursday, September 11th through 12:00am Friday, September 12th.

We request barricades to be set up at the museum on September 10th along Fourth St, blocking off the parking lot behind the museum and the parking spaces next to the museum so that our large tents can be set up. We then request that barricades be set up on 4th street at Elk Avenue and 4th street at the alley to block off the street. These barricades will then need to be picked up on September 12th. We ask that the alley behind the museum be closed for the duration of the event to ensure a secure liquor perimeter. The alley will be open on the 10th of September and the 12th of September. It will be closed to traffic on the 11th of September from 12pm to 12am for event set up, the event itself, and event clean-up.

If necessary barricades can be dropped off and we will set them up. We will also re-open areas earlier if possible.

Safety & Medical Plan:

We will hire security to make sure that alcohol does not leave the permitted area. They will be stationed at all exits. We will not exceed the number of people allowed in our building. All staff will have a cell phone on them that can be used to contact emergency services. There will not be inherently dangerous activities happening at this event so no services will need to be on standby. We will have basic first aid items on hand and will call EMS if any medical emergencies occur.

ADA Parking Spaces

This event will temporarily eliminate 2 ADA parking spaces. To remedy this we plan on setting up 2 ADA parking spots on Elk Avenue in front of the Museum. We will require signage from town in order to do so.

Other Items

Notification of Amplified Sound in application

Schedule of Events:

Wednesday September 10th, 2025

- 12am/2am:

- Set out barricades for blocking off parking lot
- 12pm-5pm:
 - Tent(s) get set up in the parking lot behind the museum
 - Place signs along 4th street saying no overnight parking

Thursday, September 11th, 2025

- 12am/2am
 - Set out barricades for blocking off 4th Street
- 10am-1pm:
 - Smaller tents get setup
 - Tables & chairs get setup
 - Bar areas get mostly setup
 - Beer gets delivered
 - Perimeter fencing gets setup
- 3pm:
 - Exhibit area gets closed early
 - Silent auction area gets setup
 - Band arrives to setup
- 4pm:
 - Food Vendor arrives and setup
 - Soundcheck for the band
 - Trash and recycling receptacles get setup
- 5pm-6pm:
 - Bar gets ice & last minute things ready
 - Entry table gets setup
 - Security takes places
 - Stage makes sure it is ready to go
- 6:00pm:
 - Doors open
 - Bars open
- 6:30pm:
 - Band begins to play
- 7:30pm:
 - Setbreak
 - Thank yous from Museum Staff, Reminder about Silent Auction Items
- 7:45pm:
 - Music Begins Again
- 11:00pm/11:15pm: End of Event
 - Music Stops
 - Band breaks down equipment
 - All tables and chairs get put away
 - Small tents get disassembled and stored
 - Cleanup occurs
- 12:00pm:
 - All that should be left are large tents for removal the following day

- 4th Street re-opens, parking lot remains closed

Friday, September 12th, 2025

- 8:00am-10:00am:
 - Large Tents get removed from event area
- 10:00am:
 - Barricades are removed and street traffic/ parking spots are available

Application for a Special Events Permit

Departmental Use Only ⁹⁷

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input checked="" type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipality Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:		DO NOT WRITE IN THIS SPACE	
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor	\$25.00 Per Day	Liquor Permit Number	
2170 <input type="checkbox"/> Fermented Malt Beverage	\$10.00 Per Day		
1. Name of Applicant Organization or Political Candidate Crested Butte Mountain Heritage Museum, Inc		State Sales Tax Number (Required) 09-80560-0000	
2. Mailing Address of Organization or Political Candidate (Include street, city/town and ZIP) PO Box 2480 Crested Butte, CO 81224		3. Address of Place to Have Special Event (Include street, city/town and ZIP) 331 Elk Ave Crested Butte, CO 81224	
4. Authorized Representative of Qualifying Organization or Political Candidate Elise Park		Date of Birth 01/14/87	Phone Number 9703491880
Authorized Representative's Mailing Address (if different than address provided in Question 2.)			
5. Event Manager Alyssa Moore		Date of Birth 12/20/90	Phone Number 9703491880
Event Manager Home Address (Street, City, State, ZIP) 622 Teocalli Ave Unit B6, Crested Butte, CO 81224		Email Address of Event Manager coordinator@crestedbuttemuseum.com	
6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How many days? 10		7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes License Number _____	
8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? <input type="checkbox"/> Yes <input type="checkbox"/> No			
List Below the Exact Date(s) for Which Application is Being Made for Permit			
Date 09/11/25	Date	Date	Date
Hours From 3:00 p.m. To 11:00 p.m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.
Date	Date	Date	Date
Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.
Date	Date	Date	Date
Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.
Oath of Applicant			
I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.			
Signature <i>Alyssa Moore</i>		Title Museum Coordinator	Date 07/22/25
Report and Approval of Local Licensing Authority (City or County)			
The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended. THEREFORE, THIS APPLICATION IS APPROVED.			
Local Licensing Authority (City or County)		Telephone Number of City/County Clerk	
<input type="checkbox"/> City <input type="checkbox"/> County			
Signature		Title	Date
DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY			
Liability Information			
License Account Number	Liability Date	State	Total
		-750 (999)	\$.

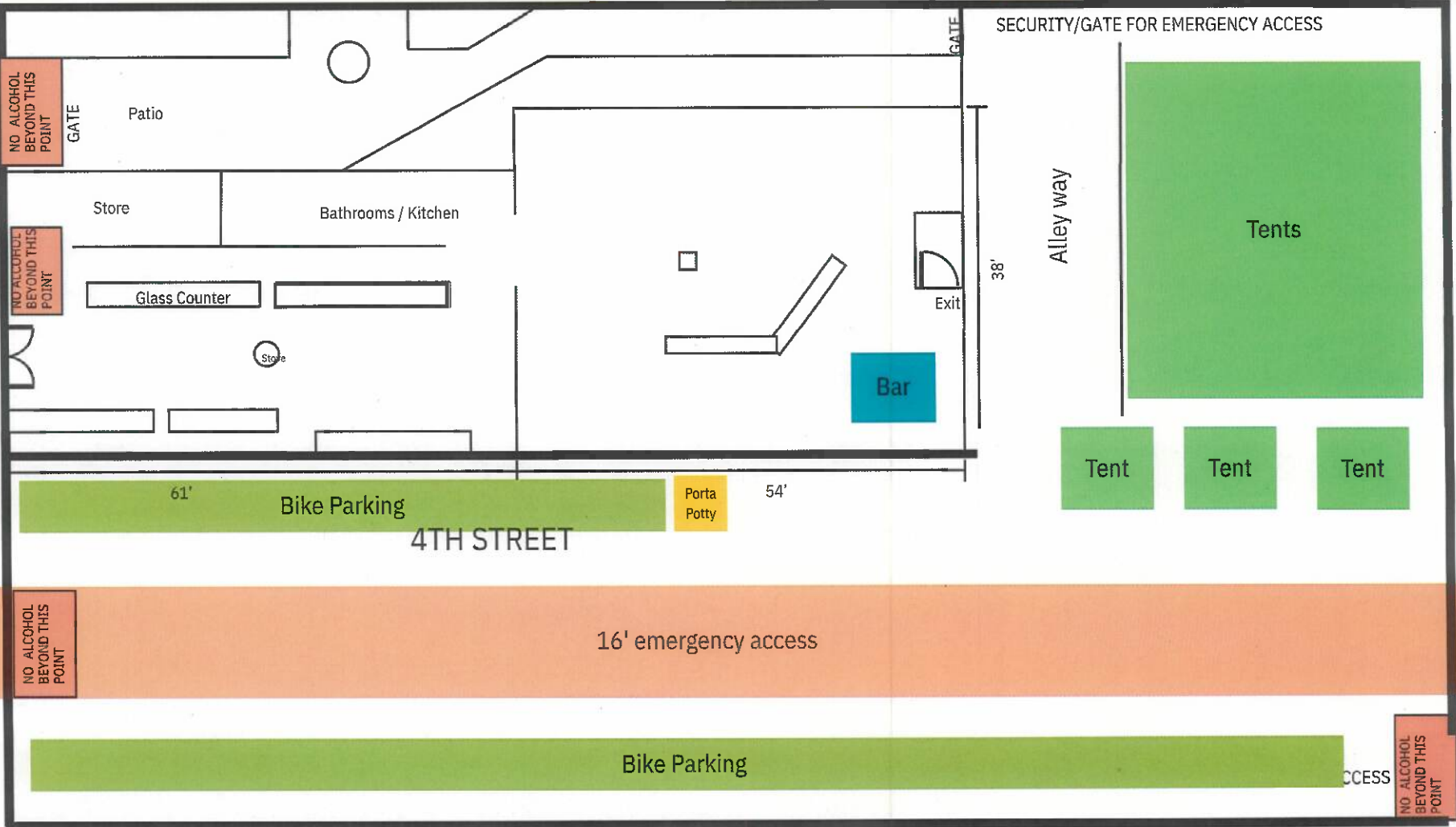
(Instructions on Reverse Side)

Crested Butte Museum

ELK AVENUE

Town Shed

NO ALCOHOL
BEYOND THIS
POINT



ACCESS

NO ALCOHOL
BEYOND THIS
POINT

From: [Mountain Express Admin](#)
To: [Lynelle Stanford](#)
Subject: Donnie Cook Bus Parade
Date: Monday, August 25, 2025 9:53:18 AM
Attachments: [image.png](#)

Good morning Lynelle,

As you may know, Donnie Cook's memorial is September 11th at 4 pm at the Muesum. Mountain Express would like to tie our bus parade into this jubilee by offering to pick up parade attendees at the 4- way (we normally do this at the Bus Barn) and creating a temporary offloading only bus stop at the Musuem.

Here's what we're envisioning:

- We'll invite the public to meet at the 4-way at 3:00 pm to load two buses, which will be staged along Elk Ave near the food trucks, where we typically stage our Express bus.
- At 3:30, the buses will depart the 4-way, following the other buses leaving the bus barn, rounding out the back of the parade.
- All buses will complete a lap through Town, following our Town Route. As the two buses carrying the passengers reach the 4-way, they'll take a left onto Elk Ave for a second pass down Elk Ave. The rest of the buses will return to the Bus Barn.
- Passengers will then unload at a temporary bus stop in front of the Museum at approximately 3:50 pm. We will unload one at a time for safety and moving quickly as to respect the flow of traffic.

Do you foresee any issues with this plan or recommend that I reach out to someone else in particular to secure permission for this?

Thank you for your help!

Brittany Abercrombie
Administrative Assistant
Mountain Express
Direct: **970-349-5616**

Email: mxadmin@mtnexp.org



For further information on our public transit services, please visit www.mtnexp.org

[illegible]

This aerial map shows a large parking lot with several cars parked. On the left side, there are three location markers: a green circle for 'West Elk Soccer Association', a blue circle for 'Crested Butte/ Mt. Crested Butte...', and a purple house icon for 'Crested Butte Arts Festival'. At the bottom of the map, there are five 'Elk Ave' labels with red arrows pointing left. In the center-right area, there is an orange fork and knife icon for 'Pepita in the USA Colombian'. Two red boxes labeled 'Staged Bus' are placed on the map, one near the bottom left and one near the bottom right. A red number '101' is visible in the top right corner.

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[illegible][illegible]

An aerial photograph of a street intersection. A horizontal road at the bottom is labeled "Elk Ave" five times. On the left side of the road, there are three red arrows pointing left. Along the top edge of the image, several location pins are visible: a green pin for "West Elk Soccer Association", a grey pin for "Crested Butte/ Mt. Crested Butte...", and a purple pin for "Crested Butte Arts Festival". In the center-right area, there is an orange pin for "Pepita in the USA Colombian". Two white buses are parked on the right side of the road, each enclosed in a red rectangular box with the label "Staged Bus" below it. The number "101" is written in red in the upper right corner.

[illegible][illegible][illegible][illegible]



IZAKAYA CABIN
Sushi



Anthracite
Company...



Casa Bella
Gift shop



Crested Butte Museum



102

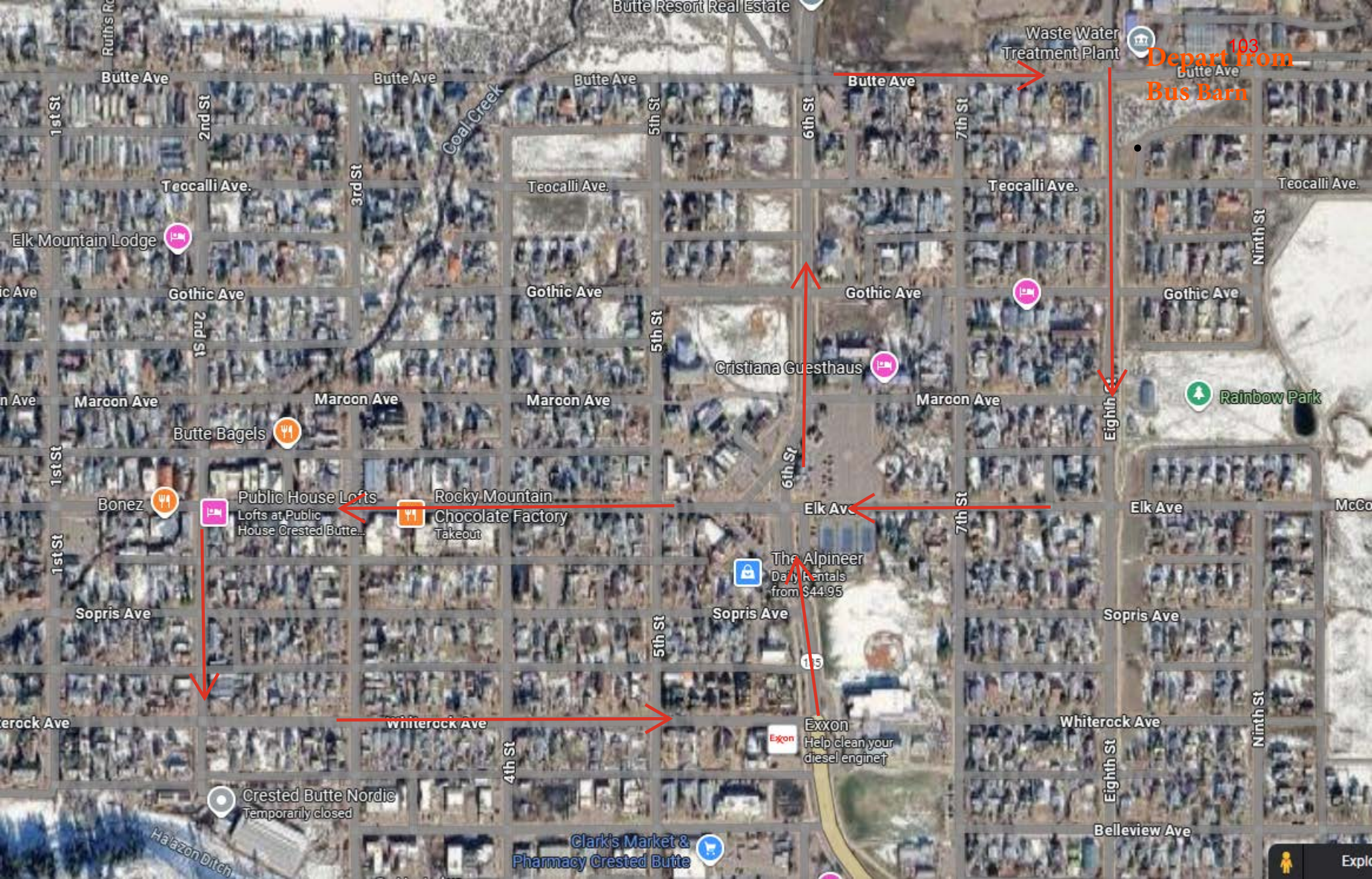
4th St

Temporary
Bus Stop

Elk Ave

4th St

Elk Ave



Waste Water Treatment Plant

103
Depart from
Bus Barn

Coal Creek

Butte Ave

Butte Ave

Butte Ave

Butte Ave

Teocalli Ave.

Teocalli Ave.

Teocalli Ave.

Teocalli Ave.

Elk Mountain Lodge

Gothic Ave

Gothic Ave

Gothic Ave

Gothic Ave

Cristiana Guesthaus

Maroon Ave

Rainbow Park

Butte Bagels

Maroon Ave

Maroon Ave

Public House Lofts
Lofts at Public House Crested Butte...

Rocky Mountain
Chocolate Factory
Takeout

Elk Ave

Elk Ave

McCo

The Alpiner
Daily Rentals
from \$44.95

Sopris Ave

Sopris Ave

Sopris Ave

Whiterock Ave

Whiterock Ave

Crested Butte Nordic
Temporarily closed

Exxon
Help clean your diesel engine

Clark's Market &
Pharmacy Crested Butte

Bellevue Ave

DEPARTMENT APPROVALS *(For Official Use Only)*

Note: Please clearly state in your comment area what requested services your department will/will not provide for the event.

Don Cook's Celebration

MARSHALS:

Conditions/Restrictions/Comments:

Ok per CBMO.

Michael Reily

8/20/2025

Signature

Date

PUBLIC WORKS:

Conditions/Restrictions/Comments:

Approved.

1. In description the street closure is listed as Elk to Maroon on 4th St (300 blk). Later in the "request for staff" they are asking for Elk to alley on 4th St. Would it be better to mimic the street closure like what we do for the Black and White Ball? (From Elk, pass the alley to North end of parking lot).
2. Only one ADA spot, not two, will be affected in the closure.

Connor Beard

08/25/2025

Signature

Date

PARKS AND RECREATION:

Conditions/Restrictions/Comments:

Approved.

Janna Hansen

8/26/25

Signature

Date

TOWN CLERK:

Conditions/Restrictions/Comments:

Lynelle Stanford

8.20.2025

Signature

Date

TOWN MANAGER:

Conditions/Restrictions/Comments:

Approved.

Dara MacDonald

8.25.2025

Signature

Date

CRESTED BUTTE FIRE PROTECTION DISTRICT:

Conditions/Restrictions/Comments:

Approved.

Robert Weisbaum

08/21/2025

Signature

Date

MT. EXPRESS BUS SERVICE:

Conditions/Restrictions/Comments:

Mountain Express approves this event.

Andy Braun

08/25/2025

Signature

Date



Staff Report

September 2, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: **Notice of Final Payment to High Mountain Concepts, LLC
for the Paradise Park Workforce Rentals Phase 2 Project**

Summary:

The Town of Crested Butte (Town) awarded a contract on November 2, 2024 to High Mountain Concepts, LLC (Contractor) to construct two single family homes at Block 79, Lot 2 and Block 80, Lot 5. The contract price was \$946,408.46.

The buildings have received Certificates of Occupancy and the Contractor has submitted a request for final payment \$47,320.42. As such, Town Staff has approved this request and published notice of final payment in the August 28th and September 4th editions of the CB News. Final payment has been scheduled for September 15th, pending approval by Town Council and no claims raised by claimants.

Recommendation:

Staff recommend approving final payment for the Paradise Park Workforce Rentals Project Phase 2 contract, pending no claims raised by claimants.

Proposed Motion:

Council Member makes a motion to approve final payment for the Paradise Park Workforce Rentals Project Phase 2 contract, pending no claims raised by claimants.

Attachment:

Notice of Final Settlement: Paradise Park Workforce Rentals Project Phase 2

PUBLIC NOTICE
NOTICE OF FINAL SETTLEMENT

NOTICE is hereby given by the Town Council of the Town of Crested Butte, Colorado, that final settlement of a contract with HIGH MOUNTAIN CONCEPTS for the PARADISE PARK WORKFORCE RENTALS PHASE 2 will be held at the regular meeting of the Town Council of the Town of Crested Butte on the 2nd day of SEPTEMBER, 2025, at Town Council Chambers, 507 Maroon Ave, Crested Butte, Colorado 81224. Payment to Contractor is scheduled to be released no sooner than SEPTEMBER 15, 2025.

Any person co-partnership, association of persons, company or corporation that has furnished labor, materials, team hire, sustenance, provisions, provender or other supplies used or consumed by the Contractor, or his or her sub-contractors, in or about the performance of the work contracted to be performed who has not been paid by the Contractor or its subcontractor may file with the Town of Crested Butte a verified statement of the amount due and unpaid on account of such claim.

Upon receipt of such claim, on or before the date and time of such final settlement, the Town of Crested Butte shall withhold from all payments to the Contractor sufficient funds to insure the payment of said claim. The Town of Crested Butte shall hold such funds until the claim has been paid as filed or withdrawn. Such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement unless an action is commenced within that time to enforce such unpaid claims and a notice of lis pendens is filed with the Town of Crested Butte.



Staff Report

September 2, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Support for CAST 2026 Colorado Legislative Position Statement on Housing

Summary:

Colorado Association of Ski Towns (CAST) is again seeking member support for its position statement on housing in advance of the next regular session of the Colorado Legislature.

Previous Council Action:

The Council approved this same position statement in 2024 in advance of the 2025 legislative session.

Background:

Crested Butte is a long-time member of CAST. Erin Ganser, Karl Hanlon and Dara MacDonald all regularly participate on the CAST Affordable Housing subcommittee which developed this position statement. The position statement was also adopted by the full CAST Board which Dara also serves on.

Discussion:

As affordable housing issues have risen to the forefront throughout Colorado in recent years, the legislature has become increasingly focused on the issue. CAST members have long experienced the pressures of lack of affordable housing and have extensive experience in developing and delivering affordable housing in their communities. The experience of our members is very helpful in creating and considering various legislative proposals, some good and some detrimental to our efforts. It is important that the Town use its influence through both CAST and the Colorado Municipal League to help shape legislative actions.

Climate Impact:

No direct impact

Financial Impact:

No direct impact

Legal Review:

The Town Attorney has provided input on the position statement through their participation on the CAST Affordable Housing subcommittee.

Recommendation:

Proposed Motion:

A Council member should make a “motion to support the CAST 2026 Colorado Legislative position Statement on Housing as part of the Consent Agenda” followed by a second and roll call vote.



COLORADO ASSOCIATION OF SKI TOWNS

2026 COLORADO LEGISLATIVE POSITION STATEMENT ON HOUSING

OVERVIEW: The Colorado Association of Ski Towns (CAST) represents the mountain resort communities throughout Colorado. Colorado's ski industry generates \$4.8 billion in annual economic output, supports more than 46,000 year-round equivalent jobs, and generates \$1.9 billion per year in labor income. ([RRC Associates](#)). The lack of available and attainable housing for employees in Colorado mountain resort communities has reached a crisis level which is directly impacting the provision of basic services as well as the ability to adequately staff and operate all businesses, from ski resort companies to local, small businesses. CAST supports targeted legislation to provide additional financial tools for Colorado mountain communities to address housing needs.

AUTHORIZE LOCAL SHORT-TERM RENTAL TAXES: Home rule municipalities, with the approval of their voters, have long been able to set a tax on short term rentals (STRs). CAST supports legislation to specifically authorize statutory counties and municipalities to refer short term rental taxes to the voters with the proceeds of such revenues to be dedicated to affordable workforce housing for the local community. Such taxes would not be imposed by the legislation. Rather, each community would be able to ask their local voters to consider such a tax.

AUTHORIZE LOCAL EMPTY HOMES TAXES CAST supports legislation to clearly allow municipalities and counties to refer residential empty homes taxes to their voters. Such taxes would not be imposed by the legislation. Rather, each community would be able to ask their local voters to consider such a tax. Census data shows residential vacancy rates soaring above 40% in some Colorado mountain towns facing acute housing shortages. Empty homes taxes, also known as vacancy taxes, incentivize homeowners to rent their homes to local residents rather than rent them at peak times and leave them empty most of the year. Additionally, this would disincentivize the use of homes as investments and result in a higher utilization as actual homes. This would help local jurisdictions capture the revenues normally generated through sales taxes from residents for services provided regardless of occupancy. Revenue from the tax would fund affordable workforce housing for the local community.

AUTHORIZE LOCAL REAL ESTATE TRANSFER FEES: The Colorado Constitution prohibits new *taxes* on the transfer of real estate, but the courts have long held fees to be different from taxes. CAST supports legislation to expressly allow municipalities and counties to adopt fees on the transfer of real estate, with the fee revenues to fund affordable workforce housing for the local community. Such fees would not be imposed by the legislation. Rather, each community would be able to adopt such fees at the local level. This can be a powerful tool; total revenues from legacy real estate transfer taxes in CAST member municipalities have risen above \$80 million annually.

CAST TO WORK WITH PARTNER ORGANIZATIONS: In supporting this position statement, CAST members support CAST seeking to work with the Colorado Municipal League; Colorado Counties, Inc.; Colorado Counties Acting Together; and any other organizations who agree to support these proposals, and members formally request these organizations and state legislators initiate and pursue this legislation on their behalf.

CONTACT INFORMATION: For more information please contact, Margaret Bowes, Executive Director, Colorado Association of Ski Towns, mbowes@coskitowns.com



MEMORANDUM

DATE: August 25, 2025

TO: CAST Membership

FROM: Shannon Haynes, CAST President

RE: 2026 Legislative Position Statement on Housing

Please find attached the CAST 2026 Colorado Legislative Position Statement on Housing. As you will see, the three legislative proposals would give local governments more tools and revenue options to address housing issues in the discretion of each individual local government and its residents. This statement is the same as the 2025 position statement.

The CAST board requests that each Colorado CAST member governing body consider lending its support to this position statement. It would be ideal to have this support **by September 5**. While each CAST member will find different value in the various proposals, by working in concert we demonstrate greater backing for the package as a whole and for our fellow local governments seeking to pursue one of these options. As in years' past, we intend to engage other partner organizations in the effort as described in the position statement, and as we work with others, these proposals may evolve or expand. As they do, our intent will remain to secure more opportunities to address our housing needs while preserving our existing means of serving and representing our communities.

Please email Margaret Bowes, mbowes@coskitowns.com with your jurisdiction's support by September 5.



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: September 2, 2025

Town Manager

- 1) Kickball all-staff – Town staff enjoyed an afternoon of kickball and burgers at Tommy-V on August 20th in lieu of our typical monthly all-staff meeting. Fund was had. No serious injuries. Everyone won.



- 2) We have confirmed that Mountaineer Square is telling clients to park overflow vehicles on the street in the Town of Crested Butte as there is no on-street parking within the Town of Mt. Crested Butte. We continue to ticket vehicles that are parked illegally.

Sustainability

- 1)

Public Works

- 1) **Whiterock Watermain Replacement Update:** The Contractor (Dietrich Dirtworks) has installed the new water main, from 3rd street (300 block) up to 5th street (400 block), and are currently installing the new water service pretaps associated with the two blocks. This work is anticipated to be complete the week of August 25th. Once complete, the contractor will begin the process to pressure test and disinfect the main and service. While pressure testing and disinfection of the system in the 300 and 400 blocks continues for the next several weeks, the contractor will begin installing the water main from 5th street to 6th street. The project is still anticipated to be complete in mid October.
- 2) **Red Lady Roundabout Open House:** Please save the date for an open house on the Red Lady roundabout on Tuesday, September 16 from 5-7pm in the Council Chambers.

Marshals

- 1) Officers have recently completed “Anti-Bias Training for Law Enforcement”, “Non-fatal Strangulation Investigations” and “Crisis Intervention” trainings.
- 2) The whole department completed their annual less-lethal re-certification which involves working through a healthy dose of aerosolized pepper spray (OC). Do not recommend... In addition, our new officer, Jackson Smith, took a full OC exposure with a stream to the face. Also, do not recommend... Everyone lived to tell the tale and has a renewed respect for one of our less-lethal options.
- 3) A larger and smaller bear have been making their way around town conducting both night and daytime foraging. This is making things complicated on trash day since they are not “respecting” our pickup times where curbside placement is usually after they go to bed. We have been hazing the bears when we can and thank everyone for their cooperation in placing cans as late as possible.

Parks, Recreation, Open Space and Trails

- 1) **Trash Update:** At the 8/18 meeting Council requested a cost estimate to increase summer service of Big Bellies from 8 weeks to 11 weeks for 3x/week empties. This schedule would mirror the CBCS summer break schedule. Staff has requested a cost estimate for this increased service as well as the addition of bear-proof totes adjacent to every Big Belly unit on Elk Ave. and at Totem Pole Park for the 4th of July weekend. The current annual service agreement to empty Big Bellies is \$91,291.94.
- 2) **Projects Update:** The Baxter Gulch trailhead parking lot is open, and the kiosk and gate have been installed. The Mineral Point Trail grading, road base courses, and stone bench placement on the south side of Pyramid are complete. Crusher fines and reseeding are up next. The same has been completed on the northeast side of Pyramid, and work on the northwest side will commence after completion of the CBFDP utilities work in the adjacent easement.

Community Development

- 1) **Design Standards RFP:** The Town has released a request for proposals to update the Design Standards, building on the recommendations of the Historic Preservation Plan and ensuring alignment with the upcoming zoning code update. The project is budgeted at \$150,000 in 2025,

supported by a \$50,000 state grant. Proposals are due September 26, with the project anticipated to launch at the November BOZAR meeting.

- 2) **FAR Map:** The Community Development Department has a new tool we're excited to share. On our [website](#), you can now explore an interactive [Floor Area Ratio \(FAR\) map](#) with information on every parcel in town. By clicking on a parcel, you can view its primary FAR, parcel FAR, and see whether it is at or over the limit, or if there is available FAR to build. A big thank you to Hilary Mayes, our GIS Specialist, for her hard work in getting this tool launched. We have already shared it with our network of architects, designers, engineers, and realtors, and are pleased to now make it available to the whole community.
- 3) **Corridor Plan:** In mid-July, Gunnison County convened representatives from Crested Butte, Mt. Crested Butte, CB South, Gunnison, RTA, and MTX to discuss the scope of the upcoming Corridor Plan, with a request for proposals anticipated in the fourth quarter of this year. Since that meeting, the only update has been a funding request memo sent to staff on August 25. Town staff are now working with Gunnison County to clarify timing, expectations, and project details before bringing forward a proposal as part of an IGA and funding agreement for Council consideration. The County has indicated that the Corridor Plan will follow completion of the Gunnison Area Plan and Special Area Regulations, which are currently under review. A continued joint public hearing of the BOCC and Planning Commission on the Special Area Regulations is scheduled for September 18.
- 4) **Paradise Park Workforce Rentals:**
 - a. Certificates of occupancy have been issued on 11 units.
 - b. The second phase will be fully occupied by mid-September.
 - c. The final three units are on schedule to be complete in early December.
 - i. [Applications](#) for the final three units are open through September 12th. GVRHA is handling applicant qualification and would hear any objections to that portion of the process if raised. GVRHA declined to administer the lottery. Staff anticipates holding the lottery in late September pending the closing of the application/qualification objection period.
- 5) **Mineral Point:**
 - a. The new framer has completed corrections to the original framer's work.
 - b. New HVAC & plumbing subcontractors started the week of 8/18/2025. Will start by verifying the work done by the previous contractor and making corrections as needed.
- 6) **The Ruby:** As of August 1st, property management of the Ruby has transitioned from GVRHA to the Town.
- 7) **Deed Restriction Compliance:**
 - a. As of 8/13/2025, GVRHA and Town Staff are working on 7 complaint-based compliance actions on deed restricted units. Two have been forwarded to the Town for enforcement and five are in progress with GVRHA.
 - b. Routine compliance outreach on Kapushion and Verzuh has been delayed to provide time for Town legal to review title. Kick off is anticipated in September.

Town Clerk

- 1) Upcoming election deadlines:
 - Completed nomination petitions and election packet items to become a candidate are due by Friday, August 29, 2025, by 5:00PM.
 - Friday, September 5, 2025, is the due date for the first Fair Campaign Practices Act (FCPA) filing for the election.
 - Tuesday, September 9, 2025, is the deadline for candidates to provide the phonetic pronunciation of their names to assist with the preparation of the audio ballot. Each candidate shall call and leave a voice mail recording at 970-641-1516, Option 7, and include their name, jurisdiction (Town of Crested Butte), and title of office (Mayor or Council member).
- 2) On Sunday, September 7, 2025, a full day of community events are planned, including the Bridges of the Butte Townie Tour and the Adaptive Mountain Bike World Championships. These events will be accompanied by the Crested Butte Farmers Market and the Art Market. To accommodate the festivities, Elk Avenue will be closed from the Zero Block through 5th Street, and 3rd Street will be closed alley to alley. The Farmers Market will continue to operate in its usual location, utilizing two blocks of Elk Avenue, including a portion that overlaps with the Elk Avenue closure for the Townie Tour. Additionally, the Art Market will be set up in the 1st and Elk parking lot.
- 3) Loren Knobbe, from Tri-County Health Network, requested that the Council consider adding a proclamation to the September 15, 2025, agenda for Suicide Prevention Awareness Month. Does the Council want the proclamation included on the 15th?

Finance/HR/IT

- 1) Preliminary Revenue Report for July

TOWN SALES TAX July 2025

Business Category	Total Amount 2025	Total Amount 2024	\$ Diff	% Diff
BARS/REST	369,572	341,367	28,205	8.26%
ECOMMERCE	24,626	16,136	8,490	52.62%
GROCERY	142,684	138,306	4,378	3.17%
RETAIL	227,302	227,812	(510)	-0.22%
RETAIL:MMJ	14,039	14,493	(454)	-3.13%
LODGING	126,273	113,124	13,149	11.62%
CONST/HRDWR/AUTO	63,522	66,782	(3,260)	-4.88%
SERVICE	25,423	25,483	(60)	-0.24%
Grand Total	993,441	943,503	49,938	5.3%

YTD 2025	YTD 2024	\$ Diff	% Diff
1,281,670	1,206,200	75,470	6.26%
229,374	148,296	81,078	54.67%
523,302	515,150	8,152	1.58%
764,741	755,102	9,639	1.28%
67,902	74,927	(7,025)	-9.38%
492,641	450,168	42,473	9.43%
326,193	320,746	5,447	1.70%
218,013	230,807	(12,794)	-5.54%
3,903,836	3,701,396	202,440	5.5%

OTHER REVENUE SOURCES

Vacation Rental Excise Tax	113,356	117,196	(3,840)	-3.3%
Tobacco & Nicotine Tax	24,532	22,543	1,989	8.8%
RETT	96,724	9,825	86,899	884.5%
Carry Out Bag Fee	1,023	936	87	9.3%

499,630	498,032	1,598	0.3%
114,374	110,194	4,180	3.8%
690,321	632,020	58,301	9.2%
3,453	3,845	(392)	-10.2%

Upcoming Meetings or Events Council may choose to attend

September 22 – Joint dinner with Mt. Crested Butte Town Council to discuss Mountain Express, location TBD

September 24 - Final Compass Navigation Committee wrap-up meeting, 8:30am – 1:00pm

September 29 – Quarterly Intergovernmental meeting, City of Gunnison hosting, location TBD

October 1 – Chamber of Commerce Business After Hours sponsored by the Town of Crested Butte. Details will be forthcoming.

PROST public outreach event – Pumpkin Patch at Town Ranch, 3:00-6:00

Upcoming Agenda Items

See attached **draft** list of upcoming Council agenda topics

* As always, please let me know if you have any questions or concerns. You may also directly contact department directors with questions as well.

Crested Butte Town Council Upcoming Agenda

September 15 - Packets out Monday, September 8th Gabi out

Work session – 2hrs?

- 2026 Budget Work session
 - Refined Strategic Plan and 2026 priorities
 - Capital Plan
 - Overall Fund Strategies

Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Resolution – Appointing Election Commissioners c. Amendment to Waste Management Agreement - Shea 2. <u>Presentation</u> <ol style="list-style-type: none"> a. Red Lady Roundabout 30% design – Shea/Mel | <ol style="list-style-type: none"> 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Building code adoption - Mel 4. <u>New Business</u> <ol style="list-style-type: none"> a. Plastic Pollution Reduction Act, local implementation – Dannah b. Cost analysis of composting program – Dara c. 5. <u>Exec Session</u> |
|--|---|

September 22 - Joint meeting with Mt CB re: Mountain Express

September 29 – Quarterly Intergovernmental meeting, City of Gunnison hosting

October 6 - Packets out Monday, September 29th

Work session –

- Joint BOZAR work session
 - What have we done so far?
 - Discuss development review process/role of BOZAR
 - Discuss/review proposed code structure moving forward
 - What's coming next? – outreach overview

Regular Meeting

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Adoption of the Snow Plan – Shea c. Q3 update of Council priorities (Staff Updates) – Dara d. Review of grant applications/awards (Staff Updates) - Dara | <ol style="list-style-type: none"> 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. 4. <u>New Business</u> |
|---|--|

- a. Center for the Arts, Consideration of Building Transfer – Dara (schedule for 1hr plus)
- b. Draft 2026 Budget –
- c. Direction on Late Night Taxi funding -
- 5. Exec Session

October 20 - Packets out Monday, October 13th

Work session –

- 2026 Budget - Refine Draft 2026 Budget; Fund Balance Review; Updated 2026 Revenue/Expenditure Assumptions; Impact to Mill Levy

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual rental agreement with WEHA - Janna
- 2. Presentation
 - a.
- 3. Public Hearing
 - a.
- 4. New Business
 - a.
 - b.
- 5. Exec Session

November 3 - Packets out Monday, October 27th

Work session –

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Q3 Financial Report
 - c. Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte - Janna
- 2. Presentation
- 3. Public Hearing
 - a.
- 4. New Business
 - a. Resolution, Adopt Mill levies
 - b. Resolution, Adopt fee schedule
- 5. Exec Session

November 17 - Packets out Monday, November 10th

Work session –

Regular Meeting – Swear in Mayor & New Council Members

- 1. Consent Agenda
 - a. Minutes – Lynelle
- 2. Presentation
 - a.
- 3. Public Hearing
 - a.
- 4. New Business
 - a. Appointment of the Mayor Pro Tem - Lynelle
 - b. Board and Committee Appointments – Lynelle
 - c. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea

- d. IGA with Gunnison County re: Red Lady roundabout – Shea (Placeholder – waiting on grant docs from Feds)
- e. SH 135 Corridor Plan IGA – Mel
- f.
- 5. Exec Session

December 1 - Packets out Monday, November 24th

Work session –

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual Funding Agreement with the Chamber of Commerce - Dara
- 2. Presentation
 - a.
- 3. Public Hearing
- 4. New Business
 - a. Resolution, Adoption of updated Employee Handbook – Rob/Dara
 - b.
- 5. Exec Session

December 15 - Packets out Monday, December 8th

Work session –

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
- 2. Presentation
 - a.
- 3. Public Hearing
- 4. New Business
 - a.
 - b.
- 5. Exec Session

Future/Annual Items

January – Resolution setting posting places

- Annual resolution approving Council Rules of Procedure
- Annual review of progress on Council goals/priorities
- Annual review of grant applications/awards
- Presentation from QQ (following elections)
- CIRSA elected officials training (following elections)
- Presentation from Region 10 (following elections)
- Town Attorney quarterly report

February – Year-end report from Chamber of Commerce

- Mt. Express annual report
- Year-end financial summary

March - Annual review of traffic calming and parking management (include bike safety) – 2nd meeting so can have President's Day data

April - Q1 review of progress on Council goals/priorities

- review of grant applications/awards
- Town Attorney quarterly report

May – Q1 financial summary

- Legislative Session summary
- Annual update of AH Guidelines for updated HUD AMI limits
- review of grant applications/awards

June – Annual Report on Visitor Center operations – Chamber Director

July – Q2 review of progress on Council goals/priorities

- Town Attorney quarterly report

August – Initiate annual budget with Council

September – Q3 review of progress on Council goals/priorities

- Q2 financial summary
- review of grant applications/awards
- Annual budget work sessions with Council

October – Snow Plan

- Annual revisiting of the Climate Action Plan – strategies & actions
- 15th – deadline for presentation of the annual budget
- Annual rental agreement with WEHA
- Town Attorney quarterly report

November – Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte

- Q3 financial summary
- Board & Committee appointments (following election)
- Appointment of Mayor pro-tem (following election)
- Adoption of annual budget (Nov or Dec depending on election cycle)

December – Funding agreement with Chamber of Commerce

- Agreement with GVRHA for Green Deed



Staff Report

September 2, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk

Subject: (Second Reading and Public Hearing) Ordinance No. 10, Series 2025 - An Ordinance of the Crested Butte Town Council Requiring Energy Assessments for Unlimited Vacation Rental License Holders.

Date: August 26, 2025

Background:

On April 21, 2025, the Town Council formally adopted the Climate Action Plan (CAP), reinforcing the Town's strategic commitment to addressing the urgency of climate change. The CAP outlines specific goals and actionable strategies aimed at reducing greenhouse gas (GHG) emissions by 2030. One of the plan's key focus areas is the buildings sector, recognizing the significant role buildings play in local energy use and emissions.

A primary strategy identified in the CAP is to empower and incentivize the community to take active steps toward reducing energy consumption, electrifying buildings, and promoting efficient land use. These actions are essential to prepare for and maximize the benefits of a future powered by a renewable energy grid. To support this strategy, the CAP proposes a new requirement for energy assessments on unlimited license holders of vacation rental properties. These assessments will help the Town collect valuable data on residential energy use, which can inform broader climate and energy policies moving forward.

To provide context for these efforts, it is important to consider the evolution of building energy codes. The International Energy Conservation Code (IECC) introduced in 2012 marked a significant improvement in energy efficiency standards for new homes. The Town of Crested Butte did not adopt the 2012 IECC. Instead, the Town transitioned directly from the 2009 IECC to the 2015 version, effective in January 2017.

The jump from 2009 to 2015 was a substantial one. The 2015 IECC required higher insulation levels, tighter building envelopes verified through mandatory blower door testing, more efficient windows with lower U-values and solar heat gain coefficients, and improved HVAC efficiency. It also introduced requirements for better duct sealing, high-efficacy lighting, and mechanical ventilation to ensure indoor air quality in tighter homes. These measures combined to reduce air leakage, minimize heating and cooling loads, and improve overall building performance.

Homes built under or exceeding the 2015 IECC, especially those verified by programs such as the Home Energy Rating System (HERS) or Energy Star, are generally considered the first wave of modern, energy-efficient construction. More recently, homes constructed to meet the 2021 IECC are regarded as high-performance buildings, offering superior energy performance and long-term environmental benefits.

The Town of Crested Butte adopted the 2015 IECC in 2017, meaning that all residential properties built from that year forward have been subject to the improved energy efficiency standards introduced in the 2015 code. Ordinance No. 10, Series 2025 is in alignment with these standards. This ordinance would exempt unlimited vacation rental properties from the CAP's energy assessment requirement only if they were constructed under the governance of the 2015 code or later. The rationale for this exemption is that homes built to the 2015 IECC standard, effective in 2017, already meet a baseline of modern energy efficiency, reducing the need for additional assessment.

This policy approach allows the Town to focus energy assessment efforts on older housing stock and properties more likely to benefit from efficiency upgrades, while recognizing the relative performance of newer homes already built to updated standards. Through the licensing requirement for vacation rentals, Town can require these properties to obtain an energy assessment. Some owners may choose to act on this information immediately and take steps to improve the efficiency of their homes. At a minimum, the information will help the Town better understand the efficiency upgrade needs in the community and inform incentive programs going forward. Ultimately, this supports the Town's broader goals of emissions reduction, data-informed planning, and community resilience in the face of climate change.

Responsive to the August 18th Council meeting:

Summary of changes or environmental improvements enacted by the 2015 IECC:

- Increased insulation requirements
- Reduced air leakage
- Improved window standards
- Mandatory duct sealing and testing
- Lighting efficiency upgrades

Reasoning for energy assessments current for up to ten years:

Building envelope and major systems don't change quickly: insulation levels, windows, framing, and air sealing generally last decades unless a renovation happens. These are the biggest drivers of a building's inherent energy performance.

- Baseline for comparison: A 10-year-old energy assessment still provides a useful baseline for tracking whether the building's performance has improved, declined, or remained steady.
- Code alignment: Energy codes and standards tend to update every 3 years, but the *step changes in performance* usually take place over 6–9 year intervals. Ten years often spans one or two significant code updates, which can help contextualize performance against “modern” standards.

- Durability of efficiency features: High-performance equipment like furnaces, boilers, or windows often have a service life of 15–25 years, so the assessment still reflects their efficiency for a good portion of their lifecycle.

Regarding maintenance concerns:

Maintenance and natural degradation over time can significantly impact a home's energy performance, even for homes built to modern code standards. This is one reason to potentially require an assessment for homes built to the 2015 code as some of those homes are coming up on a decade of being built. Building systems are not static. Ductwork can loosen, insulation may settle or become displaced, and air sealing can deteriorate, all of which increase energy loss. In addition, equipment efficiency declines as systems age, and occupant behavior or changes in household patterns can further influence overall energy use. Energy assessments help ensure that a home continues to operate as intended and can identify opportunities for cost-effective improvements before performance issues become more significant.

- The energy assessment is valid for ten years and is tied to the property, not the owner. If ownership changes, the new owner can still apply for a vacation rental license as long as the property has a valid energy assessment dated within the past ten years.
- Of the 189 unlimited vacation rental license holders, four properties are exempt from energy assessments due to being constructed under the 2015 International Energy Conservation Code (IECC).

Summary:

Ordinance No. 10, Series 2025 establishes a new requirement for unlimited vacation rental license holders to have an energy assessment completed and to submit a copy of the assessment report by the open enrollment deadline in October 2026, for the 2027 license year.

Primary vacation rental license holders are exempt from this requirement to avoid placing an undue burden on these property owners. This exemption also acknowledges that primary rentals are limited to a maximum of ninety nights per year, making their overall environmental impact comparatively lower.

The purpose of this energy assessment requirement is to enable the Town to collect data on residential energy use across residential properties, supporting community-wide efforts to monitor and potentially reduce energy consumption.

Recommendation:

To approve Ordinance No. 10, Series 2025.

Recommended Motion:

Motion to approve Ordinance No. 10, Series 2025.

ORDINANCE NO. 10**SERIES 2025****AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL REQUIRING ENERGY ASSESSMENTS FOR UNLIMITED VACATION RENTAL LICENSE HOLDERS**

WHEREAS, the Town of Crested Butte, Colorado (the “**Town**”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and the laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, as implemented through the Town of Crested Butte Charter, the Town has the authority to enact and enforce regulations regulating vacation rentals within the Town’s jurisdiction; and

WHEREAS, the Crested Butte Town Council finds it is necessary and proper to update Chapter 6 of the Crested Butte Municipal Code to require energy assessments for all new and renewing unlimited vacation rental license holders, no later than the deadline for open enrollment in October, 2026 for the 2027 license year, as provided in this ordinance; and

WHEREAS, as a mountain town dependent on snowpack, thriving outdoor recreation, and tourism-based economy, the Town of Crested Butte community views climate change as one of the most important current issues; and

WHEREAS, the Climate Action Plan (CAP) was adopted by the Town Council on April 21, 2025, which outlines goals and strategies to reduce greenhouse gas emissions by 2030; and

WHEREAS, the CAP is guided by the Town of Crested Butte’s strategic goal to “act on urgency of climate change”; and

WHEREAS, one of the CAP priority actions for buildings is to empower and incentivize the community to reduce energy use, electrify buildings to maximize the future benefits of a renewable-energy grid, and encourage efficient land use policy; and

WHEREAS, requiring energy assessments for vacation rentals will allow the Town to collect community-wide energy use data in residential properties; and

WHEREAS, the Town of Crested Butte will act on the urgency of climate change by setting the example of what is possible for mountain communities to take responsibility for our climate impacts; and

WHEREAS, the Town Council finds that the below amendments are in the best interests of the health, safety, and general welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT,

1. Amending Chapter 6, Article 5, Section 30

Adding the definition of home energy assessment. Home energy assessment shall mean an assessment that includes a home visit by a building performance institute (BPI) certified energy analyst that results in a report that analyzes the current condition and energy usage of a home and provides a list of recommended improvements.

2. Amending Chapter 6, Article 5, Section 40

Section 6-5-40(1), shall be amended to read as follows:

All new and renewing unlimited vacation rental license applicants or holders shall be required to provide a copy of the energy assessment report for the vacation rental no later than the deadline for open enrollment in October, 2026 for the 2027 license year. If a copy of the assessment report is not provided by the license holder or applicant by the deadline, the existing license will not be renewed nor the new license issued. New applicants for unlimited vacation rental licenses after the 2027 license year shall be required to provide evidence of energy assessments at the time of application. Properties newly constructed with building permits issued after January 1, 2017, are exempt from this requirement.

INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS 18TH DAY OF AUGUST, 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECOND READING IN PUBLIC HEARING THIS 2ND DAY OF SEPTEMBER, 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk

[SEAL]

DATE: August 25, 2025
TO: Mayor and Town Council, Town of Crested Butte
FROM: Karl J. Hanlon, Town Attorney
RE: Clark's Market Show Cause Hearing

At the July 21, 2025 Town Council meeting the Council adopted Resolution 2025-18 finding probable cause that a liquor code violation occurred when Clark's Market failed to disclose the May 5, 2025, citation from the Liquor Enforcement Division on its liquor license renewal application as required by the application and Municipal Code Section 6-2-30 and further failed to notify the Town that it had entered into a Stipulation, Agreement, and Order with the State Liquor Enforcement Division regarding that violation. The Order to Show Cause was subsequently issued by the Town Clerk and delivered via electronic mail to Clark's Market.

The Order to Show Cause relates only to the failure to disclose the violation on the renewal application and does not relate to the underlying violation of selling to a person under the age of 21. Accordingly, the Council is only determining if: 1) Clark's Market violated the Town Code and State Liquor Laws by failing to disclose on its renewal application that it had been charged, and then failed to inform the Town during the renewal process that it had entered into a Stipulation, Order and Agreement with the State Liquor Enforcement Division, and 2) if the Council determines the violation occurred, what an appropriate penalty for the violation is. Had Clark's Market disclosed the violation pursuant to Municipal Code Section 6-2-30 they would have been required to appear before Council as part of the renewal process rather than being renewed administratively by the Town Clerk.

A public hearing on the matter has been set for August 5, 2025, and continued to September 2, 2025. The procedure for the public hearing is:

1. Presentation of evidence (both written and testimony of the Town Clerk) by the Town Attorney regarding the alleged violation.
2. Questions by the Council regarding the evidence.
3. Presentation by Clark's Market of any evidence they wish to submit either written or testimony.
4. Questions by the Council regarding the evidence.

Mail to:

Glenwood Springs
201 14th Street
Suite 200
Glenwood Springs, CO 81602

Aspen
0133 Prospector Road
Suite 4102-J
Aspen, CO 81611

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432

5. Open the hearing to the public for any testimony.
6. Deliberation and decision by the Council.

If the Council finds the violation did occur, then Council may:

1. Revoke Clark's Market's liquor license.
2. Suspend the liquor license. In enforcing a suspension Council has several options.
 - a. During a suspension period Clark's Market would be prohibited from selling any alcohol and posting at the establishment as to why.
 - b. A fine in lieu of suspension equal to the daily profit for each day of suspension is often used by the State Liquor Enforcement Division.
 - c. Hold the suspension in abeyance pending no further violations by Clark's Market.
 - d. A combination of the above.
3. The Council may also find they committed a violation but impose no penalty.

Attached are the following documents:

1. Resolution 2025-18
2. Notice of Hearing and Order to Show Cause
3. Renewal Application Signed May 6, 2025.
4. Stipulation, Agreement, and Order executed June 9, 2025.
5. Email communications between the Town Clerk and Clark's Market's licensing agent.
6. Town Clerk's complete and issued renewal packet.
7. Notice of Hearing (Public)

With regard to the timeline of events, we wanted to correct an error regarding the date the Stipulation, Agreement, and Order was entered into. It was executed by Mr. Clark on June 9, 2025. The corrected timeline is:

- May 5, 2025: Violation cited for selling to someone under 21.
- May 6, 2025: Renewal application filed.
- June 2, 2025: Renewal issued.
- June 6, 2025: Proposed Stipulation, Agreement, and Order transmitted to Clark's.
- June 9, 2025: Stipulation, Agreement, and Order executed.
- June 10, 2025: Clark's requests correction to license.
- June 11, 2025: Corrected and effective renewal issued.

RESOLUTION 2025-18**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, ACTING AS THE LOCAL LIQUOR LICENSING AUTHORITY FINDING PROBABLE CAUSE OF A LIQUOR CODE VIOLATION BY CRESTED BUTTE GROCERY LLC D/B/A CLARK'S MARKET.**

WHEREAS, the Town of Crested Butte, Colorado (the "Town") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Crested Butte Municipal Code Section 6-2-10(b) the Town Council constitutes the Local Liquor Licensing Authority ("Town Council"); and

WHEREAS, Crested Butte Grocery LLC d/b/a Clark's Market ("Licensee") holds a Fermented Malt Beverage and Wine Liquor License No. 04-00825; and

WHEREAS, on May 5, 2025, Licensee was cited by the State Liquor Enforcement Division for selling to a person under the age of 21; and

WHEREAS, on May 6, 2025, Licensee signed and submitted a renewal application averring that Licensee's only violation in the past year was in Parachute, Colorado on a separate license (See **Exhibit A**); and

WHEREAS, on May 9, 2025, Licensee entered into a Stipulation, Agreement and Order with the State Liquor Enforcement Division regarding the May 5, 2025, violation (See attached **Exhibit B**).

WHEREAS, on May 26, 2025, the Town Clerk issued a renewal of the Licensee's liquor license (See attached **Exhibit A**); and

WHEREAS, pursuant to Municipal Code Section 6-2-30(b) due to the violation the license renewal required a hearing before the Town Council.

NOW, THEREFORE, IT IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, THAT:

Section 1. The Town Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings

Section 2. Based on the foregoing, the Town Council finds that probable cause exists to believe that Crested Butte Grocery LLC d/b/a Clark's Market violated both State and Town of Crested Butte regulations by failing to disclose the May 5, 2025, violation during the renewal process for its liquor license.

INTRODUCED, READ, AND PASSED THIS 21st DAY OF July 2025.

TOWN OF CRESTED BUTTE, COLORADO



Ian Billick, Mayor

ATTEST



Lynelle Stanford, Town Clerk

(SEAL)



DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

CLARK'S MARKET
818 SOUTH MAIN STREET
Blanding UT 84511

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	346.25
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to Movelt on Date

☐ Paid Online

Licensee Name

CRESTED BUTTE GROCERY LLC

Doing Business As Name (DBA)

CLARK'S MARKET

Liquor License Number

04-00825

License Type

Fermented Malt Beverage and Wine (city)

Sales Tax License Number

02526189

Expiration Date

07/04/2025

Due Date

05/20/2025

Business Address

Street Address

500 BELLEVIEW AVENUE

Phone Number

9703496492

City, State, ZIP Code

Crested Butte CO 81224

Mailing Address

Street Address

818 SOUTH MAIN STREET

City, State, ZIP Code

Blanding UT 84511

Email

jon@geberslicensing.com

Operating Manager

Tom Clark, Jr.

Date of Birth

11/22/1973

Exhibit

A

Home Address

Street Address		Phone Number
449 Mountain Laurel, Unit 3		(970) 948-2037
City	State	ZIP Code
Aspen	CO	81611

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented? ☐ Owned ☒ Rented* If rented, expiration date of lease
 12/2037

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☒ Yes ☐ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☒ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

☒ Yes ☐ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

☒ Yes ☐ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Tom Clark, Jr.

Title

President

Signature

Tom Clark

887FD6D4B9864CE...

Date (MM/DD/YY)

5/6/2025

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

STIPULATION, AGREEMENT, AND ORDER
SA 24-GJ-44

IN THE MATTER OF:

**BATTLEMENT GROCERY, LLC
D/B/A CLARK'S MARKET
71 SIPPRELLE DRIVE
PARACHUTE, COLORADO 81635**

Fermented Malt Beverage and Wine (county) License No. 04-01231

The State of Colorado, Liquor Enforcement Division ("Division") and Battlement Grocery, LLC, D/B/A Clark's Market, 71 Sipprelle Drive, Parachute, Colorado 81635 ("Licensee") hereby stipulate and agree as follows:

1. Licensee has been the subject of an investigation conducted by the Division. Agents of the Division allege violation of the Colorado Liquor Code, Sections 44-3-901(1)(b)(I), and 44-3-901(11).

IT IS ALLEGED THAT:

- A. On April 16, 2024, the Licensee, by and through its employee/agent, Jeffrey M. Miller, permitted the selling, serving, giving, or procuring of an alcohol beverage (a can of Twisted Tea fermented malt beverage) to 23FLK17074, a seventeen-year-old Liquor Enforcement Division underage purchaser.
 - B. Jeffrey M. Miller failed to verify that the consumer was at least twenty-one years of age by requiring the consumer to present a valid identification and who appeared to be under the age of fifty (50).
2. Licensee acknowledges receipt of sufficient notice, advisement of rights, and process of the proceedings and wishes to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").
3. The Division and Licensee have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to the issuance by the State Licensing Authority of an Order to Show Cause and conducting a

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 2

hearing to determine the merits of such allegations. The terms and conditions of this Order are subject to approval by the State Licensing Authority.

4. Licensee admits the violations as alleged above in paragraph 1.
5. Licensee agrees, in lieu of the issuance of an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
 - A. A **seven (7) day** suspension of Licensee's **Fermented Malt Beverage and Wine (county) License** to take place as follows:
 - i. License to be actively suspended for **three (3) days** from 12:01 a.m. on **December 27, 2024**, until 11:59 p.m. on **December 29, 2024**.
 - ii. During any period of active license suspension, Licensee shall post signs on its premises in compliance with Regulation 47-600(F), 1 C.C.R. 203-2.
 - iii. **Four (4) days** of the suspension to be held in abeyance for a period of one (1) year, from the date of approval of this agreement by the state licensing authority, pending no further violations of the Colorado Liquor Code Section 44-3-901(1)(b)(I), C.R.S., during this period.
6. The Licensee has filed a written petition to the Division in accordance with 44-3-601(3), C.R.S. requesting that the Licensee be allowed to pay a fine in lieu of active suspension in paragraph 5(A)(i). The Division finds that the petition supports the following:
 - A. That the public welfare and morals would not be impaired by permitting the Licensee to operate during the period set for suspension and that the payment of the fine will achieve the desired disciplinary purposes; and
 - B. That the books and records of the Licensee are kept in such a manner that loss of sales of alcohol beverages which the Licensee would have suffered had the suspension gone into effect can be determined with reasonable accuracy.
7. The parties agree that the fine shall be the equivalent of twenty percent (20%) of the Licensee's estimated gross revenues from the sales of alcohol beverages during a period of three (3) days, except that the fine shall not be less than five hundred dollars (\$500.00) nor more than one-hundred thousand dollars (\$100,000.00). The parties agree that the average days' sales for the month of **April 2024** shall be the appropriate measure of said estimated gross revenues. Based upon these records, the amount of the fine has been determined to be **\$500.00**.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 3

- A. Payment of the fine pursuant to the provisions of this agreement shall either be made online at <https://secure.colorado.gov/payment/liquor>, select Administrative Action Fee or Fine and include the amount listed above or shall be in the form of a **certified check or a cashier's check** made payable to the Colorado Department of Revenue. Said fine shall be paid and mailed to the Department of Revenue, Attn: Liquor Enforcement Division, P.O. Box 17087, Denver, Colorado 80217-0087, on or before **December 6, 2024.**
 - B. Upon the timely payment of the fine agreed upon in this paragraph, Licensee's three (3) day suspension as set forth in paragraph 5(A)(i) of this stipulation and agreement shall be deemed automatically permanently stayed.
 - C. If the Licensee fails to make payment in a timely manner as detailed in this paragraph, the full three (3) day suspension shall be served as detailed in paragraph 5.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensee has failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for action against Licensee (and any defenses that Licensee may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Licensee for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are proven, or Licensee enters into a stipulation in lieu of hearing in which it admits such allegations, the State Licensing Authority shall, in addition to any other penalty imposed, order Licensee to serve all or any days of suspension presently held in abeyance pursuant to this agreement. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
 9. Upon execution by all parties, this Order and all its terms shall have the same force and effect as an order entered after a formal hearing pursuant to § 44-3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in §§44-3-103(19)(b) and 44-3-601, C.R.S.
 10. Licensee expressly agrees and acknowledges that Licensee has entered into this Order knowingly and voluntarily. Licensee acknowledges that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensee affirms that Licensee has read this Order and fully understands its nature,

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 4

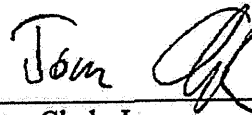
meaning and content. Licensee agrees that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensee asserting the invalidity in any manner of this Order.

11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
12. Licensee understands and knowingly and voluntarily enters into this Order. Licensee further understands and knowingly and voluntarily waives the following rights:
 - A. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
 - B. The right to cross-examine all witnesses against Licensee at a formal hearing;
 - C. The right to subpoena witnesses, present evidence and to testify on Licensee's own behalf at a formal hearing;
 - D. The right to be represented by counsel of Licensee's own choosing and at Licensee's expense at any stage of this proceeding;
 - E. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
 - F. The right to appeal this Order.
13. All the costs and expenses incurred by Licensee to comply with this Order shall be the sole responsibility of the Licensee, and shall not in any way be the obligation of the Division.
14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Respondent's admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
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Christine Schmid as proxy for Michelle Stone-Principato
Digitally signed by Christine Schmid as proxy for Michelle Stone-Principato
Date: 2024.11.07 08:46:52 -0700

Michelle Stone-Principato
Division Director
Liquor Enforcement Division



Tom Clark, Jr.
Battlement Grocery, LLC

11-5-24

Date

APPROVED and ORDERED as dated in the Electronic Signature below.

Heidi Humphreys
Digitally signed by Heidi Humphreys
Date: 2024.11.19 16:28:04 -0700
Heidi Humphreys
Executive Director/CEO
Department of Revenue
State Licensing Authority

Telecopy or electronic versions of this stipulation which contain telecopy facsimiles of signatures shall be deemed duplicate executed originals of this stipulation. This stipulation may be executed in counterparts and delivered by facsimile, U.S. Mail (or private carrier), or .pdf transmission.

Stipulation, Agreement, and Order
Clark’s Market
Grand Junction Office
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CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing **STIPULATION, AGREEMENT, AND ORDER** was placed in the United States Mail on the date in the electronic signature below, addressed as follows:

<u>Licensee Business Address</u> Battlement Grocery, LLC d/b/a Clark’s Market 71 Sipprelle Drive Parachute, CO 81635 John@clarksmarket.com Fermented Malt Beverage and Wine (county) License No. 04-01231	<u>Licensee Mailing Address</u> Battlement Grocery, LLC d/b/a Clark’s Market 818 South Blanding Blanding, UT 84511 John@clarksmarket.com
Liquor Enforcement Division P.O. Box 17087 Denver, CO 80217-0087 led_adminactions@state.co.us	

By:

Alexandra
Prichard

Digitally signed by
Alexandra Prichard
Date: 2024.11.21
09:52:44 -07'00'

Allie Prichard

RENEWAL APPLICATION (CONTINUED)**Q. 8 – Ownership**

The applicant's ownership currently has interest in the following Colorado liquor licenses:

Battlement Grocery, LLC d/b/a Clark's Market
71 Sipprelle Drive, Parachute, CO 81634
Fermented Malt Beverage (County) License - #04-01231

Norwood Grocery LLC d/b/a/ Clark's Market
1435 Grand Avenue, Norwood, CO 81423
Fermented Malt Beverage (City) License - #04-00854

Lowry Grocery, LLC d/b/a Clark's Market
7059 E. Lowry Boulevard, Suite 102, Denver, CO 80224
Liquor Store (City) License - #03-20250

Meeker Grocery, LLC d/b/a Watt Ranch Market / Clark's Market
271 East Market Street, Meeker, CO 81641
Fermented Malt Beverage On/Off (City) - #04-02061

Clark's Market Inc.
215 South Monarch Street, Aspen, CO 81611
Master File (Business) - #03-22800

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Tom Clark, Jr.

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Crested Butte Grocery LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Crested Butte Grocery LLC

Social Security Number/Tax Identification Number

84-1564733

Home Phone Number

Business/Work Phone Number

(970) 349-6492

Street Address

500 Belleview Avenue

City

Crested Butte

State

ZIP Code

CO

81224

Printed name of person signing on behalf of the Applicant/Licensee

Tom Clark, Jr.

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Tom Clark

5/6/2025

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



COLORADO
Department of Revenue
 Specialized Business Group—
 Liquor & Tobacco

Physical Address:
 1707 Cole Blvd., Ste. 300
 Lakewood, CO 80401

Mailing Address:
 Colorado Liquor Enforcement Division
 P.O. Box 17087
 Denver, CO 80217-0087

June 6, 2025

Crested Butte Grocery LLC
 d/b/a Clark's Market
 500 Bellevue Avenue
 Crested Butte, CO 81224
cb_manager@clarksmarket.com
jim@clarksmarket.com
Alicia@clarksmarket.com

Dear Licensee:

Attached is the proposed Stipulation, Agreement, and Order ("Order") regarding allegation(s) of violation(s) of the Colorado Liquor Code by your licensed entity. The attached Order is subject to the provisions of Rule 408 of the Colorado Rules of Evidence as an offer in compromise and statements made in compromise negotiations. This Order has important legal consequences. Please carefully read the terms of the Order. You should consider consulting legal counsel to advise you.

You may resolve this matter by signing and returning the attached Order and stated fine to the Liquor Enforcement Division ("Division") using the address above or email the executed order to led_adminactions@state.co.us. To exercise this option, the Division must receive the signed Order and fine payment by the date on the Order. The fine is due on the date specified within the Order and needs to be submitted at the same time as the signed Order so your fine can be appropriately processed. The associated fine may be paid by Certified Check or Cashier's check mailed to the mailing address above or paid online at: <https://secure.colorado.gov/payment/liquor>. If the Division does not receive the signed Order and payment by that time, the offer to settle expires, and the terms and conditions presented and offered in the attached Order become null and void. If you fail to respond by the date in the Order, or if you do not agree to the terms of the Order, an Order to Show Cause will be issued, and a hearing will be scheduled to determine the merits of the allegations contained in the Order. Should an Order to Show Cause be issued and the matter proceed to hearing, the Division may seek up to the maximum penalty allowed by law, if warranted by the circumstances.

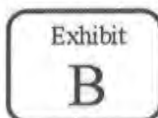
The Order contains a proposed suspension time with proposed suspension dates, along with an established fine amount to be paid in lieu of the active suspension time. The suspension dates are negotiable, but the fine amount is not. The fine is due on the date specified within the Order, and needs to be submitted at the same time as the signed Order so your fine can be appropriately processed.

To discuss matters relating to this notice and the attached Order, you should contact led_adminactions@state.co.us within ten (10) days of the date of this notice.

Sincerely,

Michelle Stone-Principato

Michelle Stone-Principato
 Division Director
 Liquor Enforcement Division



BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

STIPULATION, AGREEMENT, AND ORDER
SA 25-GJ-108

IN THE MATTER OF:

**CRESTED BUTTE GROCERY LLC
D/B/A CLARK'S MARKET
500 BELLEVIEW AVENUE
CRESTED BUTTE, CO 81224**

Fermented Malt Beverage and Wine (city) License No. 04-00825

The State of Colorado, Liquor Enforcement Division ("Division") and Crested Butte Grocery LLC, D/B/A Clark's Market, 500 Belleview Avenue, Crested Butte, CO 81224 ("Licensee") hereby stipulate and agree as follows:

1. Licensee has been the subject of an investigation conducted by the Division. Agents of the Division allege violation of the Colorado Liquor Code, Sections 44-3-901(1)(b)(I), and 44-3-901(11).

IT IS ALLEGED THAT:

- A. On May 5, 2025, the Licensee, by and through its employee/agent, Rodney Morrill, permitted the selling, serving, giving, or procuring of an alcohol beverage (a 300 mL bottle of Hakutsuro Sake - Vinous Liquor) to 24FGJ18079, a nineteen-year-old Liquor Enforcement Division underage purchaser.
 - B. Rodney Morrill failed to verify that the consumer was at least twenty-one years of age by requiring the consumer to present a valid identification and who appeared to be under the age of fifty (50).
2. Licensee acknowledges receipt of sufficient notice, advisement of rights, and process of the proceedings and wishes to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").
 3. The Division and Licensee have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to the issuance by the State Licensing Authority of an Order to Show Cause and conducting a

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
 Page 2

hearing to determine the merits of such allegations. The terms and conditions of this Order are subject to approval by the State Licensing Authority.

4. Licensee admits the violations as alleged above in paragraph 1.
5. Licensee agrees, in lieu of the issuance of an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
 - A. A seven (7) day suspension of Licensee's Fermented Malt Beverage and Wine (city) License to take place as follows:
 - i. License to be actively suspended for three (3) days from 12:01 a.m. on July 11, 2025, until 11:59 p.m. on July 13, 2025.
 - ii. During any period of active license suspension, Licensee shall post signs on its premises in compliance with Regulation 47-600(F), 1 C.C.R. 203-2.
 - iii. Four (4) days of the suspension to be held in abeyance for a period of one (1) year, from the date of approval of this agreement by the state licensing authority, pending no further violations of the Colorado Liquor Code Section 44-3-901(1)(b)(I), C.R.S., during this period.
6. The Licensee has filed a written petition to the Division in accordance with 44-3-601(3), C.R.S. requesting that the Licensee be allowed to pay a fine in lieu of active suspension in paragraph 5(A)(i). The Division finds that the petition supports the following:
 - A. That the public welfare and morals would not be impaired by permitting the Licensee to operate during the period set for suspension and that the payment of the fine will achieve the desired disciplinary purposes; and
 - B. That the books and records of the Licensee are kept in such a manner that loss of sales of alcohol beverages which the Licensee would have suffered had the suspension gone into effect can be determined with reasonable accuracy.
7. The parties agree that the fine shall be the equivalent of twenty percent (20%) of the Licensee's estimated gross revenues from the sales of alcohol beverages during a period of three (3) days, except that the fine shall not be less than five hundred dollars (\$500.00) nor more than one-hundred thousand dollars (\$100,000.00). The parties agree that the average days' sales for the month of May 2025 shall be the appropriate measure of said estimated gross revenues. Based upon these records, the amount of the fine has been determined to be \$574.79.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 3

- A. Payment of the fine pursuant to the provisions of this agreement shall either be made online at <https://secure.colorado.gov/payment/liquor>, select Administrative Action Fee or Fine and include the amount listed above or shall be in the form of a **certified check or a cashier's check** made payable to the Colorado Department of Revenue. Said fine shall be paid and mailed to the Department of Revenue, Attn: Liquor Enforcement Division, P.O. Box 17087, Denver, Colorado 80217-0087, on or before **June 27, 2025**.
 - B. Upon the timely payment of the fine agreed upon in this paragraph, Licensee's three (3) day suspension as set forth in paragraph 5(A)(i) of this stipulation and agreement shall be deemed automatically permanently stayed.
 - C. If the Licensee fails to make payment in a timely manner as detailed in this paragraph, the full three (3) day suspension shall be served as detailed in paragraph 5.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensee has failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for action against Licensee (and any defenses that Licensee may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Licensee for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are proven, or Licensee enters into a stipulation in lieu of hearing in which it admits such allegations, the State Licensing Authority shall, in addition to any other penalty imposed, order Licensee to serve all or any days of suspension presently held in abeyance pursuant to this agreement. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
 9. Upon execution by all parties, this Order and all its terms shall have the same force and effect as an order entered after a formal hearing pursuant to § 44-3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in §§44-3-103(19)(b) and 44-3-601, C.R.S.
 10. Licensee expressly agrees and acknowledges that Licensee has entered into this Order knowingly and voluntarily. Licensee acknowledges that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensee affirms that Licensee has read this Order and fully understands its nature,

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 4

- meaning and content. Licensee agrees that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensee asserting the invalidity in any manner of this Order.
11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
 12. Licensee understands and knowingly and voluntarily enters into this Order. Licensee further understands and knowingly and voluntarily waives the following rights:
 - A. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
 - B. The right to cross-examine all witnesses against Licensee at a formal hearing;
 - C. The right to subpoena witnesses, present evidence and to testify on Licensee's own behalf at a formal hearing;
 - D. The right to be represented by counsel of Licensee's own choosing and at Licensee's expense at any stage of this proceeding;
 - E. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
 - F. The right to appeal this Order.
 13. All the costs and expenses incurred by Licensee to comply with this Order shall be the sole responsibility of the Licensee, and shall not in any way be the obligation of the Division.
 14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Respondent's admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
 15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 5


Christine Schmid as proxy for Michelle
Stone-Principato

Digitally signed by Christine
Schmid as proxy for Michelle
Stone-Principato
Date: 2025.06.12 07:53:27 -06'00'

Michelle Stone-Principato
Division Director
Liquor Enforcement Division



Tom Clark, Jr.
Crested Butte Grocery LLC



Date

APPROVED and ORDERED as dated in the Electronic Signature below.

Heidi
Humphreys

Digitally signed by Heidi
Humphreys
Date: 2025.06.24
16:02:09 -06'00'

Heidi Humphreys
Executive Director/CEO
Department of Revenue
State Licensing Authority

Telecopy or electronic versions of this stipulation which contain telecopy facsimiles of signatures shall be deemed duplicate executed originals of this stipulation. This stipulation may be executed in counterparts and delivered by facsimile, U.S. Mail (or private carrier), or .pdf transmission.

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
 Page 6

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing **STIPULATION, AGREEMENT, AND ORDER** was placed in the United States Mail on the date in the electronic signature below, addressed as follows:

<u>Licensee Business Address</u> Crested Butte Grocery LLC d/b/a Clark's Market 500 Belleview Avenue Crested Butte, CO 81224 cb_manager@clarksmarket.com jim@clarksmarket.com Alicia@clarksmarket.com Fermented Malt Beverage and Wine (city) License No. 04-00825	<u>Licensee Mailing Address</u> Crested Butte Grocery LLC d/b/a Clark's Market 818 South Main Street Blanding, UT 84511 cb_manager@clarksmarket.com jim@clarksmarket.com Alicia@clarksmarket.com
Liquor Enforcement Division P.O. Box 17087 Denver, CO 80217-0087 led_adminactions@state.co.us	

By: Alexandra Prichard

Allie Prichard

Digitally signed by
 Alexandra Prichard
 Date: 2025.06.30
 12:30:35 -06'00'

BEFORE THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO
ACTING AS THE LOCAL LIQUOR LICENSING AUTHORITY

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

IN THE MATTER OF:

CRESTED BUTTE GROCERY LLC

D/B/A CLARK'S MARKET

500 BELLEVIEW AVENUE

Fermented Malt Beverage and Wine (city) License No. 04-00825

Whereas, on July 21, 2025, the Town Council of the Town of Crested Butte Colorado acting as the Local Liquor Licensing Authority determined that there was probable cause to believe the Licensee named above violated CRS 44-3-302 and Crested Butte Municipal Code 6-2-30 by failing to disclose material facts regarding a pending violation and stipulation with the Division of Liquor Enforcement during the renewal process.

NOW THEREFORE; Licensee is hereby ordered to appear before the Town of Crested Butte Town Council acting as the Local Liquor Licensing Authority on August 5, 2025 at 7:00PM , at the Crested Butte Town Hall located at 507 Maroon Ave, Crested Butte, Colorado 81224, to show cause, if any, why Licensee's Fermented Malt Beverage and Wine License No. 04-00825 should not be suspended or revoked for having violated the above cited provisions of State Statute and Municipal Code more specifically alleged below. Your failure to appear may result in the suspension or revocation of your liquor license without further notice.

YOU ARE FURTHER NOTIFIED that the purpose of the show cause hearing is to determine if you have violated the rules, regulations and laws which govern your operation of the Licensed Premises, as follows:

IT IS ALLEGED THAT:

1. On May 5, 2025, you were cited by the State Division of Liquor Enforcement for selling to a person under the age of 21.
2. On May 6, 2025, you submitted a renewal application to the Crested Butte Town Clerk wherein you averred that you had no pending liquor code violations except in the Town of Parachute.
3. On May 9, 2025, you entered into a Stipulation, Agreement, and Order with the State Liquor Enforcement Division regarding the May 5, 2025, violation.
4. At no time between May 6, 2025, and the issuance of your renewal on May 28, 2025, did you inform the Town that you had been cited or that you had entered a stipulation as required on the renewal application, and Municipal Code Section 6-2-30.

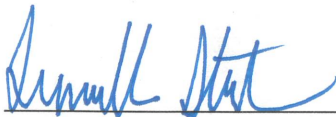
The hearing on this matter will be conducted pursuant to CRS 44-3-601 and the Regulations of the Colorado Department of Revenue, Liquor Enforcement Division. You may be represented by an attorney if you desire.

A copy of the Resolution of the Town Council of the Town of Crested Butte acting as the Local Liquor Licensing Authority finding probable cause to believe that you have committed a violation of the above-described State laws and regulations and the local ordinances of the Town of Crested Butte, is served with this order.

GIVEN BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE
ACTING AS THE LOCAL LIQUOR LICENSING AUTHORITY.

DATED: July 21, 2025

TOWN OF CRESTED BUTTE LOCAL LIQUOR LICENSING AUTHORITY

A handwritten signature in blue ink, appearing to read "Lynelle Stanford", is written over a horizontal line.

Lynelle Stanford, Town Clerk

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

CLARK'S MARKET
818 SOUTH MAIN STREET
Blanding UT 84511

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	346.25
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to MoveIt on Date

☐ Paid Online

Licensee Name

CRESTED BUTTE GROCERY LLC

Doing Business As Name (DBA)

CLARK'S MARKET

Liquor License Number

04-00825

License Type

Fermented Malt Beverage and Wine (city)

Sales Tax License Number

02526189

Expiration Date

07/04/2025

Due Date

05/20/2025

Business Address

Street Address

500 BELLEVIEW AVENUE

Phone Number

9703496492

City, State, ZIP Code

Crested Butte CO 81224

Mailing Address

Street Address

818 SOUTH MAIN STREET

City, State, ZIP Code

Blanding UT 84511

Email

jon@geberslicensing.com

Operating Manager

Tom Clark, Jr.

Date of Birth

11/22/1973

Home Address

Street Address		Phone Number
449 Mountain Laurel, Unit 3		(970) 948-2037
City	State	ZIP Code
Aspen	CO	81611

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented? ☐ Owned

*If rented, expiration date of lease

☒ Rented*

12/2037

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☒ Yes ☐ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If

selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☒ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

☒ Yes ☐ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

☒ Yes ☐ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Tom Clark, Jr.

Title

President

Signature

Tom Clark

887FD6D4B9864CE...

Date (MM/DD/YY)

5/6/2025

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)



COLORADO
Department of Revenue
 Specialized Business Group—
 Liquor & Tobacco

Physical Address:
 1707 Cole Blvd., Ste. 300
 Lakewood, CO 80401

Mailing Address:
 Colorado Liquor Enforcement Division
 P.O. Box 17087
 Denver, CO 80217-0087

June 6, 2025

Crested Butte Grocery LLC
 d/b/a Clark's Market
 500 Belleview Avenue
 Crested Butte, CO 81224
cb_manager@clarksmarket.com
jim@clarksmarket.com
Alicia@clarksmarket.com

Dear Licensee:

Attached is the proposed Stipulation, Agreement, and Order (“Order”) regarding allegation(s) of violation(s) of the Colorado Liquor Code by your licensed entity. The attached Order is subject to the provisions of Rule 408 of the Colorado Rules of Evidence as an offer in compromise and statements made in compromise negotiations. This Order has important legal consequences. Please carefully read the terms of the Order. You should consider consulting legal counsel to advise you.

You may resolve this matter by signing and returning the attached Order and stated fine to the Liquor Enforcement Division (“Division”) using the address above or email the executed order to led_adminactions@state.co.us. To exercise this option, the Division must receive the signed Order and fine payment by the date on the Order. The fine is due on the date specified within the Order and needs to be submitted at the same time as the signed Order so your fine can be appropriately processed. The associated fine may be paid by Certified Check or Cashier’s check mailed to the mailing address above or paid online at: <https://secure.colorado.gov/payment/liquor>. If the Division does not receive the signed Order and payment by that time, the offer to settle expires, and the terms and conditions presented and offered in the attached Order become null and void. If you fail to respond by the date in the Order, or if you do not agree to the terms of the Order, an Order to Show Cause will be issued, and a hearing will be scheduled to determine the merits of the allegations contained in the Order. Should an Order to Show Cause be issued and the matter proceed to hearing, the Division may seek up to the maximum penalty allowed by law, if warranted by the circumstances.

The Order contains a proposed suspension time with proposed suspension dates, along with an established fine amount to be paid in lieu of the active suspension time. The suspension dates are negotiable, but the fine amount is not. The fine is due on the date specified within the Order, and needs to be submitted at the same time as the signed Order so your fine can be appropriately processed.

To discuss matters relating to this notice and the attached Order, you should contact led_adminactions@state.co.us within ten (10) days of the date of this notice.

Sincerely,

Michelle Stone-Principato
 Division Director
 Liquor Enforcement Division

BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

STIPULATION, AGREEMENT, AND ORDER
SA 25-GJ-108

IN THE MATTER OF:

**CRESTED BUTTE GROCERY LLC
D/B/A CLARK'S MARKET
500 BELLEVIEW AVENUE
CRESTED BUTTE, CO 81224**

Fermented Malt Beverage and Wine (city) License No. 04-00825

The State of Colorado, Liquor Enforcement Division ("Division") and Crested Butte Grocery LLC, D/B/A Clark's Market, 500 Belleview Avenue, Crested Butte, CO 81224 ("Licensee") hereby stipulate and agree as follows:

1. Licensee has been the subject of an investigation conducted by the Division. Agents of the Division allege violation of the Colorado Liquor Code, Sections 44-3-901(1)(b)(I), and 44-3-901(11).

IT IS ALLEGED THAT:

- A. On May 5, 2025, the Licensee, by and through its employee/agent, Rodney Morrill, permitted the selling, serving, giving, or procuring of an alcohol beverage (a 300 mL bottle of Hakutsuro Sake - Vinous Liquor) to 24FGJ18079, a nineteen-year-old Liquor Enforcement Division underage purchaser.
 - B. Rodney Morrill failed to verify that the consumer was at least twenty-one years of age by requiring the consumer to present a valid identification and who appeared to be under the age of fifty (50).
2. Licensee acknowledges receipt of sufficient notice, advisement of rights, and process of the proceedings and wishes to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").
 3. The Division and Licensee have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to the issuance by the State Licensing Authority of an Order to Show Cause and conducting a

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
 Page 2

hearing to determine the merits of such allegations. The terms and conditions of this Order are subject to approval by the State Licensing Authority.

4. Licensee admits the violations as alleged above in paragraph 1.
5. Licensee agrees, in lieu of the issuance of an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
 - A. A **seven (7) day** suspension of Licensee's **Fermented Malt Beverage and Wine (city) License** to take place as follows:
 - i. License to be actively suspended for **three (3) days** from 12:01 a.m. on **July 11, 2025**, until 11:59 p.m. on **July 13, 2025**.
 - ii. During any period of active license suspension, Licensee shall post signs on its premises in compliance with Regulation 47-600(F), 1 C.C.R. 203-2.
 - iii. **Four (4) days** of the suspension to be held in abeyance for a period of one (1) year, from the date of approval of this agreement by the state licensing authority, pending no further violations of the Colorado Liquor Code Section 44-3-901(1)(b)(I), C.R.S., during this period.
6. The Licensee has filed a written petition to the Division in accordance with 44-3-601(3), C.R.S. requesting that the Licensee be allowed to pay a fine in lieu of active suspension in paragraph 5(A)(i). The Division finds that the petition supports the following:
 - A. That the public welfare and morals would not be impaired by permitting the Licensee to operate during the period set for suspension and that the payment of the fine will achieve the desired disciplinary purposes; and
 - B. That the books and records of the Licensee are kept in such a manner that loss of sales of alcohol beverages which the Licensee would have suffered had the suspension gone into effect can be determined with reasonable accuracy.
7. The parties agree that the fine shall be the equivalent of twenty percent (20%) of the Licensee's estimated gross revenues from the sales of alcohol beverages during a period of three (3) days, except that the fine shall not be less than five hundred dollars (\$500.00) nor more than one-hundred thousand dollars (\$100,000.00). The parties agree that the average days' sales for the month of **May 2025** shall be the appropriate measure of said estimated gross revenues. Based upon these records, the amount of the fine has been determined to be **\$574.79**.

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
 Page 3

- A. Payment of the fine pursuant to the provisions of this agreement shall either be made online at <https://secure.colorado.gov/payment/liquor>, select Administrative Action Fee or Fine and include the amount listed above or shall be in the form of a **certified check or a cashier's check** made payable to the Colorado Department of Revenue. Said fine shall be paid and mailed to the Department of Revenue, Attn: Liquor Enforcement Division, P.O. Box 17087, Denver, Colorado 80217-0087, on or before **June 27, 2025.**
 - B. Upon the timely payment of the fine agreed upon in this paragraph, Licensee's three (3) day suspension as set forth in paragraph 5(A)(i) of this stipulation and agreement shall be deemed automatically permanently stayed.
 - C. If the Licensee fails to make payment in a timely manner as detailed in this paragraph, the full three (3) day suspension shall be served as detailed in paragraph 5.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensee has failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for action against Licensee (and any defenses that Licensee may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Licensee for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are proven, or Licensee enters into a stipulation in lieu of hearing in which it admits such allegations, the State Licensing Authority shall, in addition to any other penalty imposed, order Licensee to serve all or any days of suspension presently held in abeyance pursuant to this agreement. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
 9. Upon execution by all parties, this Order and all its terms shall have the same force and effect as an order entered after a formal hearing pursuant to § 44-3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in §§44-3-103(19)(b) and 44-3-601, C.R.S.
 10. Licensee expressly agrees and acknowledges that Licensee has entered into this Order knowingly and voluntarily. Licensee acknowledges that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensee affirms that Licensee has read this Order and fully understands its nature,


Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 4

meaning and content. Licensee agrees that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensee asserting the invalidity in any manner of this Order.

11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
12. Licensee understands and knowingly and voluntarily enters into this Order. Licensee further understands and knowingly and voluntarily waives the following rights:
 - A. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
 - B. The right to cross-examine all witnesses against Licensee at a formal hearing;
 - C. The right to subpoena witnesses, present evidence and to testify on Licensee's own behalf at a formal hearing;
 - D. The right to be represented by counsel of Licensee's own choosing and at Licensee's expense at any stage of this proceeding;
 - E. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
 - F. The right to appeal this Order.
13. All the costs and expenses incurred by Licensee to comply with this Order shall be the sole responsibility of the Licensee, and shall not in any way be the obligation of the Division.
14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Respondent's admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 5

Michelle Stone-Principato
Division Director
Liquor Enforcement Division


Tom Clark, Jr.
Crested Butte Grocery LLC

6-9-25
Date

APPROVED and ORDERED as dated in the Electronic Signature below.

Heidi Humphreys
Executive Director/CEO
Department of Revenue
State Licensing Authority

Telecopy or electronic versions of this stipulation which contain telecopy facsimiles of signatures shall be deemed duplicate executed originals of this stipulation. This stipulation may be executed in counterparts and delivered by facsimile, U.S. Mail (or private carrier), or .pdf transmission.

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
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CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing **STIPULATION, AGREEMENT, AND ORDER** was placed in the United States Mail on the date in the electronic signature below, addressed as follows:

<u>Licensee Business Address</u> Crested Butte Grocery LLC d/b/a Clark's Market 500 Belleview Avenue Crested Butte, CO 81224 cb_manager@clarksmarket.com jim@clarksmarket.com Alicia@clarksmarket.com Fermented Malt Beverage and Wine (city) License No. 04-00825	<u>Licensee Mailing Address</u> Crested Butte Grocery LLC d/b/a Clark's Market 818 South Main Street Blanding, UT 84511 cb_manager@clarksmarket.com jim@clarksmarket.com Alicia@clarksmarket.com
Liquor Enforcement Division P.O. Box 17087 Denver, CO 80217-0087 led_adminactions@state.co.us	

By: _____
 Allie Prichard

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Angelique P. Petterson](#); [Dara MacDonald](#)
Subject: FW: Clark's - Renewed Lic
Date: Thursday, July 3, 2025 2:54:26 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Wednesday, June 11, 2025 12:56 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Thank you!

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Wed, Jun 11, 2025 at 12:29 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Good Morning Jon,

Oh geez, sounds about right.

Please find the attached, corrected license for Clark's.

Thank you and have a good day!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>

Sent: Tuesday, June 10, 2025 2:44 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Hey Lynelle.

Clark's Market noticed that the local liquor license does not have an expiration date listed. Is there any way you can add that to the license and send it to me again?

Thank you.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Tue, Jun 10, 2025 at 12:07 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Hi Jon,

Hope you're getting caught up after being away. Yep, until next year.... Have a great summer!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Monday, June 9, 2025 11:10 AM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Hi Lynelle.

I was out sick a few days last week and am still playing catch-up. My apologies for the late response.

I'll simply forward these to the client and ask them to print them out and put them up at the location.

Thank you, as always, for your hard work! Until next year....

Jon Gebers

GEBERS LICENSING

(303) 905-1060

On Mon, Jun 2, 2025 at 5:52 PM Lynelle Stanford <lstanford@crestedbutte-co.gov>
wrote:

Good Afternoon Jon,

Please find attached, the State and Town-issued renewed liquor licenses for Crested Butte Grocery LLC DBA Clark's Market. Thank you for the timely replies for the additional documentation!

Would they most prefer that I send hard copies of the licenses to 818 South Main Street in Blanding, UT?

Thanks Jon!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Scanner <scanner@crestedbutte-co.gov>

Sent: Monday, June 2, 2025 3:56 PM

To: Lynelle Stanford <lstanford@crestedbutte-co.gov>

Subject:

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Angelique P. Petterson](#); [Dara MacDonald](#)
Subject: FW: Clark's Market
Date: Thursday, July 3, 2025 2:52:32 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
Istanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Thursday, May 8, 2025 1:49 PM
To: Lynelle Stanford <Istanford@crestedbutte-co.gov>
Subject: Clark's Market

Good afternoon, Lynelle.

It's time for me to file the annual renewal for Clark's Market. Can I email it to you as in years past?

Also, how can I pay the local and state renewal fees?

Thank you. I hope this message finds you well.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Angelique P. Petterson](#); [Dara MacDonald](#)
Subject: FW: Clark's Market
Date: Thursday, July 3, 2025 2:53:21 PM
Attachments: [Renewal Application - 2025 \[Executed\].pdf](#)

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
Istanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Tuesday, May 13, 2025 8:28 AM
To: Lynelle Stanford <Istanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

Good morning, Lynelle.

Please find the signed renewal form attached.

I have a few follow up questions to your response below:

- There isn't a way to pay online or over the phone for the local renewal fees? It's okay if not. I'll just have a check cut and sent to you.
- Clark's Market has never been asked for the floor plan update and receipts in any jurisdiction before. Can you help me understand so that I can properly explain it to them?

Thanks for all you do! Have a great day!

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Mon, May 12, 2025 at 6:19 PM Lynelle Stanford <Istanford@crestedbutte-co.gov> wrote:

Hi Jon,

Yes, happy spring!

You may certainly email the renewal form to me for Clark's. I'm sure you have it, but here is a link to the form:

https://sbg.colorado.gov/sites/sbg/files/documents/DR8400_e_wo_9.10.2024.pdf

Also, you may pay the Colorado Department of Revenue online:

<https://sbg.colorado.gov/liquor>

However, please send the renewal check, payable to the Town of Crested Butte, to PO Box 39; Crested Butte, CO 81224.

Colorado Department of Revenue: \$346.25

Town of Crested Butte: \$175

Also, will you please provide a map of the premises defining where displays are located and evidence that more than 20% of their revenue exclusive of fuel, tobacco, and lottery sales are from the sale of food items for consumption off the premises.

Thanks Jon – appreciate it!

Lynelle Stanford

Town Clerk

Town of Crested Butte, Colorado

970.349.5338 Ext. 103 (phone)

lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>

Sent: Thursday, May 8, 2025 1:49 PM

To: Lynelle Stanford <lstanford@crestedbutte-co.gov>

Subject: Clark's Market

Good afternoon, Lynelle.

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Also, how can I pay the local and state renewal fees?

Thank you. I hope this message finds you well.

Jon Gebers

GEBERS LICENSING

(303) 905-1060

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Angelique P. Petterson](#); [Dara MacDonald](#)
Subject: FW: Clark's Market
Date: Thursday, July 3, 2025 2:53:30 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Tuesday, May 13, 2025 1:02 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

Let me work on those items and get back to you as soon as I can. One quick question, please -
What do you mean by 'display' on the floor plan? Is this where the alcohol is stored?

Thanks again.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Tue, May 13, 2025 at 11:25 AM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Good Morning Jon,

Got it – thank you.

Unfortunately, for liquor license renewals, the Town lacks the ability to accept online payments.
Hopefully, we can enact change with our new website.

The request for the floor plan was advised for me to complete the liquor license file, since I did not request at the time the license was last changed.

Thanks Jon and have a good day!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

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Sent: Tuesday, May 13, 2025 8:28 AM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

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- Clark's Market has never been asked for the floor plan update and receipts in any jurisdiction before. Can you help me understand so that I can properly explain it to them?

Thanks for all you do! Have a great day!

Jon Gebers
GEBERS LICENSING
(303) 905-1060

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Hi Jon,

Yes, happy spring!

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However, please send the renewal check, payable to the Town of Crested Butte, to PO Box 39; Crested Butte, CO 81224.

Colorado Department of Revenue: \$346.25

Town of Crested Butte: \$175

Also, will you please provide a map of the premises defining where displays are located and evidence that more than 20% of their revenue exclusive of fuel, tobacco, and lottery sales are from the sale of food items for consumption off the premises.

Thanks Jon – appreciate it!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

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Also, how can I pay the local and state renewal fees?

Thank you. I hope this message finds you well.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Dara MacDonald](#); [Angelique P. Petterson](#)
Subject: FW: Clark's Market
Date: Thursday, July 3, 2025 2:53:31 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Tuesday, May 13, 2025 2:24 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

It does. Thank you!

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Tue, May 13, 2025 at 3:16 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Hi Jon,

Display would be in part where alcohol is stored, but it refers to for example, boxes of wine stacked in a decorative manner with a sign advertising the price, or something similar. Does that make sense?

Thanks again!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>

Sent: Tuesday, May 13, 2025 1:02 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

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Thanks again.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

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Got it – thank you.

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Thanks Jon and have a good day!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

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To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

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I have a few follow up questions to your response below:

- There isn't a way to pay online or over the phone for the local renewal fees? It's okay if not. I'll just have a check cut and sent to you.
- Clark's Market has never been asked for the floor plan update and receipts in any jurisdiction before. Can you help me understand so that I can properly explain it to them?

Thanks for all you do! Have a great day!

Jon Gebers

GEBERS LICENSING

(303) 905-1060

On Mon, May 12, 2025 at 6:19 PM Lynelle Stanford <lstanford@crestedbutte-[co.gov](mailto:lstanford@crestedbutte-co.gov)> wrote:

Hi Jon,

Yes, happy spring!

You may certainly email the renewal form to me for Clark's. I'm sure you have it, but here is a link to the form:

https://sbg.colorado.gov/sites/sbg/files/documents/DR8400_e_wo_9.10.2024.pdf

Also, you may pay the Colorado Department of Revenue online:

<https://sbg.colorado.gov/liquor>

However, please send the renewal check, payable to the Town of Crested Butte, to PO Box 39; Crested Butte, CO 81224.

Colorado Department of Revenue: \$346.25

Town of Crested Butte: \$175

Also, will you please provide a map of the premises defining where displays are located and evidence that more than 20% of their revenue exclusive of fuel, tobacco, and lottery sales are from the sale of food items for consumption off the premises.

Thanks Jon – appreciate it!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Thursday, May 8, 2025 1:49 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Clark's Market

Good afternoon, Lynelle.

It's time for me to file the annual renewal for Clark's Market. Can I email it to you as in years past?

Also, how can I pay the local and state renewal fees?

Thank you. I hope this message finds you well.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

CLARK'S MARKET
818 SOUTH MAIN STREET
Blanding UT 84511

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	346.25
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to MoveIt on Date

☐ Paid Online

Licensee Name

CRESTED BUTTE GROCERY LLC

Doing Business As Name (DBA)

CLARK'S MARKET

Liquor License Number

04-00825

License Type

Fermented Malt Beverage and Wine (city)

Sales Tax License Number

02526189

Expiration Date

07/04/2025

Due Date

05/20/2025

Business Address

Street Address

500 BELLEVIEW AVENUE

Phone Number

9703496492

City, State, ZIP Code

Crested Butte CO 81224

Mailing Address

Street Address

818 SOUTH MAIN STREET

City, State, ZIP Code

Blanding UT 84511

Email

jon@geberslicensing.com

Operating Manager

Tom Clark, Jr.

Date of Birth

11/22/1973

Home Address

Street Address		Phone Number
449 Mountain Laurel, Unit 3		(970) 948-2037
City	State	ZIP Code
Aspen	CO	81611

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented? ☐ Owned

*If rented, expiration date of lease

☒ Rented*

12/2037

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☒ Yes ☐ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If

selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☒ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

☒ Yes ☐ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

☒ Yes ☐ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Tom Clark, Jr.

Title

President

Signature

Tom Clark

887FD6D4B9864CE...

Date (MM/DD/YY)

5/6/2025

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

STIPULATION, AGREEMENT, AND ORDER
SA 24-GJ-44

IN THE MATTER OF:

**BATTLEMENT GROCERY, LLC
D/B/A CLARK'S MARKET
71 SIPPRELLE DRIVE
PARACHUTE, COLORADO 81635**

Fermented Malt Beverage and Wine (county) License No. 04-01231

The State of Colorado, Liquor Enforcement Division ("Division") and Battlement Grocery, LLC, D/B/A Clark's Market, 71 Sipprelle Drive, Parachute, Colorado 81635 ("Licensee") hereby stipulate and agree as follows:

1. Licensee has been the subject of an investigation conducted by the Division. Agents of the Division allege violation of the Colorado Liquor Code, Sections 44-3-901(1)(b)(I), and 44-3-901(11).

IT IS ALLEGED THAT:

- A. On April 16, 2024, the Licensee, by and through its employee/agent, Jeffrey M. Miller, permitted the selling, serving, giving, or procuring of an alcohol beverage (a can of Twisted Tea fermented malt beverage) to 23FLK17074, a seventeen-year-old Liquor Enforcement Division underage purchaser.
 - B. Jeffrey M. Miller failed to verify that the consumer was at least twenty-one years of age by requiring the consumer to present a valid identification and who appeared to be under the age of fifty (50).
2. Licensee acknowledges receipt of sufficient notice, advisement of rights, and process of the proceedings and wishes to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").
3. The Division and Licensee have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to the issuance by the State Licensing Authority of an Order to Show Cause and conducting a

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 2

- hearing to determine the merits of such allegations. The terms and conditions of this Order are subject to approval by the State Licensing Authority.
4. Licensee admits the violations as alleged above in paragraph 1.
 5. Licensee agrees, in lieu of the issuance of an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
 - A. A **seven (7) day** suspension of Licensee's **Fermented Malt Beverage and Wine (county) License** to take place as follows:
 - i. License to be actively suspended for **three (3) days** from 12:01 a.m. on **December 27, 2024**, until 11:59 p.m. on **December 29, 2024**.
 - ii. During any period of active license suspension, Licensee shall post signs on its premises in compliance with Regulation 47-600(F), 1 C.C.R. 203-2.
 - iii. **Four (4) days** of the suspension to be held in abeyance for a period of one (1) year, from the date of approval of this agreement by the state licensing authority, pending no further violations of the Colorado Liquor Code Section 44-3-901(1)(b)(I), C.R.S., during this period.
 6. The Licensee has filed a written petition to the Division in accordance with 44-3-601(3), C.R.S. requesting that the Licensee be allowed to pay a fine in lieu of active suspension in paragraph 5(A)(i). The Division finds that the petition supports the following:
 - A. That the public welfare and morals would not be impaired by permitting the Licensee to operate during the period set for suspension and that the payment of the fine will achieve the desired disciplinary purposes; and
 - B. That the books and records of the Licensee are kept in such a manner that loss of sales of alcohol beverages which the Licensee would have suffered had the suspension gone into effect can be determined with reasonable accuracy.
 7. The parties agree that the fine shall be the equivalent of twenty percent (20%) of the Licensee's estimated gross revenues from the sales of alcohol beverages during a period of three (3) days, except that the fine shall not be less than five hundred dollars (\$500.00) nor more than one-hundred thousand dollars (\$100,000.00). The parties agree that the average days' sales for the month of **April 2024** shall be the appropriate measure of said estimated gross revenues. Based upon these records, the amount of the fine has been determined to be **\$500.00**.

Stipulation, Agreement, and Order

Clark's Market

Grand Junction Office

Page 3

- A. Payment of the fine pursuant to the provisions of this agreement shall either be made online at <https://secure.colorado.gov/payment/liquor>, select Administrative Action Fee or Fine and include the amount listed above or shall be in the form of a **certified check or a cashier's check** made payable to the Colorado Department of Revenue. Said fine shall be paid and mailed to the Department of Revenue, Attn: Liquor Enforcement Division, P.O. Box 17087, Denver, Colorado 80217-0087, on or before **December 6, 2024**.
 - B. Upon the timely payment of the fine agreed upon in this paragraph, Licensee's three (3) day suspension as set forth in paragraph 5(A)(i) of this stipulation and agreement shall be deemed automatically permanently stayed.
 - C. If the Licensee fails to make payment in a timely manner as detailed in this paragraph, the full three (3) day suspension shall be served as detailed in paragraph 5.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensee has failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for action against Licensee (and any defenses that Licensee may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Licensee for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are proven, or Licensee enters into a stipulation in lieu of hearing in which it admits such allegations, the State Licensing Authority shall, in addition to any other penalty imposed, order Licensee to serve all or any days of suspension presently held in abeyance pursuant to this agreement. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
9. Upon execution by all parties, this Order and all its terms shall have the same force and effect as an order entered after a formal hearing pursuant to § 44-3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in §§44-3-103(19)(b) and 44-3-601, C.R.S.
10. Licensee expressly agrees and acknowledges that Licensee has entered into this Order knowingly and voluntarily. Licensee acknowledges that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensee affirms that Licensee has read this Order and fully understands its nature,

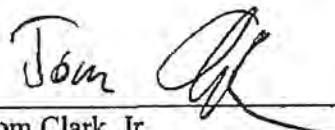
Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 4

- meaning and content. Licensee agrees that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensee asserting the invalidity in any manner of this Order.
11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
 12. Licensee understands and knowingly and voluntarily enters into this Order. Licensee further understands and knowingly and voluntarily waives the following rights:
 - A. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
 - B. The right to cross-examine all witnesses against Licensee at a formal hearing;
 - C. The right to subpoena witnesses, present evidence and to testify on Licensee's own behalf at a formal hearing;
 - D. The right to be represented by counsel of Licensee's own choosing and at Licensee's expense at any stage of this proceeding;
 - E. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
 - F. The right to appeal this Order.
 13. All the costs and expenses incurred by Licensee to comply with this Order shall be the sole responsibility of the Licensee, and shall not in any way be the obligation of the Division.
 14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Respondent's admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
 15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 5

Christine Schmid as proxy for Michelle Stone-Principato
Digitally signed by Christine Schmid as proxy for Michelle Stone-Principato
Date: 2024.11.07 08:46:52 -07'00'

Michelle Stone-Principato
Division Director
Liquor Enforcement Division



Tom Clark, Jr.
Battlement Grocery, LLC

11-5-24

Date

APPROVED and ORDERED as dated in the Electronic Signature below.

Heidi Humphreys
Digitally signed by Heidi Humphreys
Date: 2024.11.19 16:28:04 -07'00'

Heidi Humphreys
Executive Director/CEO
Department of Revenue
State Licensing Authority

Telecopy or electronic versions of this stipulation which contain telecopy facsimiles of signatures shall be deemed duplicate executed originals of this stipulation. This stipulation may be executed in counterparts and delivered by facsimile, U.S. Mail (or private carrier), or .pdf transmission.

Stipulation, Agreement, and Order
Clark’s Market
Grand Junction Office
Page 6

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing **STIPULATION, AGREEMENT, AND ORDER** was placed in the United States Mail on the date in the electronic signature below, addressed as follows:

<u>Licensee Business Address</u> Battlement Grocery, LLC d/b/a Clark’s Market 71 Sipprelle Drive Parachute, CO 81635 John@clarksmarket.com Fermented Malt Beverage and Wine (county) License No. 04-01231	<u>Licensee Mailing Address</u> Battlement Grocery, LLC d/b/a Clark’s Market 818 South Blanding Blanding, UT 84511 John@clarksmarket.com
Liquor Enforcement Division P.O. Box 17087 Denver, CO 80217-0087 led_adminactions@state.co.us	

By:

Alexandra
Prichard

Digitally signed by
Alexandra Prichard
Date: 2024.11.21
09:52:44 -07'00'

Allie Prichard

RENEWAL APPLICATION (CONTINUED)**Q. 8 – Ownership**

The applicant's ownership currently has interest in the following Colorado liquor licenses:

Battlement Grocery, LLC d/b/a Clark's Market
71 Sipprelle Drive, Parachute, CO 81634
Fermented Malt Beverage (County) License - #04-01231

Norwood Grocery LLC d/b/a/ Clark's Market
1435 Grand Avenue, Norwood, CO 81423
Fermented Malt Beverage (City) License - #04-00854

Lowry Grocery, LLC d/b/a Clark's Market
7059 E. Lowry Boulevard, Suite 102, Denver, CO 80224
Liquor Store (City) License - #03-20250

Meeker Grocery, LLC d/b/a Watt Ranch Market / Clark's Market
271 East Market Street, Meeker, CO 81641
Fermented Malt Beverage On/Off (City) - #04-02061

Clark's Market Inc.
215 South Monarch Street, Aspen, CO 81611
Master File (Business) - #03-22800

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Tom Clark, Jr.

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")

Crested Butte Grocery LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Crested Butte Grocery LLC

Social Security Number/Tax Identification Number

84-1564733

Home Phone Number

Business/Work Phone Number

(970) 349-6492

Street Address

500 Belleview Avenue

City

Crested Butte

State

CO

ZIP Code

81224

Printed name of person signing on behalf of the Applicant/Licensee

Tom Clark, Jr.

Applicant's Signature (Signature authorizing the disclosure of confidential tax information)

Tom Clark

Date Signed

5/6/2025

887FD6D4B9864CE...

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Dara MacDonald](#); [Angelique P. Petterson](#)
Subject: FW: Clark's Market
Date: Thursday, July 3, 2025 2:54:13 PM
Attachments: [Profit and Loss - 2024.pdf](#)
[Floor Plan - 05.2025.pdf](#)

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
Istanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Wednesday, May 21, 2025 11:54 AM
To: Lynelle Stanford <Istanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

Hey Lynelle.

Both checks were mailed to you. I would imagine you will have those by early next week depending on the mail with Memorial Day weekend.

I have also attached both of your requested documents. Will these work for you?

Thank you.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Tue, May 13, 2025 at 11:25 AM Lynelle Stanford <Istanford@crestedbutte-co.gov> wrote:

Good Morning Jon,

Got it – thank you.

Unfortunately, for liquor license renewals, the Town lacks the ability to accept online payments. Hopefully, we can enact change with our new website.

The request for the floor plan was advised for me to complete the liquor license file, since I did not request at the time the license was last changed.

Thanks Jon and have a good day!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Tuesday, May 13, 2025 8:28 AM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's Market

Good morning, Lynelle.

Please find the signed renewal form attached.

I have a few follow up questions to your response below:

- There isn't a way to pay online or over the phone for the local renewal fees? It's okay if not. I'll just have a check cut and sent to you.
- Clark's Market has never been asked for the floor plan update and receipts in any jurisdiction before. Can you help me understand so that I can properly explain it to them?

Thanks for all you do! Have a great day!

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Mon, May 12, 2025 at 6:19 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Hi Jon,

Yes, happy spring!

You may certainly email the renewal form to me for Clark's. I'm sure you have it, but here is a

link to the form:

https://sbg.colorado.gov/sites/sbg/files/documents/DR8400_e_wo_9.10.2024.pdf

Also, you may pay the Colorado Department of Revenue online:

<https://sbg.colorado.gov/liquor>

However, please send the renewal check, payable to the Town of Crested Butte, to PO Box 39; Crested Butte, CO 81224.

Colorado Department of Revenue: \$346.25

Town of Crested Butte: \$175

Also, will you please provide a map of the premises defining where displays are located and evidence that more than 20% of their revenue exclusive of fuel, tobacco, and lottery sales are from the sale of food items for consumption off the premises.

Thanks Jon – appreciate it!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Thursday, May 8, 2025 1:49 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Clark's Market

Good afternoon, Lynelle.

It's time for me to file the annual renewal for Clark's Market. Can I email it to you as in years past?

Also, how can I pay the local and state renewal fees?

Thank you. I hope this message finds you well.

Jon Gebers

GEBERS LICENSING

(303) 905-1060

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Dara MacDonald](#); [Angelique P. Petterson](#)
Subject: FW: Clark's - Renewed Lic
Date: Thursday, July 3, 2025 2:53:50 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
Istanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Monday, June 9, 2025 11:10 AM
To: Lynelle Stanford <Istanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Hi Lynelle.

I was out sick a few days last week and am still playing catch-up. My apologies for the late response.

I'll simply forward these to the client and ask them to print them out and put them up at the location.

Thank you, as always, for your hard work! Until next year....

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Mon, Jun 2, 2025 at 5:52 PM Lynelle Stanford <Istanford@crestedbutte-co.gov> wrote:

Good Afternoon Jon,

Please find attached, the State and Town-issued renewed liquor licenses for Crested Butte Grocery LLC DBA Clark's Market. Thank you for the timely replies for the additional documentation!

Would they most prefer that I send hard copies of the licenses to 818 South Main Street in

Blanding, UT?

Thanks Jon!

Lynelle Stanford

Town Clerk

Town of Crested Butte, Colorado

970.349.5338 Ext. 103 (phone)

lstanford@crestedbutte-co.gov

From: Scanner <scanner@crestedbutte-co.gov>

Sent: Monday, June 2, 2025 3:56 PM

To: Lynelle Stanford <lstanford@crestedbutte-co.gov>

Subject:

From: [Lynelle Stanford](#)
To: [Karl J. Hanlon](#)
Cc: [Angelique P. Petterson](#); [Dara MacDonald](#)
Subject: FW: Clark's - Renewed Lic
Date: Thursday, July 3, 2025 2:54:09 PM

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Tuesday, June 10, 2025 2:44 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Hey Lynelle.

Clark's Market noticed that the local liquor license does not have an expiration date listed. Is there any way you can add that to the license and send it to me again?

Thank you.

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Tue, Jun 10, 2025 at 12:07 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Hi Jon,

Hope you're getting caught up after being away. Yep, until next year.... Have a great summer!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Jon Gebers <jon@geberslicensing.com>
Sent: Monday, June 9, 2025 11:10 AM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Clark's - Renewed Lic

Hi Lynelle.

I was out sick a few days last week and am still playing catch-up. My apologies for the late response.

I'll simply forward these to the client and ask them to print them out and put them up at the location.

Thank you, as always, for your hard work! Until next year....

Jon Gebers
GEBERS LICENSING
(303) 905-1060

On Mon, Jun 2, 2025 at 5:52 PM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Good Afternoon Jon,

Please find attached, the State and Town-issued renewed liquor licenses for Crested Butte Grocery LLC DBA Clark's Market. Thank you for the timely replies for the additional documentation!

Would they most prefer that I send hard copies of the licenses to 818 South Main Street in Blanding, UT?

Thanks Jon!

Lynelle Stanford
Town Clerk
Town of Crested Butte, Colorado
970.349.5338 Ext. 103 (phone)
lstanford@crestedbutte-co.gov

From: Scanner <scanner@crestedbutte-co.gov>
Sent: Monday, June 2, 2025 3:56 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>

Subject:

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

CLARK'S MARKET
818 SOUTH MAIN STREET
Blanding UT 84511

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	346.25
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$346.25

Make check payable to Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

May 28, 2025

Licensee Name

CRESTED BUTTE GROCERY LLC

Doing Business As Name (DBA)

CLARK'S MARKET

Liquor License Number

04-00825

License Type

Fermented Malt Beverage and Wine (city)

Sales Tax License Number

02526189

Expiration Date

07/04/2025

Due Date

05/20/2025

Business Address

Street Address

500 BELLEVIEW AVENUE

Phone Number

9703496492

City, State, ZIP Code

Crested Butte CO 81224

Mailing Address

Street Address

818 SOUTH MAIN STREET

City, State, ZIP Code

Blanding UT 84511

Email

jon@geberslicensing.com

Operating Manager

Tom Clark, Jr.

Date of Birth

11/22/1973

Home Address

Street Address		Phone Number
449 Mountain Laurel, Unit 3		(970) 948-2037
City	State	ZIP Code
Aspen	CO	81611

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented?

☐ Owned

*If rented, expiration date of lease

☒ Rented*

12/2037

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☒ Yes ☐ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☒ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ☒ Yes ☐ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ☒ Yes ☐ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Tom Clark, Jr.

Title

President

Signature

Tom Clark

Date (MM/DD/YY)

5/6/2025

887FD6D4B9864CE...

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Town of Crested Butte

Title

Town Clerk

Attest

EJ

Signature

[Signature]

Date (MM/DD/YY)

05/28/25

BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

STIPULATION, AGREEMENT, AND ORDER
SA 24-GJ-44

IN THE MATTER OF:

**BATTLEMENT GROCERY, LLC
D/B/A CLARK'S MARKET
71 SIPPRELLE DRIVE
PARACHUTE, COLORADO 81635**

Fermented Malt Beverage and Wine (county) License No. 04-01231

The State of Colorado, Liquor Enforcement Division ("Division") and Battlement Grocery, LLC, D/B/A Clark's Market, 71 Sipprelle Drive, Parachute, Colorado 81635 ("Licensee") hereby stipulate and agree as follows:

1. Licensee has been the subject of an investigation conducted by the Division. Agents of the Division allege violation of the Colorado Liquor Code, Sections 44-3-901(1)(b)(I), and 44-3-901(11).

IT IS ALLEGED THAT:

- A. On April 16, 2024, the Licensee, by and through its employee/agent, Jeffrey M. Miller, permitted the selling, serving, giving, or procuring of an alcohol beverage (a can of Twisted Tea fermented malt beverage) to 23FLK17074, a seventeen-year-old Liquor Enforcement Division underage purchaser.
 - B. Jeffrey M. Miller failed to verify that the consumer was at least twenty-one years of age by requiring the consumer to present a valid identification and who appeared to be under the age of fifty (50).
2. Licensee acknowledges receipt of sufficient notice, advisement of rights, and process of the proceedings and wishes to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").
 3. The Division and Licensee have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to the issuance by the State Licensing Authority of an Order to Show Cause and conducting a

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 2

hearing to determine the merits of such allegations. The terms and conditions of this Order are subject to approval by the State Licensing Authority.

4. Licensee admits the violations as alleged above in paragraph 1.
5. Licensee agrees, in lieu of the issuance of an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
 - A. A seven (7) day suspension of Licensee's Fermented Malt Beverage and Wine (county) License to take place as follows:
 - i. License to be actively suspended for three (3) days from 12:01 a.m. on December 27, 2024, until 11:59 p.m. on December 29, 2024.
 - ii. During any period of active license suspension, Licensee shall post signs on its premises in compliance with Regulation 47-600(F), 1 C.C.R. 203-2.
 - iii. Four (4) days of the suspension to be held in abeyance for a period of one (1) year, from the date of approval of this agreement by the state licensing authority, pending no further violations of the Colorado Liquor Code Section 44-3-901(1)(b)(I), C.R.S., during this period.
6. The Licensee has filed a written petition to the Division in accordance with 44-3-601(3), C.R.S. requesting that the Licensee be allowed to pay a fine in lieu of active suspension in paragraph 5(A)(i). The Division finds that the petition supports the following:
 - A. That the public welfare and morals would not be impaired by permitting the Licensee to operate during the period set for suspension and that the payment of the fine will achieve the desired disciplinary purposes; and
 - B. That the books and records of the Licensee are kept in such a manner that loss of sales of alcohol beverages which the Licensee would have suffered had the suspension gone into effect can be determined with reasonable accuracy.
7. The parties agree that the fine shall be the equivalent of twenty percent (20%) of the Licensee's estimated gross revenues from the sales of alcohol beverages during a period of three (3) days, except that the fine shall not be less than five hundred dollars (\$500.00) nor more than one-hundred thousand dollars (\$100,000.00). The parties agree that the average days' sales for the month of April 2024 shall be the appropriate measure of said estimated gross revenues. Based upon these records, the amount of the fine has been determined to be \$500.00.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 3

- A. Payment of the fine pursuant to the provisions of this agreement shall either be made online at <https://secure.colorado.gov/payment/liquor>, select Administrative Action Fee or Fine and include the amount listed above or shall be in the form of a **certified check or a cashier's check** made payable to the Colorado Department of Revenue. Said fine shall be paid and mailed to the Department of Revenue, Attn: Liquor Enforcement Division, P.O. Box 17087, Denver, Colorado 80217-0087, on or before **December 6, 2024.**
 - B. Upon the timely payment of the fine agreed upon in this paragraph, Licensee's three (3) day suspension as set forth in paragraph 5(A)(i) of this stipulation and agreement shall be deemed automatically permanently stayed.
 - C. If the Licensee fails to make payment in a timely manner as detailed in this paragraph, the full three (3) day suspension shall be served as detailed in paragraph 5.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensee has failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for action against Licensee (and any defenses that Licensee may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Licensee for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are proven, or Licensee enters into a stipulation in lieu of hearing in which it admits such allegations, the State Licensing Authority shall, in addition to any other penalty imposed, order Licensee to serve all or any days of suspension presently held in abeyance pursuant to this agreement. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
 9. Upon execution by all parties, this Order and all its terms shall have the same force and effect as an order entered after a formal hearing pursuant to § 44-3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in §§44-3-103(19)(b) and 44-3-601, C.R.S.
 10. Licensee expressly agrees and acknowledges that Licensee has entered into this Order knowingly and voluntarily. Licensee acknowledges that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensee affirms that Licensee has read this Order and fully understands its nature,

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 4

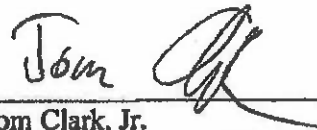
meaning and content. Licensee agrees that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensee asserting the invalidity in any manner of this Order.

11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
12. Licensee understands and knowingly and voluntarily enters into this Order. Licensee further understands and knowingly and voluntarily waives the following rights:
 - A. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
 - B. The right to cross-examine all witnesses against Licensee at a formal hearing;
 - C. The right to subpoena witnesses, present evidence and to testify on Licensee's own behalf at a formal hearing;
 - D. The right to be represented by counsel of Licensee's own choosing and at Licensee's expense at any stage of this proceeding;
 - E. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
 - F. The right to appeal this Order.
13. All the costs and expenses incurred by Licensee to comply with this Order shall be the sole responsibility of the Licensee, and shall not in any way be the obligation of the Division.
14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Respondent's admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Stipulation, Agreement, and Order
Clark's Market
Grand Junction Office
Page 5

Christine Schmid as
proxy for Michelle
Stone-Principato
Digitally signed by Christine
Schmid as proxy for Michelle
Stone-Principato
Date: 2024.11.07 08:45:52 -0700

Michelle Stone-Principato
Division Director
Liquor Enforcement Division



Tom Clark, Jr.
Battlement Grocery, LLC

11-5-24

Date

APPROVED and ORDERED as dated in the Electronic Signature below.

Heidi
Humphreys

Digitally signed by Heidi
Humphreys
Date: 2024.11.19
16:28:04 -0700

Heidi Humphreys
Executive Director/CEO
Department of Revenue
State Licensing Authority

Telecopy or electronic versions of this stipulation which contain telecopy facsimiles of signatures shall be deemed duplicate executed originals of this stipulation. This stipulation may be executed in counterparts and delivered by facsimile, U.S. Mail (or private carrier), or .pdf transmission.

Stipulation, Agreement, and Order
 Clark's Market
 Grand Junction Office
 Page 6

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing **STIPULATION, AGREEMENT, AND ORDER** was placed in the United States Mail on the date in the electronic signature below, addressed as follows:

<p><u>Licensee Business Address</u> Battlement Grocery, LLC d/b/a Clark's Market 71 Sipprelle Drive Parachute, CO 81635 John@clarksmarket.com</p> <p>Fermented Malt Beverage and Wine (county) License No. 04-01231</p>	<p><u>Licensee Mailing Address</u> Battlement Grocery, LLC d/b/a Clark's Market 818 South Blanding Blanding, UT 84511 John@clarksmarket.com</p>
<p>Liquor Enforcement Division P.O. Box 17087 Denver, CO 80217-0087 led_adminactions@state.co.us</p>	

Alexandra
 By: Prichard
 Allie Prichard

Digitally signed by
 Alexandra Prichard
 Date: 2024.11.21
 09:52:44 -07'00'

RENEWAL APPLICATION (CONTINUED)**Q. 8 – Ownership**

The applicant's ownership currently has interest in the following Colorado liquor licenses:

Battlement Grocery, LLC d/b/a Clark's Market
71 Sipprelle Drive, Parachute, CO 81634
Fermented Malt Beverage (County) License - #04-01231

Norwood Grocery LLC d/b/a Clark's Market
1435 Grand Avenue, Norwood, CO 81423
Fermented Malt Beverage (City) License - #04-00854

Lowry Grocery, LLC d/b/a Clark's Market
7059 E. Lowry Boulevard, Suite 102, Denver, CO 80224
Liquor Store (City) License - #03-20250

Meeker Grocery, LLC d/b/a Watt Ranch Market / Clark's Market
271 East Market Street, Meeker, CO 81641
Fermented Malt Beverage On/Off (City) - #04-02061

Clark's Market Inc.
215 South Monarch Street, Aspen, CO 81611
Master File (Business) - #03-22800

DR 8495 (02/16/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Tom Clark, Jr.

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")

Crested Butte Grocery LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Crested Butte Grocery LLC

Social Security Number/Tax Identification Number

84-1564733

Home Phone Number

Business/Work Phone Number

(970) 349-6492

Street Address

500 Bellevue Avenue

City

Crested Butte

State ZIP Code

CO

81224

Printed name of person signing on behalf of the Applicant/Licensee

Tom Clark, Jr.

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Tom Clark

5/6/2025

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Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Clarks Market, Inc.
Profit and Loss - % of Revenue

Reporting Book:

ACCRUAL

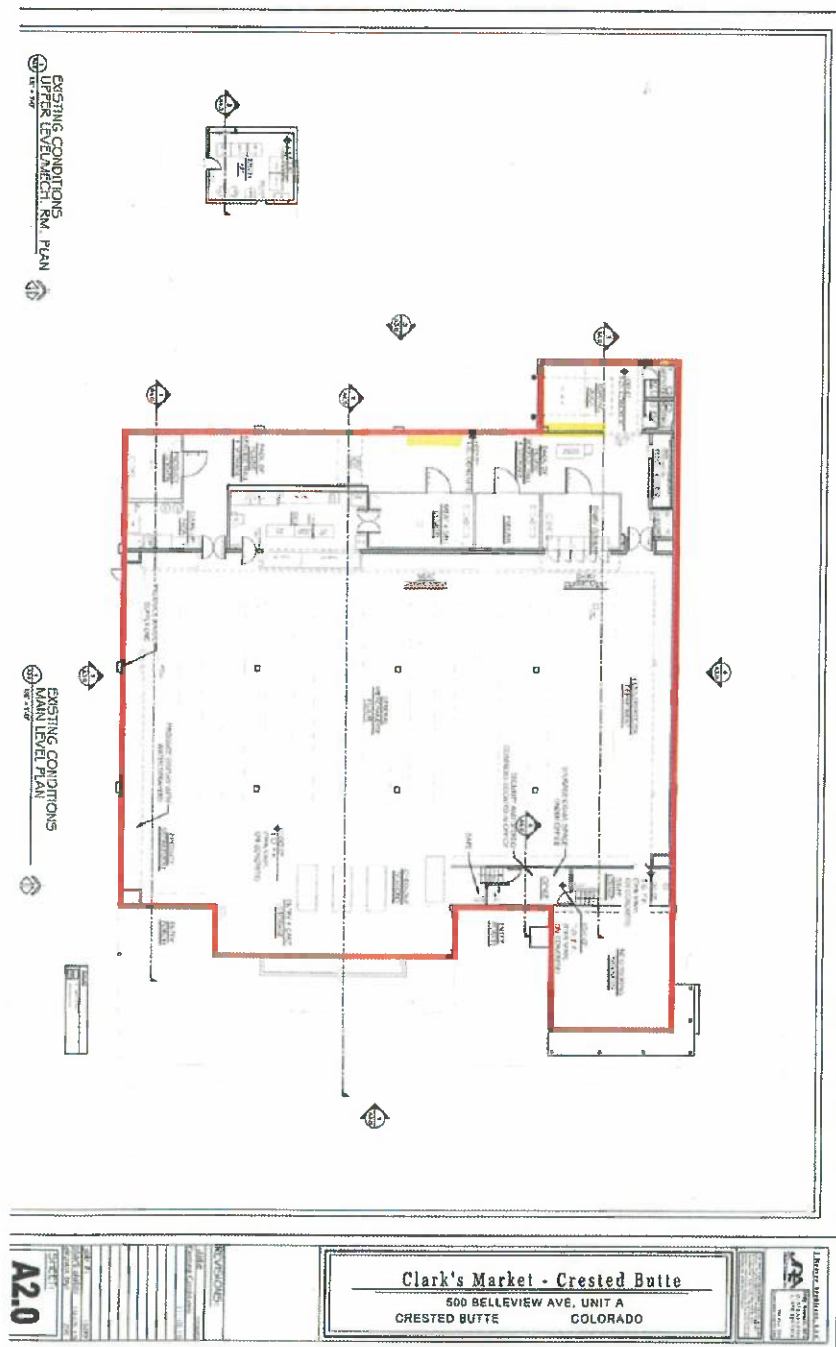
As of Date:

12/31/2024

Location:

Crested Butte

	Current Year	% of Revenue
	12/31/2024	12/31/2024
Revenue		
Revenue - Sales		
Bakery- Ltd Tax	610,681.08	3.90 %
Dairy	1,424,432.99	9.09 %
Deli- Full Tax	677,947.56	4.33 %
Deli- Ltd Tax Deli	965,099.86	6.16 %
Floral	65,929.92	0.42 %
Frozen Foods	879,402.49	5.61 %
Greeting Cards	2,545.26	0.02 %
Grocery- CO Taxable Grocery	540,984.40	3.45 %
Grocery- Dry Grocery	3,077,076.31	19.63 %
Grocery- Non Food	380,358.20	2.43 %
Grocery- Non Taxable Grocery	3,647.74	0.02 %
HBA/GM	549,684.75	3.51 %
Liquor- Beer	343,491.40	2.19 %
Liquor- Wine	248,688.28	1.59 %
Meat	1,652,900.81	10.54 %
Produce	2,086,797.19	13.31 %
Seafood	222,754.83	1.42 %
Vendor Bakery	288,800.22	1.84 %
Vendor Sushi	404,424.63	2.58 %
Total Revenue - Sales	14,425,647.92	
Revenue Pharmacy	1,249,161.80	7.97 %
Total Revenue - Pharmacy	1,249,161.80	
Total Revenue	15,674,809.72	100.00 %



THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

No. 25-56353-0025

TOWN OF CRESTED BUTTE ALCOHOL BEVERAGE LICENSE

Permission is Hereby Given To:

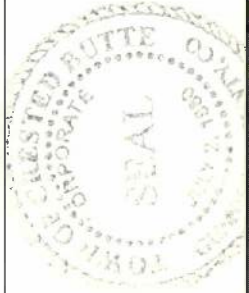
CRESTED BUTTE GROCERY LLC
DBA CLARK'S MARKET
500 BELLEVUE AVENUE
CRESTED BUTTE, CO 81224

To dispense and deliver: Fermented Malt Beverage and Wine beginning the 4th day of July 2025 to the
4th day of July 2026.



Lynelle Stanford, Town Clerk

Corporate Seal:



Date:
June 2, 2025

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

**STATE OF COLORADO
DEPARTMENT OF REVENUE**

LIQUOR ENFORCEMENT DIVISION

1707 Cole Blvd, Suite 300
Lakewood, CO 80401

**CRESTED BUTTE GROCERY LLC
dba CLARK'S MARKET
500 BELLEVIEW AVENUE
Crested Butte CO 81224**

ALCOHOL BEVERAGE LICENSE

Liquor License Number 04-00825	License Expires at Midnight July 04, 2026
License Type FERMENTED MALT BEVERAGE AND WINE (CITY)	
Authorized Beverages FERMENTED MALT BEVERAGE AND WINE	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 6/2/2025 TC

Michelle Stone-Principato

Michelle Stone-Principato, Division Director

Heidi Humphreys

Heidi Humphreys, Executive Director

COLORADO DEPARTMENT OF REVENUE
LIQUOR ENFORCEMENT DIVISION
1707 COLE BLVD SUITE 300 LAKEWOOD, CO 80401

State of Colorado Department of Revenue

Delivery Permit

Licensee Name	
CLARK'S MARKET	
Liquor License Number	License Type
04-00825	Delivery Permit
Location 500 BELLEVIEW AVENUE Crested Butte CO 81224	

Issued per Regulation 47-426, 1 CCR 203-2 and subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 3 and 4, C.R.S., as amended. This document shall be conspicuously posted until a new or renewal document is issued. Any questions concerning this document should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 6/2/25 TC

Michelle Stone-Principato

Michelle Stone-Principato, Division Director

Heidi Humphreys

Heidi Humphreys, Executive Director

L E G A L

PLEASE TAKE NOTICE that a public hearing is set before the Town of Crested Butte Town Council acting as the Local Liquor Licensing Authority on August 5, 2025 at 7:00PM , at the Crested Butte Town Hall located at 507 Maroon Ave, Crested Butte, Colorado 81224, to show cause, if any, why Crested Butte Market LLC's (doing business as Clark's Market) Fermented Malt Beverage and Wine License No. 04-00825 should not be suspended or revoked for having violated provisions of Colorado State Statute and the Town of Crested Butte Municipal Code related to their Liquor License Renewal Application.

The public may connect to the meeting via Zoom with the following address:

<https://us02web.zoom.us/j/83824339576>

Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 305 224 1968

US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US

+1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US

Webinar ID: 838 2433 9576

TOWN OF CRESTED BUTTE, COLORADO

/s/ Lynelle Stanford, Town Clerk

Published in the Crested Butte News on July 25, 2025

City of Gunnison City Council & Gunnison County Fire Protection District Board of Directors

Joint Work Session

Tuesday, August 19, 2025

6:00pm – 8:00pm

Joint Work Session is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with [Zoom remote access](#).

Approximate meeting time: 2 hours

The public may attend this joint work session in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Work Session to Order (silent roll call)

II. Work Session: Fire Station, Draft Ballot Measures, Terms, and Conditions

Background: The existing firehouse at 217 W. New York Avenue needs to be replaced. After several work sessions and discussion, City Council and the GCFPD have determined that a property tax increase is the most viable approach. Staff will provide a presentation regarding the financial analysis of this approach and next steps if the District and Board elect to proceed.

Staff Contact: Hugo Ferchau, Fire Chief

Public Comment: not applicable.

Action Requested: none at this time; discussion only.

Estimated Time: 120 minutes

III. Work Session Meeting Adjournment



City of Gunnison City Council Agenda

Regular Session

Tuesday, August 26, 2025 at 5:30pm

Council meeting is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with [Zoom remote access](#).

Approximate meeting time: 105 minutes

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Consent Agenda

Background: The consent agenda allows City Council to approve, by a single motion, second and vote, matters that have already been discussed by the entire Council or matters that are considered routine or non-controversial. The agenda items will not be separately discussed unless a councilor removes an item from the Consent Agenda.

Staff Contact: Erica Boucher, City Clerk

Public Comment: not applicable.

Action Requested of Council: Consider a motion to approve the Consent Agenda as presented:

A. The purchase of three (3) Altec aerial lift trucks for a total of \$778,512.00;

B. The purchase of a Vactor Ramjet Trailer - Jetter 3036-750 for \$112,900.00;

C. Authorize the Mayor to sign the presented Letter of Support to Gunnison County STOR Committee's Colorado Parks and Wildlife (CPW) Regional Partnerships Initiative (RPI) Grant Application;

D. Firemen's Pension Semi-Annual Update (no action).

Estimated time: 5 minutes

VI. Proclamations, Recognitions, and Appointments

None.

VII. Old Business

A. Evaluation of Transition to State Collection of Local Sales Tax and Vendor Fee Modification

Background: Potential benefits may exist in transitioning from self-collection of home-rule sales tax to State collection by the Colorado Department of Revenue (CDOR). This change could create a single point of tax remittance for businesses and yield cost savings and efficiency gains for the City. Related, an option is proposed to eliminate the City's vendor service fee and establishing an annual general business license program.

Staff Contact: Ben Cowan, Finance Director

Public Comment: limited to three minutes per speaker.

Actions Requested of Council: Discussion only; no action.

Estimated time: 30 minutes

B. Amendment to the Intergovernmental Agreements between the City of Gunnison and the Gunnison County Fire Protection District

Background: On August 19th, 2025, City Council and the GCFPD convened in work session to discuss an amendment to the Services and Station IGAs and a preliminary term sheet with Gunnison County regarding property conveyance which is referenced in the amended IGA's. Following the August 19th joint work session, the proposed ballot language was refined to incorporate Board and Council input. On August 21st, 2025, the GCFPD Board formally approved the enclosed Amendment to the IGAs between the City and the GCFPD.

Staff Contact: Hugo Ferchau, Fire Chief

Public Comment: limited to three minutes per speaker.

Actions Requested of Council: Consider a motion to approve the Amendment to the Intergovernmental Agreements between the City of Gunnison and the Gunnison County Fire Protection District as presented and authorize the Mayor to execute the agreement.

Estimated time: 15 minutes

C. Item No. VII. C., Resolution No. 17, Series 2025: *A Resolution Of The City Council Of The City Of Gunnison, Colorado, Certifying A Ballot Measure To Authorize A Mill Levy Increase To Support Fire Prevention And Emergency Response Services At The Regular Election Held On November 4, 2025; Setting The Ballot Title And Content For The Ballot Measure; And Providing Other Matters Relating To The Election*

Background: On August 19th, 2025, City Council and the GCFPD convened in work session to discuss draft ballot measures to provide dedicated mill levies within each jurisdiction to fund a fire station and long-term fire services. Following that joint work session, the proposed ballot language was refined to incorporate Board and Council input.

Staff Contact: Amanda Wilson, City Manager

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to adopt Resolution No. 17, Series 2025.

Estimated Time: 15 minutes

D. Water Treatment Plant - Authorization to Accept Colorado Water Conservation Board (CWCB) Grant

Background: The City of Gunnison has received a pending award of \$1.5 million from the Colorado Water Conservation Board (CWCB) to support construction costs for Project 1 – Raw Water Intake Structure & Wells for the Water Treatment System. Council approval and execution of the attached CWCB agreement is required to formally allocate these funds to the City.

Staff Contact: Frank Campo, Project Manager

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to authorize the City Manager to execute the Colorado Water Conservation Board Grant Agreement in an amount not to exceed \$1,500,000 to support the construction of future Raw Water Infrastructure.

Estimated Time: 5 minutes

E. Ordinance No. 3, Series 2025, Second Reading: *An Ordinance of the City Council of the City of Gunnison, Colorado, Repealing and Reenacting Chapter 8.40 of the City of Gunnison Municipal Code and Resolution No. 16, Series 2025: A Resolution of the City Council of the City of Gunnison, Colorado, Adopting the City of Gunnison Beer and Liquor Regulations and Procedures*

Background: The City of Gunnison's current liquor code requires revisions and updates to further enhance the City's operational performance. City Council approved the Ordinance on first reading at the August 12, 2025 meeting.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: 1) Introduce Ordinance No. 3, Series 2025, and read the ordinance by Title only; 2) Consider a motion to adopt Ordinance No. 3, series 2025 on second reading; and 3) Consider a motion to adopt Resolution No. 17, Series 2025.

Estimated time: 5 minutes

F. Ordinance No. 4, Series 2025, Second Reading: *An Ordinance of the City Council of the City of Gunnison Amending Provisions of Title 2 Administration and Operations, Chapter 2.80 Building Board of Appeals and Title 14 Technical Codes, Chapter 14.10 Building Code*

Background: The City of Gunnison adopts by reference nine International Codes (ICodes) related to real property improvements and repairs collectively referred to as the Building Code contained in Chapter 14.10 of the Gunnison Municipal Code (GMC). Appeals to the actions of the Building Official are currently heard by the Building Board of Appeals. Proposed amendments to the current code would restructure the appeals process and dissolve the Board of Appeals to align to better align with industry practice. City Council approved the Ordinance on first reading at the August 12, 2025 meeting.

Staff Contact: Anton Sinkewich, Community Development Director

Public Comment: limited to three minutes per speaker

Action Requested of Council: 1) Introduce Ordinance No. 4, Series 2025, and read the ordinance by Title only; and 2) Consider a motion to adopt Ordinance No. 4, series 2025 on second reading.

Estimated Time: 20 minutes

VIII. Regular Session Meeting Adjournment

The City Council Meeting agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

TO REQUEST INTERPRETATION SERVICES OR TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 48 HOURS BEFORE ALL MEETINGS AT 970.641.8140.

City of Gunnison City Council meeting video recordings can be viewed at [City of Gunnison Colorado - YouTube City of Gunnison](https://www.youtube.com/channel/UCv3v3v3v3v3v3v3v3v3v3v3)

City Council official audio recordings and publicly noticed meetings minutes can be viewed at www.gunnisonco.gov

**GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

219

DATE: Tuesday, August 19, 2025 **Page 1 of 2**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

8:30 am

- Call to Order
- Special Event Liquor Permit 6-2025; Crested Butte South Property Owners Assn; 8/23/2025 from 1:00 pm to 7:00 pm
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:32 am

- Call to Order; Agenda Review
- Minutes Approval
 1. August 5, 2025 Regular Meeting
- Scheduling
- Consent Agenda: These items will not be discussed unless requested by a Commissioner or citizen. Items removed from consent agenda for discussion may be rescheduled later in this meeting, or at a future meeting.
 1. Acknowledgment of County Manager's Signature; Amendment to Agricultural Lease Agreement; Kelly and Vicki Hildreth; 9/6/2025 to 9/5/2026
 2. Acknowledgment of County Manager's Signature; Agreement Between the Board of County Commissioners of the County of Gunnison, Colorado and BLR Aerospace, LLC for the Authorization of Flight-Testing Activities, the Use of the Helicopter Tether Test Pad and Provision of ARFF and Other Airport Services; Gunnison-Crested Butte Regional Airport; 8/1/2025 to 7/31/2027
 3. Acknowledgment of County Manager's Signature; Underground Right-Of-Way Easement; Gunnison County Electric Association; Facilities
 4. Professional Services Agreement; Jackalope Services, LLC; Blackstock Building; Facilities; 8/19/2025 to 7/30/2027; \$52,050
 5. Cancer Prevention and Early Detection Budget Increase for Fiscal Year 2025-2026; Health and Human Services; 6/30/2025 to 6/29/2026; \$57,046
 6. Local Planning and Support Dollars; Health and Human Services; 7/1/2025 to 6/30/2026; \$127,694
 7. Professional Services Agreement; T&A Enterprises; Courthouse; Facilities; 8/19/2025 to 7/30/2027; \$73,200
 8. Professional Services Agreement; Nomad Drafting and Design LLC; Facilities; 8/19/2025 to 12/31/2025; \$3,400
 9. State of Colorado Department of Human Services; PO, IHFA, 202600002065; Balance of State – Gunnison County; Health and Human Services; 7/2/2025 to 9/30/2025; \$20,000
 10. Professional Services Agreement; DeLoera Cleaning LLC; Health and Human Services Building; Facilities; 8/19/2025 to 7/30/2027; \$30,000
 11. Letter of Support; STOR Committee CPW Regional Partnership Initiative Grant Application
 12. Professional Services Agreement; T&A Enterprises; Public Safety Center Building; Facilities; 8/19/2025 to 7/30/2027; \$16,200
 13. Professional Services Agreement; T&A Enterprises; Public Works Building; Facilities; 8/19/2025 to 7/30/2027; \$16,200
 14. Ratification; Letter of Support; Support for Region 10 Enterprise Zone Redesignation Application & Request for Consideration of Gunnison County Enterprise Zone Designation

*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM**. Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

**GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

220

DATE: Tuesday, August 19, 2025

Page 2 of 2

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

15. Commercial Lease Agreement; Gunnison Valley Regional Housing Authority (GVRHA); Facilities; 6/9/2025 to 12/31/2025; \$18,340
16. Correspondence; Letter Regarding Wolf Reintroduction

8:35 am

- Historic Preservation Commission Members Discussion

8:45 am

- Vouchers and Transfers (Sales and Local Marketing Tax will be reported on during the September 2, 2025 Meeting)
- Treasurer's Report
- Unscheduled Public Comment: Limit to 5 minutes per item. No formal action can be taken at this meeting.
- Commissioner Items: Commissioners will discuss among themselves activities that they have recently participated in that they believe other Commissioners and/or members of the public may be interested in hearing about.
- Adjourn

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:

9:15 am

- (See separate agenda)

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,,*471302# US (Houston)

**GUNNISON COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA**

221

DATE: Tuesday, August 26, 2025 **Page 1 of 1**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY BOARD OF EQUALIZATION SPECIAL MEETING:

8:30 am

- Call to Order
- Appeal; Senior Property Tax Exemption; CBOE# SR01; R003777; H. Kahanek

8:45 am

- Appeal; Senior Property Tax Exemption; CBOE# SR02; R003882; C. Niesman
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

9:00 am

- Quarterly Sheriff Update

9:30 am

- Wildlife Planning Support Tool Discussion

10:30 am

- Break

10:40 am

- Roads and Bridge Standards Discussion
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

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+13462487799,,82753657556#,,,*471302# US (Houston)

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From: [jill.indovino](#)
To: [Astrid Matison](#)
Cc: [Jay Indovino](#); [Erin Ganser](#); [Town Council](#)
Subject: Re: Mineral Point Issues
Date: Monday, August 18, 2025 9:19:06 AM

Some people who received this message don't often get email from jill.indovino@gmail.com. [Learn why this is important](#)

Hi Astrid,

I am following up on a conversation we had with Ian last week about Mineral Point. The trash the site is accumulating, and the general disarray is super disappointing. There is a lot of trash on both sides of their fencing. Perhaps they don't see it as it has accumulated by the porta-potties, but we look right at it. Apparently, another neighbor called in about it as well last week. Ian let us know he contacted the project manager, but a week has gone by, and nothing has happened. What can be done?

Thank you,

Jill

Jill Indovino
 (314) 662-0713
jill.indovino@gmail.com

On Jun 13, 2025, at 4:51 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Hi Jay,

I will reach out to the contractor regarding the location of the excavator to see if it can be moved elsewhere on the site. The Mineral Point project should be done by the end of the year. At least we are hopeful that now that it is summer the project will move ahead more on schedule. I am not the project manager so I am guessing at the completion of the project.

I copied Erin Ganser so she can respond about the other project locations across the street from you.

Thank you,

Astrid

Astrid Matison
 Building Official CBO
 P.O. Box 39
 507 Maroon Avenue
 Crested Butte, CO 81224
 970-349-5338 Extension 116

Help Shape Crested Butte's Future!

Learn more at <https://www.crestedbutte-co.gov/getinvolved>



From: jayindovino@gmail.com <jayindovino@gmail.com>

Sent: Friday, June 13, 2025 4:44 PM

To: Astrid Matison <amatison@crestedbutte-co.gov>

Cc: 'jill indovino' <jill.indovino@gmail.com>

Subject: Mineral Point Issues

|| You don't often get email from jayindovino@gmail.com. [Learn why this is important](#)

Hi Astrid,

It's Jay and Jill Indovino at 616 Butte Ave. I'm well aware of the issues plaguing the Mineral Point development, and I know you guys are working hard to correct some issues and get the buildings finished as quickly as possible. Like you, we're ready to see the first phase of construction finished and get Butte Avenue back to being a neighborhood instead of a construction site. This is the third summer of construction and with the other units slated to be built after Mineral Point, I have to imagine that we have at least two more summers of construction ahead, if not more. So, a couple of questions/issues:

1. Is there a current schedule for finishing Mineral Point as well as starting the other units directly across the street from us? If there is a break in the action, should we expect that the site across from us will still be used as a construction site (trailers, equipment, materials, etc.)?
2. Currently, there is an excavator parked on top of a dirt pile. Does it need to be there? There is an entire parking lot available. The attached picture does not do it justice, but the excavator is literally sitting at eye level from our second floor living area. How long should we expect that to be there and is there any way to bring it down to ground level?

Thanks in advance. I know this project has been a challenge. Appreciate your response.

Best Regards, Jay.

Jay L. Indovino

CEO – i5 Enterprises

314-409-4856 *mobile* | jayindovino@gmail.com

616 Butte Avenue | PO Box 2962 | Crested Butte, CO 81224

www.i5-enterprises.com