



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

Monday, October 20, 2025

Meeting information to connect remotely:

<https://us02web.zoom.us/j/86501075333>

Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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 +1 646 931 3860 US
Webinar ID: 865 0107 5333

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) Refine Draft 2026 Budget, including Fund Balance Review; Updated 2026 Revenue/Expenditure Assumptions; and Mill Levy Impact.

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) October 6, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Deputy Town Clerk/Licensing Clerk Eric Treadwell

2) Kapushion Spehar Wetlands Funding Agreement with the Crested Butte Land Trust.

Staff Contact: Recreation, Trails, and Open Space Supervisor Joey Carpenter

3) Award of Professional Services Agreement to MIG, Inc. for the Town of Crested Butte Design Standards Update Project 2025.

Staff Contact: Community Development Director Mel Yemma

4) Resolution No. 29, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado, Authorizing the Town Manager to Execute All Documents Related to the Purchase of 828 Gothic Ave, #1A in Crested Butte.

Staff Contact: Housing Director Erin Ganser

5) Resolution No. 30, Series 2025 - A Resolution of the Crested Butte Town Council, Directing Town Code Enforcement Staff Not to Enforce Occupancy Limits in a Single-Family Dwelling Based on Familial Relationship.

Staff Contact: Community Development Director Mel Yemma

6) Resolution No. 31, Series 2025 - A Resolution of the Crested Butte Town Council Approving the Contract for Use of the Big Mine Ice Arena by Gunnison Valley Hockey Association for the 2025-2026 Winter Season.

Staff Contact: Parks, Recreation, Open Space, and Trails Director Janna Hansen

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, discussion will be 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. 11, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of Property at 409 2nd Street to Six Points Evaluation and Training, Inc.

7:25 NEW BUSINESS

1) Mt. Crested Butte Water and Sanitation’s Failure to Pay for Biosolids.

Staff Contact: Town Attorney Karl Hanlon, Town Manager Dara MacDonald, and Public Works Director Shea Earley

7:45 2) Gunnison Valley Regional Housing Authority (GVRHA) Transition Discussion: Deed Restriction Administration and GreenDeed.

Staff Contact: Community Development Director Mel Yemma and Sustainability Coordinator Dannah Leeman

8:20 3) Discussion Regarding Increasing Costs of Private Health Insurance Premiums and the Impact and Role of Local Health System on Those Costs.

Staff Contact: Town Manager Dara MacDonald

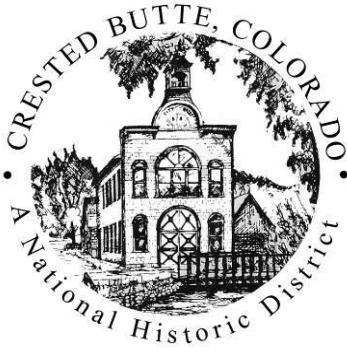
8:40 COUNCIL REPORTS AND COMMITTEE UPDATES

8:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:50 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, November 3, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 17, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, December 1, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:55 ADJOURNMENT



Memorandum

October 20, 2025

To: Town Council

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

Subject: 2026 Budget Work Session

Date: October 13, 2025

Summary:

This is the fifth discussion related to the drafting of the Town of Crested Butte's 2026 Budget. Staff continues to create and refine financial models related to direction provided by Council. Staff will present updates to assumptions, expenditure changes and provide modeling of suggested fund transfers and mil levy increase in the Street and Alley Fund.

Prior Council Action:

- November 7, 2022 – Adoption of the Community Compass
- February 10, 2025 – Long-Range Financial Planning Work Session #1
- April 7, 2025 – Long-Range Financial Planning Work Session #2
- June 2, 2025 – Long-Range Financial Planning Work Session #3
- 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
- September 2, 2025 – Work Session: Compass priority refinement; 2025 Projections; 2026 Assumptions; 5-Yr Fund Balance Review.
- September 15, 2025 – 5-Yr Capital Plan and Updated Assumptions
- October 6, 2025 – 2026 Proposed Budget

Background:

Staff develops the annual budget by identifying capital and operational expenditures in support of the Community 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 inclusive of a 5-year Capital Plan. The updated version of the 2026 Budget is attached in a number of financial schedules.

Discussion:

The Town has been on a multi-year journey to improve its financial processes and forecasting through various means. The Town Council provided staff direction in the development of the 2026 budget at three long-range financial planning work sessions earlier this year. The 2026 budget continues to be refined at each step as revenue and expenditure figures come into greater focus. Town staff has taken direction from Council at each meeting to better align the Town's budget to the Council's priorities.

The Revised 2026 Proposed Budget includes all projected revenues and expenses, both operating and capital, as well as internal transfers to balance the budget. Staff prepared three views of the budget: 1) Townwide view; 2) Fund view; 3) Organization (e.g., department) view. All reports are attached.

Significant changes to the October 6 version of the 2026 Proposed Budget include:

- \$120K reduction in health care premiums (net 5.55% increase over 2025)
- \$1.366M fund transfer from the General Fund to the Street and Alley Fund to cover a shortfall in funding for the off-cycle mill and overlay project
- \$213K fund transfer from the General Fund to Capital Fund to cover a shortfall in funding of capital expenditures
- Capital Plan (revised Plan attached):
 - \$50K to replace Town Manager/Admin vehicle (internal combustion to electric)
 - \$45K to replace Parks Gem Flower Van
 - \$9K to replace Parks Field Striper
 - \$30K increase to Coal Creek Raw Water Pipeline Assessment (\$160K total)
- \$108K addition in Community Development to correct error in salary projections for vacancy
- \$15K in additional funding to Mountain Express (\$1.61M total; \$1.55M tax share; \$44.3K late night taxi; \$15K additional funding)
- \$4.3K addition in Parks for Elk Avenue Holiday Lights
- \$3.5K addition in Administration to increase supervisory, leadership and other staff development
- \$3K addition in Sustainability for Certified Installer Credits (GCEA Partnership)

5-Year Fund Balance Projection

Staff continues to use the amended Fund Balance Reserve (FBR) Policy as follows:

- General Fund: 50% of prior year operating expenses
- Capital Fund: 50% of the total of prior year operating and annual depreciation expenses
- Open Space Fund: 50% of prior year operating expenses
- Parks/Rec/Trail Fund: 50% of prior year operating expenses
- Street/Alley Fund: 25% of prior year operating expenses
- Aff Housing Fund: 25% of prior year operating expenses plus 50% of prior year depreciation
- Enterprise Fund: 25% of prior year operating expenses plus 50% of prior year depreciation
- Conservation Trust/Transit & Mobility: no FBR

Staff will include adoption of the amended FBR at the November 3 Town Council meeting.

The 5-year fund balance projection utilizing the factors above can be found in the Revised 2026 Proposed Budget – By Fund report. Staff modeled internal fund transfers for 2026 (defined above)

and 2027 only. Staff will continue to update the 5-year fund balance projection as external fund sources (e.g., grants) are known and/or secured.

Staff modeled 2027 internal fund transfers from the General Fund, as follows:

- \$1.74M to Capital Fund to cover capital expenses (not inclusive of Jerry's Gym or Community Hub). Granting opportunities exist for these projects; the negative fund balance in the Capital Fund demonstrates financial resources (e.g., grants, General fund, etc.) are necessary to commence and complete these projects.
- \$532K to Parks, Recreation & Trails (PRT) Fund to cover fund balance shortfall; \$485K attributed to capital expenditures with the remaining related to operations.

After taking into account all revenue, expenditure and transfer transactions, the 2026 Net Spendable Fund Balance (after covering FBR requirement) remains strong for the General, Open Space, PRT and Enterprise Funds. The General Fund remains positive through the 2030 projection. However, the availability of Net Spendable Fund Balance becomes less as internal transfers from the General Fund to other funds becomes necessary to maintain a positive fund balance in those funds.

The Affordable Housing Fund is in good position. Staff is seeking clarification from our creditor as to the necessity of a 'required' fund balance, currently modeled at \$616K per year. This 'required' fund balance is in addition to the Council's FBR requirement. Staff cannot locate the need for a 'required' fund balance requirement in our financing documents. Additionally, the Town's external auditor does not recognize a need for the reserve to certify our annual financial statements. Staff will remove this 'requirement' from our fund balance analysis if we hear positively from our creditor. This will turn the Affordable Housing Fund's Net Spendable Fund Balance positive every year of the 5-year projection.

The Enterprise Fund has significant capital expenditures beginning in 2027. Existing fund balance and revenue streams do not support the existing capital plan. Staff will begin analyzing the availability of debt financing to cover these large capital expenditures. Existing debt service begins to mature in 2030 (WWTP Clarifier – 2010 debt).

Street and Alley Fund Discussion

At its October 6 meeting, the Town Council provided staff direction to model a few scenarios to deal with the structural imbalance in the Street and Alley (SA) Fund. Staff modeled the transfer of funds from the General Fund in 2026 to cover a majority of the off-cycle mill and overlay project to ensure SA's FBR was satisfied. This transfer does not address SA's future year imbalance beginning in 2029. The major paving project in that year will not be funded unless additional General Fund or other revenue sources are allocated.

At Council's direction, Staff also modeled an increase in SA property tax mil levy, in one-mil increments. Table 1 summarizes that which is in the 5-yr fund balance projection report.

Table 1 – Street and Alley Net Spendable Fund Balance by Year
(all include \$1.366M transfer from General Fund in 2026)

Model	2026 Draft 2	2027	2028	2029	2030
8 Mils (current)	\$0	\$454,621	\$636,780	(\$1,004,480)	(\$1,270,151)
9 Mils	\$184,433	\$836,811	\$1,218,705	(\$220,824)	(\$282,745)
10 Mils	\$380,232	\$1,230,367	\$1,811,995	\$574,199	\$716,026

While the General Fund can absorb the entire 2026 budget shortfall in Street and Alley, it is not a viable long-term solution to meet the needs of the Town's public rights-of-way. The existing 8-mil levy is not keeping pace with increases in operating and capital expenditures. Additionally, a 1-mil increase in the SA levy fails to fully cover the needs in maintaining and improving/replacing the Town's rights-of-way.

Consistent with staff's recommendation during the three long-range Council Work Sessions earlier this year, staff recommends a total revenue increase of '3 mils' in SA. This can be accomplished beginning in 2026 by leveraging the movement of Specific Ownership Tax (SOT) to SA from the General Fund and increasing the SA property tax levy by 2 mils, for a total levy of 10 mils. SOT is estimated to generate \$243K in 2026, which amounts to approximately 1.2 mils on a property tax basis. Each mill in property tax levy is estimated to generate \$196K annually. As demonstrated in Table 1, a 10 mil levy generates sufficient funding in the near term and over the projected 5-year cycle to cover the current expenditure plan. Staff estimates each 1 mil increase in the SA levy will impact residential and commercial property owners \$68.93 and \$294.61, respectively (per \$1M in assessed value).

Should Council direct staff to draft a 10 mil levy for SA, staff recommends backing off the General Fund transfer in 2026 to a level which brings SA to a zero Net Spendable Fund Balance. This would provide this and future Council's ability to allocate General Funds in future years to meet the Council's and community's priorities while maintaining a positive Net Spendable Fund Balance in SA.

5-year Capital Plan – 2026 thru 2030

Staff updated the most recent 5-Year Capital Plan to adjust for known increases in costs as well to add a few projects omitted from the initial plan. The updated 5-Year Capital Plan is included in the packet, with changes clearly identified.

The remaining budget calendar is as follows:

- November 3: Adopt 2026 Budget, Amended Fund Balance Reserve Policy, Mill Levies and Fee Schedule

Recommendation:

Staff seeks feedback and direction from Council regarding the Revised 2026 Proposed Budget including the level of budgetary transfer and property tax mils to address the budgetary shortfall in the Street and Alley Fund.

Attachments:

Revised 2026 Proposed Budget – Townwide

Revised 2026 Proposed Budget – By Fund with 5-Yr Fund Balance Projection

Revised 2026 Proposed Budget – Expense by Div/Department

Updated 5-year Capital Plan by Fund – Fiscal Years 2026 thru 2030



Town of Crested Butte, CO

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Revised 2026 Propsed Budget

Townwide

(Including Transfers)

10/13/2025

Revenue by Fund

	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 Draft 1 - Proposed	2026 Draft 2 - Proposed	% Change 2025 Budget to 2026
01 - General Fund	6,950,641	7,588,328	7,384,993	7,874,467	7,621,486	7,621,486	3.20%
02 - Capital Fund	1,653,557	2,286,496	2,547,790	2,379,326	1,948,689	2,162,128	-15.14%
03 - Open Space Fund	785,000	4,548,701	1,128,500	1,125,000	1,128,500	1,128,500	0.00%
04 - Parks, Recreation and Trails Fund	2,456,962	2,499,176	1,450,476	1,476,789	1,107,932	1,107,932	-23.62%
05 - Conservation Trust Fund	16,000	16,730	16,000	15,026	15,500	15,500	-3.13%
06 - Street and Alley Fund	1,409,065	1,610,585	1,684,330	1,818,547	2,777,135	4,143,316	145.99%
07 - Affordable Housing Fund	12,209,880	9,991,025	3,260,330	3,293,230	1,795,870	1,795,870	-44.92%
08 - Transit and Mobility Fund	1,733,272	1,826,402	1,659,123	1,758,767	1,747,344	1,747,344	5.32%
09 - Utility Enterprise Fund	12,273,263	7,015,289	6,113,106	4,912,324	4,713,183	4,713,183	-22.90%
Totals	\$ 39,487,640	\$ 37,382,731	\$ 25,244,648	\$ 24,653,476	\$ 22,855,639	\$ 24,435,259	-3.21%

Expenditure by Fund

	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 Draft 1 - Proposed	2026 Draft 2 - Proposed	% Change 2025 Budget to 2026
01 - General Fund	7,630,110	7,497,775	7,408,706	7,424,307	7,259,781	8,875,106	19.79%
02 - Capital Fund	4,175,945	5,907,159	5,696,684	5,053,430	5,837,331	5,878,786	3.20%
03 - Open Space Fund	2,250,174	2,216,130	299,407	1,244,407	259,640	257,440	-14.02%
04 - Parks, Recreation and Trails Fund	1,375,000	1,346,490	1,436,059	1,433,604	1,367,499	1,410,817	-1.76%
05 - Conservation Trust Fund	-	-	-	-	-	-	0.00%
06 - Street and Alley Fund	3,126,663	2,879,614	2,240,076	1,986,075	4,568,251	4,556,885	103.43%
07 - Affordable Housing Fund	6,062,260	5,513,477	6,223,320	6,477,089	2,264,822	2,261,669	-63.66%
08 - Transit and Mobility Fund	1,590,418	1,698,380	1,659,123	1,756,633	1,779,386	1,794,386	8.15%
09 - Utility Enterprise Fund	9,175,000	3,263,757	8,095,987	5,268,108	5,014,620	5,028,554	-37.89%
Totals	\$ 35,385,570	\$ 30,322,782	\$ 33,059,362	\$ 30,643,653	\$ 28,351,330	\$ 30,063,643	-9.06%



Revised 2026 Proposed Budget
By Fund with 5-Yr Fund Balance Projection
(2026 and beyond; Transfers 2026 and 2027 only)
10/13/2025

	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 01 - General Fund Revenue										
40 - TAX REVENUES	5,801,967	6,079,799	6,185,843	6,583,030	6,391,096	6,391,096	6,455,007	6,519,557	6,584,753	6,650,600
41 - OPERATING REVENUES	541,950	962,174	693,700	846,659	633,640	633,640	639,976	646,376	652,840	659,368
42 - GRANT REVENUES	275,000	125,531	75,000	75,000	152,000	152,000	153,520	-	-	-
43 - UTILITY REVENUES	250	240	250	250	250	250	253	250	250	250
45 - OTHER REVENUES	331,474	420,583	430,200	369,528	444,500	444,500	448,945	453,434	457,969	462,548
Total General Fund Revenue:	6,950,641	7,588,328	7,384,993	7,874,467	7,621,486	7,621,486	7,697,701	7,619,618	7,695,811	7,772,767
Fund: 01 - General Fund Expense										
50 - PERSONNEL	4,462,033	4,401,996	4,523,286	4,446,809	4,681,585	4,714,290	4,855,719	5,001,390	5,151,432	5,305,975
53 - OTHER OPERATING COSTS	822,350	1,013,004	915,964	925,014	749,891	752,891	775,478	798,742	822,704	847,385
54 - UTILITIES	107,885	74,248	189,571	187,566	200,250	200,250	206,258	212,445	218,819	225,383
55 - CONTRACTED SERVICES	1,398,653	1,198,670	1,481,619	1,567,889	1,529,985	1,529,985	1,575,885	1,623,161	1,671,856	1,722,012
56 - SUPPLIES & MATERIALS	180,713	149,036	115,198	110,978	98,070	98,070	101,012	104,042	107,164	110,379
59 - CAPITAL PURCHASES & IMPROVEMENTS	3,500	5,844	-	2,983	-	-	-	-	-	-
60 - INTERNAL CASH TRANSFERS	654,976	654,976	183,068	183,068	-	1,579,620	2,275,201	-	-	-
Total General Fund Expense:	7,630,110	7,497,775	7,408,706	7,424,307	7,259,781	8,875,106	9,789,552	7,739,781	7,971,975	8,211,134
Net Surplus/Deficit:	(679,469)	90,553	(23,713)	450,160	361,705	(1,253,620)	(2,091,851)	(120,163)	(276,163)	(438,367)
Beginning Fund Balance (Auditor restated 2024)	9,771,177	10,018,561	9,058,287	9,058,287	9,508,447	9,508,447	8,254,827	6,162,976	6,042,813	5,766,650
Ending Fund Balance (audited or projected):	9,091,708	10,107,075	9,032,084	9,508,447	9,870,152	8,254,827	6,162,976	6,042,813	5,766,650	5,328,283
Less RESTRICTED Fund Balance:	(455,000)	(455,000)	(455,000)	(455,000)	(726,000)	(726,000)	(726,000)	(726,000)	(726,000)	(726,000)
Less Fund Balance Reserve (2026 amended):	(7,630,110)	(7,497,775)	(5,567,688)	(5,567,688)	(3,620,619)	(3,620,619)	(3,647,743)	(3,757,175)	(3,869,891)	(3,985,987)
Net Spendable Fund Balance:	1,006,598	2,154,300	3,009,396	3,485,759	5,523,533	3,908,208	1,789,233	1,559,638	1,170,759	616,296



Revised 2026 Proposed Budget
By Fund with 5-Yr Fund Balance Projection
(2026 and beyond; Transfers 2026 and 2027 only)
10/13/2025

	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 02 - Capital Fund Revenue										
40 - TAX REVENUES	981,111	2,023,858	1,471,667	1,544,703	1,391,689	1,391,689	1,411,616	1,428,732	1,446,019	1,463,480
41 - OPERATING REVENUES	12,000	102,862	12,000	27,500	15,000	15,000	15,188	16,240	17,302	18,375
42 - GRANT REVENUES	547,946	10,000	955,123	807,123	380,000	380,000	1,000,000	-	-	-
45 - OTHER REVENUES	112,500	149,777	109,000		162,000	162,000	166,860	171,866	177,022	182,332
49 - TRANSFERS IN	-	-	-		-	213,439	1,743,137	-	-	-
Total Capital Fund Revenue:	<u>1,653,557</u>	<u>2,286,496</u>	<u>2,547,790</u>	<u>2,379,326</u>	<u>1,948,689</u>	<u>2,162,128</u>	<u>4,336,801</u>	<u>1,616,838</u>	<u>1,640,344</u>	<u>1,664,187</u>
Fund: 02 - Capital Fund Expense										
50 - PERSONNEL	489,718	446,832	510,559	509,132	575,433	566,888	592,696	610,477	628,791	647,655
53 - OTHER OPERATING COSTS	102,000	81,706	102,000	108,211	107,350	107,350	110,571	113,888	117,304	120,823
54 - UTILITIES	1,500	15	1,800	1,950	2,045	2,045	2,106	2,170	2,235	2,302
55 - CONTRACTED SERVICES	111,300	140,428	114,000	117,000	168,330	168,330	173,380	178,581	183,939	189,457
56 - SUPPLIES & MATERIALS	29,500	20,379	29,500	21,566	29,650	29,650	30,540	31,456	32,399	33,371
59 - CAPITAL PURCHASES & IMPROVEMENTS	1,947,617	463,200	3,235,211	2,591,957	4,954,523	5,004,523	6,001,481	6,458,769	148,635	484,030
60 - INTERNAL CASH TRANSFERS	1,494,310	4,754,598	1,703,614	1,703,614	-	-	-	-	-	-
Total Capital Fund Expense:	<u>4,175,945</u>	<u>5,907,159</u>	<u>5,696,684</u>	<u>5,053,430</u>	<u>5,837,331</u>	<u>5,878,786</u>	<u>6,910,774</u>	<u>7,395,340</u>	<u>1,113,303</u>	<u>1,477,638</u>
Net Surplus/Deficit:	<u>(2,522,388)</u>	<u>(3,620,662)</u>	<u>(3,148,894)</u>	<u>(2,674,104)</u>	<u>(3,888,642)</u>	<u>(3,716,658)</u>	<u>(2,573,973)</u>	<u>(5,778,502)</u>	<u>527,040</u>	<u>186,549</u>
Beginning Fund Balance (Auditor restated 2024)	10,878,922	10,176,034	10,878,922	7,258,335	4,584,231	4,584,231	867,573	(1,706,400)	(7,484,902)	(6,957,862)
Ending Fund Balance (audited or projected):	<u>8,356,534</u>	<u>10,878,922</u>	<u>7,258,335</u>	<u>4,584,231</u>	<u>695,589</u>	<u>867,573</u>	<u>(1,706,400)</u>	<u>(7,484,902)</u>	<u>(6,957,862)</u>	<u>(6,771,313)</u>
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	<u>(639,014)</u>	<u>(639,014)</u>	<u>(662,859)</u>	<u>(662,859)</u>	<u>(867,573)</u>	<u>(867,573)</u>	<u>(893,600)</u>	<u>(920,408)</u>	<u>(948,020)</u>	<u>(976,461)</u>
Net Spendable Fund Balance:	<u>7,717,520</u>	<u>10,239,908</u>	<u>6,595,476</u>	<u>3,921,372</u>	<u>(171,984)</u>	<u>0</u>	<u>(2,600,000)</u>	<u>(8,405,310)</u>	<u>(7,905,882)</u>	<u>(7,747,774)</u>



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 03 - Open Space Fund Revenue										
40 - TAX REVENUES	750,000	1,267,193	1,125,000	1,125,000	1,125,000	1,125,000	1,136,250	1,147,613	1,159,089	1,170,680
42 - GRANT REVENUES	35,000	21,220	-	-	-	-	-	-	-	-
45 - OTHER REVENUES	-	-	3,500	-	3,500	3,500	3,500	3,500	3,500	3,500
49 - TRANSFERS IN	-	3,260,288	-	-	-	-	-	-	-	-
Total Open Space Fund Revenue	785,000	4,548,701	1,128,500	1,125,000	1,128,500	1,128,500	1,139,750	1,151,113	1,162,589	1,174,180
Fund: 03 - Open Space Fund Expense										
50 - PERSONNEL	140,174	139,427	158,407	155,088	156,990	154,790	161,700	166,551	171,547	176,694
53 - OTHER OPERATING COSTS	-	-	50,000	42,666	21,200	21,200	21,836	22,491	23,166	23,861
55 - CONTRACTED SERVICES	-	-	-	2,100	1,950	1,950	2,009	2,069	2,131	2,195
56 - SUPPLIES & MATERIALS	-	180	1,000	750	4,500	4,500	4,635	4,774	4,917	5,065
59 - CAPITAL PURCHASES & IMPROVEMENTS	2,110,000	2,076,523	90,000	2,043,803	75,000	75,000	20,000	-	-	-
Total Open Space Fund Expense	2,250,174	2,216,130	299,407	2,244,407	259,640	257,440	210,179	195,885	201,761	207,814
Net Surplus/Deficit:	(1,465,174)	2,332,570	829,093	(1,119,407)	868,860	871,060	929,571	955,228	960,827	966,365
Beginning Fund Balance (Auditor restated 2024)	3,260,288	1,795,114	2,332,571	2,332,571	1,213,164	1,213,164	2,082,024	3,011,594	3,966,822	4,927,649
Ending Fund Balance (audited or projected):	1,795,114	2,332,571	3,161,664	1,213,164	2,082,024	2,084,224	3,011,594	3,966,822	4,927,649	5,894,015
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	(180,174)	(180,174)	(182,426)	(182,426)	(104,704)	(104,704)	(107,845)	(111,080)	(114,413)	(117,845)
Net Spendable Fund Balance:	1,614,940	2,152,397	2,979,238	1,030,738	1,977,320	1,979,520	2,903,749	3,855,742	4,813,237	5,776,170



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 04 - Parks, Recreation and Trails Fund Revenue										
40 - TAX REVENUES	769,222	845,353	827,985	865,243	871,732	871,732	880,449	906,863	934,069	962,091
41 - OPERATING REVENUES	152,080	133,163	145,700	134,755	136,200	136,200	137,562	141,689	145,940	150,318
42 - GRANT REVENUES	15,000	-	46,250	46,250	100,000	100,000	-	-	-	-
49 - TRANSFERS IN	1,520,660	1,520,660	430,541	430,541	-	-	532,064	-	-	-
Total Parks, Recreation and Trails Fund Revenue:	<u>2,456,962</u>	<u>2,499,176</u>	<u>1,450,476</u>	<u>1,476,789</u>	<u>1,107,932</u>	<u>1,107,932</u>	<u>1,550,075</u>	<u>1,048,552</u>	<u>1,080,008</u>	<u>1,112,408</u>
Fund: 04 - Parks, Recreation and Trails Fund Expense										
50 - PERSONNEL	937,680	895,481	905,692	901,566	1,040,308	1,025,326	1,071,517	1,103,663	1,136,773	1,170,876
53 - OTHER OPERATING COSTS	180,320	133,541	56,500	55,798	64,886	64,886	66,833	68,838	70,903	73,030
54 - UTILITIES	26,300	30,754	62,667	61,114	49,812	49,812	51,306	52,846	54,431	56,064
55 - CONTRACTED SERVICES	141,000	140,501	42,500	41,250	75,993	75,993	78,273	80,621	83,040	85,531
56 - SUPPLIES & MATERIALS	89,700	97,874	103,700	101,879	87,500	91,800	90,125	92,829	95,614	98,482
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	48,340	265,000	271,997	49,000	103,000	485,000	471,000	1,045,000	150,000
Total Parks, Recreation and Trails Fund Expense:	<u>1,375,000</u>	<u>1,346,490</u>	<u>1,436,059</u>	<u>1,433,604</u>	<u>1,367,499</u>	<u>1,410,817</u>	<u>1,843,054</u>	<u>1,869,796</u>	<u>2,485,759</u>	<u>1,633,982</u>
Net Surplus/Deficit:	1,081,962	1,152,685	14,417	43,185	(259,567)	(302,885)	(292,979)	(821,244)	(1,405,751)	(521,574)
Beginning Fund Balance (Auditor restated 2024)	-	-	1,152,685	1,152,685	1,195,870	1,195,870	892,985	600,006	(221,238)	(1,626,989)
Ending Fund Balance (audited or projected):	1,081,962	1,152,685	1,167,102	1,195,870	936,303	892,985	600,006	(221,238)	(1,626,989)	(2,148,563)
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	(1,153,381)	(1,153,381)	(1,167,798)	(1,167,798)	(582,530)	(582,530)	(600,006)	(618,006)	(636,546)	(655,643)
Net Spendable Fund Balance:	<u>(71,419)</u>	<u>(696)</u>	<u>(696)</u>	<u>28,072</u>	<u>353,773</u>	<u>310,455</u>	<u>0</u>	<u>(839,244)</u>	<u>(2,263,535)</u>	<u>(2,804,205)</u>



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 05 - Conservation Trust Fund Revenue										
42 - GRANT REVENUES	15,000	15,123	15,000	15,000	15,000	15,000	15,150	15,605	16,073	16,555
45 - OTHER REVENUES	1,000	1,607	1,000	26	500	500	505	520	536	552
Total Conservation Trust Fund Revenue:	16,000	16,730	16,000	15,026	15,500	15,500	15,655	16,125	16,608	17,107
Total Conservation Trust Fund Expenses:	-	-	-	-	-	-	-	-	-	-
Net Surplus/Deficit:	16,000	16,730	16,000	15,026	15,500	15,500	15,655	16,125	16,608	17,107
Beginning Fund Balance (Auditor restated 2024)	21,115	21,114	37,844	37,844	52,870	52,870	68,370	84,025	100,150	116,758
Ending Fund Balance (audited or projected):	37,115	37,844	53,844	52,870	68,370	68,370	84,025	100,150	116,758	133,865
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	-	-	-	-	-	-	-	-	-	-
Net Spendable Fund Balance:	37,115	37,844	53,844	52,870	68,370	68,370	84,025	100,150	116,758	133,865



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 06 - Street and Alley Fund Revenue										
40 - TAX REVENUES	1,060,000	1,419,204	1,438,892	1,505,892	1,809,810	1,809,810	1,827,908	1,846,187	1,864,649	1,883,296
41 - OPERATING REVENUES	16,100	56,249	15,500	149,507	338,725	338,725	342,112	345,533	348,989	352,479
42 - GRANT REVENUES	332,965	68,132	229,938	108,000	628,600	628,600	2,400,000	-	-	-
45 - OTHER REVENUES	-	67,000	-	55,148	-	-	-	-	-	-
49 - TRANSFERS IN	-	-	-	-	-	1,366,181	-	-	-	-
Total Street and Alley Fund Revenue:	1,409,065	1,610,585	1,684,330	1,818,547	2,777,135	4,143,316	4,570,020	2,191,721	2,213,638	2,235,774
Fund: 06 - Street and Alley Fund Expense										
50 - PERSONNEL	527,663	348,283	718,076	717,154	814,999	803,633	839,449	864,633	890,572	917,289
53 - OTHER OPERATING COSTS	343,000	231,899	266,000	244,632	278,950	278,950	287,319	295,938	304,816	313,961
54 - UTILITIES	-	-	-	648	-	-	-	-	-	-
55 - CONTRACTED SERVICES	90,000	70,908	75,000	63,478	113,302	113,302	116,701	120,202	123,808	127,522
56 - SUPPLIES & MATERIALS	66,000	59,075	57,000	55,289	52,000	52,000	53,560	55,167	56,822	58,526
59 - CAPITAL PURCHASES & IMPROVEMENTS	2,100,000	2,169,450	1,124,000	904,874	3,309,000	3,309,000	2,810,000	665,000	2,470,000	1,075,000
Total Street and Alley Fund Expense:	3,126,663	2,879,614	2,240,076	1,986,075	4,568,251	4,556,885	4,107,029	2,000,940	3,846,018	2,492,298
Net Surplus/Deficit:	(1,717,598)	(1,269,029)	(555,746)	(167,528)	(1,791,116)	(413,569)	462,992	190,781	(1,632,380)	(256,524)
Beginning Fund Balance (Auditor restated 2024)	2,130,774	2,130,774	860,116	860,116	692,588	692,588	279,019	742,010	932,792	(699,588)
Ending Fund Balance (audited or projected):	413,176	860,116	304,370	692,588	(1,098,528)	279,019	742,010	932,792	(699,588)	(956,113)
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	(930,664)	(930,664)	(1,116,075)	(1,116,075)	(279,019)	(279,019)	(287,390)	(296,011)	(304,892)	(314,038)
8 Mil Net Spendable Fund Balance:	(517,488)	(70,548)	(811,705)	(423,487)	(1,377,547)	(0)	454,621	636,780	(1,004,480)	(1,270,151)
9 Mil Net Spendable Fund Balance:	(517,488)	(70,548)	(811,705)	(423,487)	(1,377,547)	184,433	836,811	1,218,705	(220,824)	(282,745)
10 Mil Net Spendable Fund Balance:	(517,488)	(70,548)	(811,705)	(423,487)	(1,377,547)	380,232	1,230,367	1,811,995	574,199	716,026



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 07 - Affordable Housing Fund Revenue										
40 - TAX REVENUES	675,000	804,213	744,854	744,023	750,440	750,440	757,944	765,524	773,179	780,911
41 - OPERATING REVENUES	70,000	82,937	70,700	70,548	50,000	50,000	50,500	51,005	51,515	52,030
42 - GRANT REVENUES	773,389	148,850	626,409	626,409	-	-	-	-	-	-
45 - OTHER REVENUES	10,321,087	8,584,621	395,800	430,436	995,430	995,430	605,384	936,438	620,803	627,011
49 - TRANSFERS IN	370,404	370,404	1,422,567	1,422,567	-	-	-	-	-	-
Total Affordable Housing Fund Revenue:	12,209,880	9,991,025	3,260,330	3,293,983	1,795,870	1,795,870	1,413,829	1,752,967	1,445,497	1,459,952
Fund: 07 - Affordable Housing Fund Expense										
50 - PERSONNEL	241,829	235,122	297,640	170,260	228,849	225,696	235,715	242,786	250,070	257,572
53 - OTHER OPERATING COSTS	180,233	95,931	96,640	77,055	192,055	192,055	197,817	203,751	209,864	216,160
54 - UTILITIES	26,000	16,843	32,000	28,750	26,930	26,930	27,738	28,570	29,427	30,310
55 - CONTRACTED SERVICES	106,400	275,862	128,594	125,489	233,644	233,644	240,653	247,873	255,309	262,968
56 - SUPPLIES & MATERIALS	-	-	-	276	300	300	-	-	-	-
57 - FINANCING OBLIGATIONS	595,125	597,509	596,000	596,000	599,250	599,250	596,750	598,750	600,000	595,500
59 - CAPITAL PURCHASES & IMPROVEMENTS	4,912,673	4,292,210	5,072,446	5,479,259	983,794	983,794	152,200	126,007	98,071	400,490
Total Affordable Housing Fund Expense:	6,062,260	5,513,477	6,223,320	6,477,089	2,264,822	2,261,669	1,450,873	1,447,737	1,442,740	1,762,999
Net Surplus/Deficit:	6,147,620	4,477,548	(2,962,990)	(3,183,106)	(468,952)	(465,799)	(37,044)	305,230	2,756	(303,048)
Beginning Fund Balance (Auditor restated 2024)	124,151	124,151	4,601,700	4,601,700	1,418,594	1,418,594	949,642	912,598	1,217,828	1,220,584
Ending Fund Balance (audited or projected):	6,271,771	4,601,699	1,638,710	1,418,594	949,642	952,795	912,598	1,217,828	1,220,584	917,537
Less RESTRICTED Fund Balance:	-	-	(615,750)	(615,750)	(615,750)	(615,750)	(615,750)	(615,750)	(615,750)	(615,750)
Less Fund Balance Reserve (2026 amended):	(352,329)	(352,329)	(362,899)	(362,899)	(662,199)	(662,199)	(682,065)	(702,527)	(723,603)	(745,311)
Net Spendable Fund Balance:	5,919,442	4,249,370	660,061	439,945	(328,307)	(325,154)	(385,217)	(100,449)	(118,769)	(443,524)



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 08 - Transit and Mobility Fund Revenue										
40 - TAX REVENUES	1,394,000	1,501,596	1,510,248	1,620,193	1,632,344	1,632,344	1,648,667	1,665,154	1,681,806	1,698,624
41 - OPERATING REVENUES	81,050	66,160	115,300	105,000	115,000	115,000	116,150	117,312	118,485	119,669
42 - GRANT REVENUES	-	424	-	-	-	-	-	-	-	-
49 - TRANSFERS IN	258,222	258,222	33,575	33,574	-	-	-	-	-	-
Total Transit and Mobility Fund Revenue:	<u>1,733,272</u>	<u>1,826,402</u>	<u>1,659,123</u>	<u>1,758,767</u>	<u>1,747,344</u>	<u>1,747,344</u>	<u>1,764,817</u>	<u>1,782,466</u>	<u>1,800,290</u>	<u>1,818,293</u>
Fund: 08 - Transit and Mobility Fund Expense										
55 - CONTRACTED SERVICES	1,540,418	1,656,003	1,659,123	1,756,633	1,767,386	1,782,386	1,796,263	1,822,674	1,849,534	1,876,852
56 - SUPPLIES & MATERIALS	-	-	-	-	-	-	-	-	-	-
59 - CAPITAL PURCHASES & IMPROVEMENTS	50,000	42,378	-	-	12,000	12,000	-	5,523	-	1,194
Total Transit and Mobility Fund Expense:	<u>1,590,418</u>	<u>1,698,380</u>	<u>1,659,123</u>	<u>1,756,633</u>	<u>1,779,386</u>	<u>1,794,386</u>	<u>1,796,263</u>	<u>1,828,197</u>	<u>1,849,534</u>	<u>1,878,046</u>
Net Surplus/Deficit:	<u>142,854</u>	<u>128,021</u>	<u>-</u>	<u>2,134</u>	<u>(32,042)</u>	<u>(47,042)</u>	<u>(31,446)</u>	<u>(45,731)</u>	<u>(49,243)</u>	<u>(59,752)</u>
Beginning Fund Balance (Auditor restated 2024)	<u>-</u>	<u>-</u>	<u>-</u>	<u>128,022</u>	<u>130,156</u>	<u>130,156</u>	<u>83,114</u>	<u>51,669</u>	<u>5,938</u>	<u>(43,306)</u>
Ending Fund Balance (audited or projected):	<u>142,854</u>	<u>128,021</u>	<u>-</u>	<u>130,156</u>	<u>98,114</u>	<u>83,114</u>	<u>51,669</u>	<u>5,938</u>	<u>(43,306)</u>	<u>(103,058)</u>
Less RESTRICTED Fund Balance:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Less Fund Balance Reserve (2026 amended):	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Spendable Fund Balance:	<u>142,854</u>	<u>128,021</u>	<u>-</u>	<u>130,156</u>	<u>98,114</u>	<u>83,114</u>	<u>51,669</u>	<u>5,938</u>	<u>(43,306)</u>	<u>(103,058)</u>



	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 09 - Utility Enterprise Fund Revenues										
41 - OPERATING REVENUES	4,475	7,904	107,725	178,710	9,638	9,638	9,927	10,225	10,532	10,848
42 - GRANT REVENUES	199,499	1,537,500	492,000	492,000	-	-	-	-	-	-
43 - UTILITY REVENUES	4,072,870	4,771,698	3,597,815	3,584,492	3,766,445	3,766,445	3,917,103	4,073,787	4,236,738	4,406,208
45 - OTHER REVENUES	7,996,419	698,186	1,915,566	657,122	937,100	937,100	965,213	994,169	1,023,994	1,054,714
Total Utility Enterprise Fund Revenue	12,273,263	7,015,289	6,113,106	4,912,324	4,713,183	4,713,183	4,892,243	5,078,181	5,271,265	5,471,770
Fund: 09 - Utility Enterprise Fund Expense										
50 - PERSONNEL	1,040,634	1,023,643	1,106,766	1,001,117	1,260,917	1,244,851	1,298,745	1,337,707	1,377,838	1,419,173
53 - OTHER OPERATING COSTS	350,800	346,908	361,300	355,014	394,009	394,009	405,829	418,004	430,544	443,461
54 - UTILITIES	151,200	163,396	154,950	245,770	265,950	265,950	273,929	282,146	290,611	299,329
55 - CONTRACTED SERVICES	540,659	536,908	506,909	495,077	585,800	585,800	603,374	621,476	640,120	659,323
56 - SUPPLIES & MATERIALS	125,400	88,956	131,400	125,455	141,650	141,650	145,900	150,276	154,785	159,428
57 - FINANCING OBLIGATIONS	978,293	405,777	975,662	975,662	978,294	978,294	978,294	978,294	978,294	978,294
59 - CAPITAL PURCHASES & IMPROVEMENTS	5,988,014	698,168	4,859,000	2,070,013	1,388,000	1,418,000	8,590,000	1,506,000	6,025,000	1,633,000
Total Utility Enterprise Fund Expense	9,175,000	3,263,757	8,095,987	5,268,108	5,014,620	5,028,554	12,296,070	5,293,903	9,897,191	5,592,008
Net Surplus/Deficit:	3,098,263	3,751,532	(1,982,881)	(355,784)	(301,437)	(315,371)	(7,403,827)	(215,722)	(4,625,927)	(120,238)
Beginning Fund Balance (Auditor restated 2024)	6,629,684	6,170,284	9,058,901	6,484,845	6,129,061	6,129,061	5,813,690	(1,590,137)	(1,805,858)	(6,431,785)
Ending Fund Balance (audited or projected):	9,727,947	9,921,816	7,076,020	6,129,061	5,827,624	5,813,690	(1,590,137)	(1,805,858)	(6,431,785)	(6,552,024)
Less RESTRICTED Fund Balance:	(459,400)	(459,400)	(459,400)	(459,400)	(209,400)	(209,400)	(624,166)	(624,166)	(624,166)	(624,166)
Less Fund Balance Reserve (2026 amended):	(2,955,887)	(2,955,887)	(2,992,836)	(2,992,836)	(1,061,054)	(1,061,054)	(1,092,886)	(1,125,672)	(1,159,442)	(1,194,226)
Net Spendable Fund Balance:	6,312,660	6,506,529	3,623,784	2,676,825	4,557,170	4,543,236	(3,307,188)	(3,555,697)	(8,215,394)	(8,370,415)



Town of Crested Butte, CO

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Revised 2026 Proposed Budget

Expense by Div/Department

10/13/2025

	2024 Total Budget	2025 Total Budget	2026 DRAFT 1 - Proposed	2026 DRAFT 2 - Proposed
Division: 100 - General Admin				
50 - PERSONNEL	401,747	318,048	357,383	358,373
53 - OTHER OPERATING COSTS	530,650	426,256	403,500	403,500
54 - UTILITIES	67,235	141,971	137,000	137,000
55 - CONTRACTED SERVICES	531,567	528,273	405,536	405,536
56 - SUPPLIES & MATERIALS	15,713	15,400	13,450	13,450
59 - CAPITAL PURCHASES & IMPROVEMENTS	3,500	35,000	-	-
60 - INTERNAL CASH TRANSFERS	654,976	183,068	-	1,579,620
Division: 100 - General Admin Total:	2,205,388	1,648,016	1,316,869	2,897,479
Division: 110 - Clerks				
50 - PERSONNEL	349,826	368,303	416,684	409,386
53 - OTHER OPERATING COSTS	6,000	11,000	11,000	11,000
55 - CONTRACTED SERVICES	23,146	37,646	25,100	25,100
56 - SUPPLIES & MATERIALS	1,500	850	900	900
Division: 110 - Clerks Total:	380,472	417,799	453,684	446,386
Division: 120 - Council				
50 - PERSONNEL	95,614	87,506	95,787	95,787
53 - OTHER OPERATING COSTS	-	-	-	-
54 - UTILITIES	2,310	2,100	-	-
55 - CONTRACTED SERVICES	-	-	7,000	7,000
56 - SUPPLIES & MATERIALS	1,375	1,000	300	300
Division: 120 - Council Total:	99,299	90,606	103,087	103,087
Division: 130 - Finance				
50 - PERSONNEL	676,415	723,582	579,394	569,864
53 - OTHER OPERATING COSTS	-	-	87,500	87,500
55 - CONTRACTED SERVICES	152,500	180,000	154,500	154,500
56 - SUPPLIES & MATERIALS	5,000	5,063	5,100	5,100
Division: 130 - Finance Total:	833,915	908,645	826,494	816,964
Division: 131 - HR				
50 - PERSONNEL	-	-	111,599	110,552
55 - CONTRACTED SERVICES	-	106,000	88,500	88,500
56 - SUPPLIES & MATERIALS	-	-	250	250
Division: 131 - HR Total:	-	106,000	200,349	199,302
Division: 132 - IT				
50 - PERSONNEL	-	2,500	90,155	90,145
54 - UTILITIES	-	-	19,000	19,000
55 - CONTRACTED SERVICES	-	-	172,711	172,711
56 - SUPPLIES & MATERIALS	-	-	5,000	5,000
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	150,000	33,000	33,000
Division: 132 - IT Total:	-	152,500	319,866	319,856
Division: 140 - Community Development				
50 - PERSONNEL	3,810	968,519	561,723	658,814
53 - OTHER OPERATING COSTS	-	27,000	12,000	12,000
54 - UTILITIES	-	-	500	500
55 - CONTRACTED SERVICES	-	501,400	398,580	398,580
56 - SUPPLIES & MATERIALS	3,000	9,160	4,085	4,085
Division: 140 - Community Development Total:	6,810	1,506,079	976,888	1,073,979



Town of Crested Butte, CO

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Revised 2026 Proposed Budget

Expense by Div/Department

10/13/2025

	2024 Total Budget	2025 Total Budget	2026 DRAFT 1 - Proposed	2026 DRAFT 2 - Proposed
Division: 141 - Building				
50 - PERSONNEL	970,146	4,600	269,876	266,240
53 - OTHER OPERATING COSTS	1,100	4,300	-	-
54 - UTILITIES	1,300	-	-	-
55 - CONTRACTED SERVICES	509,616	-	10,916	10,916
56 - SUPPLIES & MATERIALS	5,125	-	500	500
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	15,000	-	-
Division: 141 - Building Total:	1,487,287	23,900	281,292	277,656
Division: 142 - Planning (moved to Community Development)				
50 - PERSONNEL	-	13,030	-	-
55 - CONTRACTED SERVICES	23,280	-	-	-
Division: 142 - Planning Total:	23,280	13,030	-	-
Division: 150 - Public Works				
50 - PERSONNEL	416,332	139,883	148,407	147,520
53 - OTHER OPERATING COSTS	19,000	8,000	12,060	12,060
54 - UTILITIES	11,000	11,000	11,195	11,195
55 - CONTRACTED SERVICES	3,500	3,500	3,100	3,100
56 - SUPPLIES & MATERIALS	20,000	14,250	15,680	15,680
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	578,000	65,000	65,000
Division: 150 - Public Works Total:	469,832	754,633	255,442	254,555
Division: 160 - Fleet				
50 - PERSONNEL	272,198	290,847	287,079	281,907
53 - OTHER OPERATING COSTS	1,000	1,000	500	500
54 - UTILITIES	10,000	19,500	19,055	19,055
55 - CONTRACTED SERVICES	8,800	8,800	2,150	2,150
56 - SUPPLIES & MATERIALS	24,000	21,500	13,845	13,845
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	-	15,000	15,000
Division: 160 - Fleet Total:	315,998	341,647	337,629	332,457
Division: 170 - Marshals				
50 - PERSONNEL	1,275,945	1,465,371	1,623,110	1,587,304
53 - OTHER OPERATING COSTS	19,600	27,566	27,581	27,581
54 - UTILITIES	12,040	15,000	13,500	13,500
55 - CONTRACTED SERVICES	146,244	116,000	221,392	221,392
56 - SUPPLIES & MATERIALS	105,000	39,000	38,460	38,460
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	182,713	94,500	94,500
Division: 170 - Marshals Total:	1,558,829	1,845,650	2,018,543	1,982,737
Division: 180 - Sustainability				
50 - PERSONNEL	-	141,097	140,388	138,398
53 - OTHER OPERATING COSTS	245,000	410,842	195,750	198,750
54 - UTILITIES	4,000	-	-	-
55 - CONTRACTED SERVICES	-	-	40,500	40,500
56 - SUPPLIES & MATERIALS	-	8,975	500	500
Division: 180 - Sustainability Total:	249,000	560,914	377,138	378,148
Division: 200 - Capital Admin				
53 - OTHER OPERATING COSTS	-	-	-	-
55 - CONTRACTED SERVICES	81,000	81,000	98,830	98,830
59 - CAPITAL PURCHASES & IMPROVEMENTS	319,284	65,000	-	50,000
60 - INTERNAL CASH TRANSFERS	-	-	-	-
Division: 200 - Capital Admin Total:	400,284	146,000	98,830	148,830



Town of Crested Butte, CO

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Revised 2026 Proposed Budget

Expense by Div/Department

10/13/2025

	2024 Total Budget	2025 Total Budget	2026 DRAFT 1 - Proposed	2026 DRAFT 2 - Proposed
Division: 210 - Capital				
50 - PERSONNEL	-	-	-	-
53 - OTHER OPERATING COSTS	-	-	-	-
59 - CAPITAL PURCHASES & IMPROVEMENTS	1,628,333	2,209,498	4,747,023	4,747,023
60 - INTERNAL CASH TRANSFERS	1,494,310	1,703,614	-	-
Division: 210 - Capital Total:	3,122,643	3,913,112	4,747,023	4,747,023
Division: 220 - Facilities				
50 - PERSONNEL	489,718	510,559	575,433	566,888
53 - OTHER OPERATING COSTS	102,000	102,000	107,350	107,350
54 - UTILITIES	1,500	1,800	2,045	2,045
55 - CONTRACTED SERVICES	30,300	33,000	69,500	69,500
56 - SUPPLIES & MATERIALS	29,500	29,500	29,650	29,650
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	-	-	-
Division: 220 - Facilities Total:	653,018	676,859	783,978	775,433
Division: 310 - Open Space				
50 - PERSONNEL	140,174	158,407	156,990	154,790
53 - OTHER OPERATING COSTS	-	50,000	21,200	21,200
55 - CONTRACTED SERVICES	-	-	1,950	1,950
56 - SUPPLIES & MATERIALS	-	1,000	4,500	4,500
59 - CAPITAL PURCHASES & IMPROVEMENTS	2,110,000	90,000	75,000	75,000
Division: 310 - Open Space Total:	2,250,174	299,407	259,640	257,440
Division: 400 - Parks, Recreation and Trails Admin				
50 - PERSONNEL	-	-	-	-
53 - OTHER OPERATING COSTS	-	-	-	-
55 - CONTRACTED SERVICES	-	-	37,376	37,376
56 - SUPPLIES & MATERIALS	4,200	-	2,000	2,000
Division: 400 - Parks, Recreation and Trails Admin Total:	4,200	-	39,376	39,376
Division: 410 - Parks & Trails				
50 - PERSONNEL	751,583	714,247	807,593	795,339
53 - OTHER OPERATING COSTS	124,000	11,200	11,030	11,030
54 - UTILITIES	26,300	62,667	49,812	49,812
55 - CONTRACTED SERVICES	130,000	35,100	33,125	33,125
56 - SUPPLIES & MATERIALS	84,000	102,700	85,500	89,800
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	265,000	49,000	103,000
Division: 410 - Parks & Trails Total:	1,115,883	1,190,914	1,036,060	1,082,106
Division: 420 - Rec				
50 - PERSONNEL	186,097	191,445	232,715	229,987
53 - OTHER OPERATING COSTS	56,320	45,300	53,856	53,856
55 - CONTRACTED SERVICES	11,000	7,400	5,492	5,492
56 - SUPPLIES & MATERIALS	1,500	1,000	-	-
Division: 420 - Rec Total:	254,917	245,145	292,063	289,335



Town of Crested Butte, CO

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Revised 2026 Proposed Budget

Expense by Div/Department

10/13/2025

	2024 Total Budget	2025 Total Budget	2026 DRAFT 1 - Proposed	2026 DRAFT 2 - Proposed
Division: 600 - Street and Alley Admin				
50 - PERSONNEL	305,715	70,549	-	-
54 - UTILITIES	-	-	-	-
55 - CONTRACTED SERVICES	-	-	36,002	36,002
59 - CAPITAL PURCHASES & IMPROVEMENTS	1,100,000	634,000	459,000	459,000
Division: 600 - Street and Alley Admin Total:	1,405,715	704,549	495,002	495,002
Division: 610 - Street and Alley				
50 - PERSONNEL	221,948	647,527	814,999	803,633
53 - OTHER OPERATING COSTS	343,000	266,000	278,950	278,950
55 - CONTRACTED SERVICES	90,000	75,000	77,300	77,300
56 - SUPPLIES & MATERIALS	66,000	57,000	52,000	52,000
59 - CAPITAL PURCHASES & IMPROVEMENTS	1,000,000	490,000	2,850,000	2,850,000
Division: 610 - Street and Alley Total:	1,720,948	1,535,527	4,073,249	4,061,883
Division: 700 - Affordable Housing Admin (Moved to Housing)				
50 - PERSONNEL	148,079	-	-	-
55 - CONTRACTED SERVICES	1,500	-	-	-
57 - FINANCING OBLIGATIONS	595,125	-	-	-
Division: 700 - Affordable Housing Admin Total:	744,704	-	-	-
Division: 710 - Housing				
50 - PERSONNEL	93,750	297,640	228,849	225,696
53 - OTHER OPERATING COSTS	180,233	96,640	192,055	192,055
54 - UTILITIES	26,000	32,000	26,930	26,930
55 - CONTRACTED SERVICES	104,900	128,594	233,644	233,644
56 - SUPPLIES & MATERIALS	-	-	300	300
57 - FINANCING OBLIGATIONS	-	596,000	599,250	599,250
59 - CAPITAL PURCHASES & IMPROVEMENTS	4,912,673	5,072,446	983,794	983,794
Division: 710 - Housing Total:	5,317,556	6,223,320	2,264,822	2,261,669
Division: 800 - Transit and Mobility Admin				
59 - CAPITAL PURCHASES & IMPROVEMENTS	50,000	-	12,000	12,000
Division: 800 - Transit and Mobility Admin Total:	50,000	-	12,000	12,000
Division: 810 - Transit and Mobility				
55 - CONTRACTED SERVICES	1,540,418	1,659,123	1,767,386	1,782,386
56 - SUPPLIES & MATERIALS	-	-	-	-
Division: 810 - Transit and Mobility Total:	1,540,418	1,659,123	1,767,386	1,782,386
Division: 900 - Utility Enterprise Admin				
50 - PERSONNEL	232,380	251,377	262,991	261,035
53 - OTHER OPERATING COSTS	90,300	90,300	92,859	92,859
54 - UTILITIES	2,000	2,000	1,000	1,000
55 - CONTRACTED SERVICES	87,000	87,000	93,364	93,364
56 - SUPPLIES & MATERIALS	8,400	11,400	9,000	9,000
59 - CAPITAL PURCHASES & IMPROVEMENTS	-	200,000	-	-
Division: 900 - Utility Enterprise Admin Total:	420,080	642,077	459,214	457,258



Town of Crested Butte, CO

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Revised 2026 Proposed Budget

Expense by Div/Department

10/13/2025

	2024 Total Budget	2025 Total Budget	2026 DRAFT 1 - Proposed	2026 DRAFT 2 - Proposed
Division: 910 - Water				
50 - PERSONNEL	323,636	343,399	377,480	373,258
53 - OTHER OPERATING COSTS	89,000	89,500	87,000	87,000
54 - UTILITIES	43,200	43,450	70,250	70,250
55 - CONTRACTED SERVICES	12,250	12,000	11,350	11,350
56 - SUPPLIES & MATERIALS	43,000	43,000	48,500	48,500
57 - FINANCING OBLIGATIONS	156,243	153,612	156,243	156,243
59 - CAPITAL PURCHASES & IMPROVEMENTS	253,000	3,350,000	829,000	859,000
Division: 910 - Water Total:	920,329	4,034,961	1,579,823	1,605,601
Division: 920 - Wastewater				
50 - PERSONNEL	484,618	511,990	620,446	610,558
53 - OTHER OPERATING COSTS	171,500	181,500	206,650	206,650
54 - UTILITIES	106,000	109,500	194,700	194,700
55 - CONTRACTED SERVICES	88,000	54,500	96,075	96,075
56 - SUPPLIES & MATERIALS	74,000	77,000	84,150	84,150
57 - FINANCING OBLIGATIONS	822,050	822,050	822,051	822,051
59 - CAPITAL PURCHASES & IMPROVEMENTS	5,735,014	1,309,000	559,000	559,000
Division: 920 - Wastewater Total:	7,481,182	3,065,540	2,583,072	2,573,184
Division: 930 - Refuse/Sanitation				
53 - OTHER OPERATING COSTS	-	-	7,500	7,500
55 - CONTRACTED SERVICES	353,409	353,409	385,011	385,011
Division: 930 - Refuse/Sanitation Total:	353,409	353,409	392,511	392,511
Report Total:	35,385,570	33,059,362	28,351,330	30,063,643

5-Year Capital Plan

FY 2026 thru 2030

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10/13/2025

Project/Inititive	Compass Goal	2026	2027	2028	2029	2030	5-Yr Total	Comments (e.g., Grant offset value and year)
Marshals' Office	3	\$ 2,750,000	\$ 2,500,000				\$ 5,250,000	130k grant received for design (split between 2025 and 2026). Added carryover design from 2025 to 2026; Assume max grant award (\$1M)
Town Hall Exterior	4	650,000					650,000	
Jerry's Gym Renovation	3	400,000	2,000,000				2,400,000	Met Rec Grant TBD
Town EV Chg Stations	7	277,000						Expense and Grant carryover from 2025
Bricks in 400/500 Blocks of Elk	4	230,000					230,000	Town in-kind subgrade prep & materials hauling
Commercial Building Improvements (leased facilities)	4	216,455	323,456	149,692	13,233	358,866	1,061,702	\$1,347,239 deferred from 2026
Mt. Express Shop	5	-	200,000	200,000			400,000	Council authorized \$1M total; Fund's portion
Marshal vehicles	3	94,500	94,420	97,252	100,000	103,000	489,172	
Town Facilities Improvements	4	83,418	30,605	3,246	2,156	7,164	126,589	\$424,685 deferred from 2026
* Town Manager/Admin Vehicle Replacement	3	50,000					50,000	Omitted on 1st Draft; internal combustion to EV
EV Truck	3	65,000					65,000	
Community Hub @ 3rd & Maroon	3	60,000	600,000	6,000,000			6,660,000	
Bridge Maintenance	3	40,000	-	-	-	-	40,000	
Air Compressor	3		35,000				35,000	Moved to 2027 due to EV availability; added inflation
Technology Capital Replacement	3	33,000	23,000			15,000	71,000	
River Walk	5	25,000					25,000	\$25K 2026 for rail replacement
Tire Changing Machine	3	15,000					15,000	Omitted on 1st Draft
Key Card System	3	10,000					10,000	
Public Restroom Improvements	3	5,150	-	8,579	3,246	-	16,975	\$1,538 deferred from 2026
Backhoe	3		175,000				175,000	
Columbarium for Cemetery	4				30,000		30,000	
Red Lady Roundabout Public Art	4		20,000				20,000	
Total Capital Fund		\$ 5,004,523	\$ 6,001,481	\$ 6,458,769	\$ 148,635	\$ 484,030	\$ 17,820,438	
Rec Access Easement	5	45,000					45,000	
Town Ranch Incision Restoration	7	20,000					20,000	
PROST Master Plan	3	10,000					10,000	
Kapushion Trail Upgrade	5		20,000				20,000	
Total Open Space Fund		\$ 75,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 95,000	
Mt. Express Shop	5	-	200,000	200,000			400,000	Council authorized \$1M total; Fund's portion
PROST Master Plan	3	20,000					20,000	
Town Park Hammock Replacement	3	19,000					19,000	
In-Town Trail Wayfinding	3	10,000	20,000					Omitted on 1st Draft
3 Ladies Renovation	3			40,000	200,000		240,000	Met Rec Grant TBD
Big Mine Dasher Board Replacement	3					150,000	150,000	Met Rec Grant TBD
* Field Striper Replacement	3	9,000					9,000	Omitted on 1st Draft
EV Truck	3		65,000				65,000	

5-Year Capital Plan

FY 2026 thru 2030

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10/13/2025

Project/Inititive	Compass Goal	2026	2027	2028	2029	2030	5-Yr Total	Comments (e.g., Grant offset value and year)
Man Lift	3		70,000				70,000	
Rainbow Playground Renovation	3			140,000	700,000		840,000	Met Rec Grant TBD
Stain Boardwalk	5		15,000				15,000	
Tool Cat	3			91,000			91,000	
Gem Flower Van Replacemet (EV)	3	45,000					45,000	Omitted on 1st Draft
Truck (EV)	3		70,000				70,000	
Z turn mower	3		45,000				45,000	
Zamboni	3				145,000		145,000	
Total Parks, Rec & Trail Fund		\$ 103,000	\$ 485,000	\$ 471,000	\$ 1,045,000	\$ 150,000	\$ 2,224,000	
Red Lady School Entrance (Design and Construction)	5	1,200,000	2,000,000				3,200,000	Grant: \$2.1M;; delta 50/50 split with CBCS
Dump Truck #7	4	210,000					210,000	
Water Truck	3	200,000					200,000	
Hot Patching/Slurry Seal	4	150,000	110,000	115,000	120,000	125,000	620,000	\$100K-Hot Patch,Slurry; \$50K 6th st cross walk repair
Mt. Express Shop	5	-	100,000	100,000			200,000	Council authorized \$1M total; Fund's portion
Storm Water Master Plan	7	40,000					40,000	
Tool Cat (move to 2026)	3	9,000					9,000	
1 Ton Truck with Sander	4				100,000		100,000	
Elk Ave - 3rd Street Scapes Design	4					500,000	500,000	
Loader #28	4			450,000		450,000	900,000	
Paving Projects	4	1,500,000			2,250,000		3,750,000	Added Mill/Overlay to 2026
Sweeper	3		600,000				600,000	
Total Street & Alley Fund		\$ 3,309,000	\$ 2,810,000	\$ 665,000	\$ 2,470,000	\$ 1,075,000	\$ 10,329,000	
107 Teocalli Trailer Replacement	3	350,000					350,000	Assume modular not manufactured
Employee Housing Capital Repairs	3	343,794	152,200	106,007	98,071	180,228	880,299	\$223,212 was deferred in 2026
Paradise Park Construction	3	250,000					250,000	Finshes and landscaping on final triplex
Mineral Point	3	40,000					40,000	Soil gas mitigation/monitoring system
TP3 Predevelopment	3			20,000			20,000	
Workforce Housing Capital Repairs	3					220,262	220,262	
Total Affordable Housing Fund		\$ 983,794	\$ 152,200	\$ 126,007	\$ 98,071	\$ 400,490	\$ 1,760,561	
Bus Stop Improvements	5	12,000	-	5,523	-	1,194	18,717	\$2,317 deferred from 2026
Total Transit & Mobility Fund		\$ 12,000	\$ -	\$ 5,523	\$ -	\$ 1,194	\$ 18,717	
Solids Bldg Roof	6	200,000					200,000	ATAD 50% split
Sewer Jet Truck	6	-					-	Finalize procurement in 2025
Elec Ctrls System Assess WWTP	6	75,000					75,000	
Chevy Equinox	3	65,000					65,000	

5-Year Capital Plan

FY 2026 thru 2030

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10/13/2025

Project/Inititive	Compass Goal	2026	2027	2028	2029	2030	5-Yr Total	Comments (e.g., Grant offset value and year)
Ruth's Rd Lift Station	6	60,000					60,000	
Zinc Removal Process-Gossan Support	6	60,000	10,000	10,000	10,000		90,000	
Blower stage replacement WWTP	6	35,000				38,000	73,000	
Raw Tank Tiffuser Replacement	6	35,000					35,000	ATAD 50% split
Collection System Improvements	6	29,000		31,000		33,000	93,000	
9.5 St Lift Station	6			75,000			75,000	
Blower Stage Replacement ATAD	6				38,000		38,000	ATAD 50% split
Cat Mini Ex	3			74,000			74,000	
Centrifuge Bearings	6			19,000			19,000	ATAD 50% split
Clarifier Improvements	6			500,000	5,000,000		5,500,000	
Compost Building Rehab	6		500,000				500,000	ATAD 50% split
John Deere Loader	3				425,000		425,000	
Pretreatment TOC Removal Evaluation	6			90,000			90,000	
Replace Chevy Colorado PU	3					39,000	39,000	
Replace Sewer on 7th btw Red Lady and Belleview	6					260,000	260,000	
Replace Sewer on Beckwith	6			351,000			351,000	
WWTP Scada Upgrade	6				27,000		27,000	
WWTP UV Replacement	6				443,000		443,000	
Total Sewer Fund		\$ 559,000	\$ 510,000	\$ 1,150,000	\$ 5,943,000	\$ 370,000	\$ 8,532,000	
Slate River Alternate Water Source	6	500,000	6,000,000				6,500,000	
* Coal Creek Raw Water Pipeline Assessment	6	160,000					160,000	Increase of \$30K based upon recent estimates
Elec Ctrls System Assess WTP	6	75,000					75,000	
Lake Irwin Valve Replacement	6	50,000	2,000,000				2,050,000	
Source Water BMP Project implementation	7	50,000	50,000	50,000	50,000	50,000	250,000	
WTP SCADA Upgrade	6	24,000					24,000	
Distribution System Improvements	6		30,000		32,000		62,000	
Replace 3 existing Pall Membrane Skids	6					913,000	913,000	Cost is for replacement of 1 skid.
Replace 300 lf of 4-inch cast iron - Maroon and Gothic 0 blk	6					300,000	300,000	
Replace pipe @ Beckwith & 1st	6			306,000			306,000	
Total Water Fund		\$ 859,000	\$ 8,080,000	\$ 356,000	\$ 82,000	\$ 1,263,000	\$ 10,640,000	
Total Townwide Capital Plan		\$ 10,905,316	\$ 18,058,681	\$ 9,232,299	\$ 9,786,706	\$ 3,743,714	\$ 51,419,716	
* Denotes change from October 6 version								

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, October 6, 2025

Mayor Billick called the meeting to order at 7:16PM.

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

Staff Present: Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Town Clerk Lynelle Stanford, Public Works Director Shea Earley, Community Development Director Mel Yemma, and Housing Director Erin Ganser

Town Planner I Kaitlyn Archambault, Sustainability Coordinator Dannah Leeman Gore, and Finance Director Rob Sweeney (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

O’Neal moved and Prochaska seconded a motion to approve the agenda. A roll call vote was taken with Prochaska, Magner, O’Neal, and Billick, voting, “Yes.” Fenerty and Goldstone were momentarily absent and did not vote. **Motion passed unanimously.**

CONSENT AGENDA

1) September 15, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Deputy Town Clerk/Licensing Clerk Eric Treadwell

2) Adoption of Snow and Ice Control Plan 2025-2026.

Staff Contact: Public Works Director Shea Earley

3) Resolution No. 27, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado Approving an Intergovernmental Agreement with Gunnison County, Colorado Allocating Funds for the Safe Streets for All Grant.

Staff Contact: Public Works Director Shea Earley

4) Resolution No. 28, Series 2025 - A Resolution of the Crested Butte Town Council Supporting the Grant Application for a Grant from the Department of Local Affairs’ (DOLA) Accessory Dwelling Unit Grant Program (ADUG) and the Completion of the Crested Butte Pre-Approved ADU Planning Project.

Staff Contact: Housing Director Erin Ganser

5) (First Reading) Ordinance No. 11, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of the Property at 409 2nd Street to Six Points Evaluation and Training, Inc.

Staff Contact: Property Manager RaeMarie Barry

6) Crested Butte Fire Protection District Trail Easement, Deed, & Agreement.

Staff Contact: Recreation, Trails, and Open Space Supervisor Joey Carpenter

7) Council Endorsement of Statement from Mountain Community Elected Officials on Climate Action.

Contact: Mayor Ian Billick

Prochaska moved and O’Neal seconded a motion to approve the Consent Agenda. Prochaska, Fenerty, Magner, O’Neal, and Billick voted, “Yes.” Goldstone was momentarily absent and did not vote. **Motion passed unanimously.**

PUBLIC COMMENT

Billick summarized comments from Rob Mahedy, Paul Mack/Crested Butte Mountain Bike Association (CBMBA) Board of Directors, Laird Cagan, Jill Indovino/Jim Jose, Pat O’Neill, and Daria Robinson. The comments received regarding The Center for the Arts would be acknowledged during the agenda item.

STAFF UPDATES

MacDonald added updates.

LEGAL MATTERS

None

PRESENTATION

1) Mountain Express Funding Requests for 2026 Services: Late Night Taxi, Summer FirstTracks & Summer Town Shuttle.

Contact: Mountain Express Managing Director Jeremy Herzog

Herzog presented.

Mike Knoll, owner of Kochevars; Mary Boddington, owner of the Talk; Will Browne, owner of the Eldo; Taylor Weatherford and Katherine, from the Public House spoke during public comment.

The Council endorsed funding for late-night taxi services over a two-year period, contingent upon costs remaining broadly consistent. The Council agreed to a financial contribution that was not specifically earmarked for the summer FirstTracks program.

NEW BUSINESS

1) The Center for the Arts, Consideration of Building Transfer.

Staff Contact: Town Manager Dara MacDonald

Jillian Liebl and Brett Henderson, from The Center for the Arts, were present. Hanlon answered questions. Liebl and Henderson fielded questions from Council members.

Billick summarized written public comments from Karole Armitage, Jill Indovino, Tyler Lucas, Ann Gibson, Dave Schneider, E Blake Hawk, Chris Hanna, Ren Hoskin, Leigh Mundy, Debra Sporcich, Shaun Horne, Ben McLoughlin, Brooke MacMillan, Drew Verdecchia, Bruce and Debbie Alpern, and Dave Ebner.

Leah Williams; Jim Starr, 323 Gothic Avenue (via Zoom); Neil Windsor, 208 3rd Street; Shaun Horne (via Zoom); Dave Ebner, 123 Whiterock Avenue; Paul Merck, 212 Teocalli Avenue; and Heather Leonard (via Zoom), 114 7th Street Unit A, commented during the meeting.

Council members discussed. O’Neal and Fenerty were assigned to communicate with Gunnison County. Billick outlined deliverables for Liebl and Henderson.

2) 2026 Proposed Budget.

Staff Contact: Interim Finance Director Rob Sweeney

Sweeney presented. Billick identified decision points.

3) Opportunity to Convert Street Sweeper to an Electric Vehicle.

Staff Contact: Public Works Director Shea Earley

Fenerty moved and Prochaska seconded a motion to approve the purchase of the EV street sweeper. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

4) Discussion and Possible Direction on Leveraging Sanitation Revenues for Compost and Town Cleanup.

Staff Contact: Sustainability Coordinator Dannah Leeman

Goldstone moved and Prochaska seconded a motion to support Scenario Two from the Staff Report. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

None

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Affordable housing enforcement would be discussed November 3, 2025.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, October 20, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 3, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 17, 2025 - 5:00PM Work Session - 7:00PM Regular Council

The Executive Session was postponed to the next meeting.

ADJOURNMENT

Mayor Billick adjourned the meeting at 10:20PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

October 20th 2025

To: Mayor Billick and Town Council

Prepared By: Joey Carpenter-Recreation, Open Space & Trails Supervisor

Thru: Dara MacDonald-Town Manager

Subject: Kapushion-Spehar Wetlands Funding Agreement

Summary: The Crested Butte Land Trust (CBLT) has formally requested \$1,000,000 of the Open Space portion of the Real Estate Transfer Tax (RETT) to fund their title acquisition of the ±90-acre Kapushion-Spehar Wetlands parcel.

Previous Council Action: Town Council discussed this funding request in open session on August 5th, 2025. No formal action was taken as the item was originally scheduled for negational instruction through executive session. No major concerns were expressed by any councilpersons.

Background: The Kapushion-Spehar Wetlands area has been on the Crested Butte Land Trust conservation priority list since the organization's inception. Through years of negotiations and relationship building, CBLT in partnership with Town has reached an agreeable acquisition structure with the current landowner group who have held title to the respective properties for more than a century. This opportunity, based on the historic landowner configuration, is truly once in a lifetime.

In partnership with CBLT and other private landowners, Town has conserved hundreds of acres in the direct vicinity of these parcels through title acquisition, funding contributions, and conservation & access easements.

Lot line reconfigurations are underway to create the ±90-acre parcel South of CR 734 from the three existing family parcels, totaling ±163 acres. The yet to be finalized reconfiguration of the ±163-acres will be in five lots total, two of which will be South of CR 734 and acquired by CBLT.

Discussion: The parcel supports all state defined values of conservation. The area has supported *agriculture* through cattle ranching for over 100 years. *Wildlife habitat* is the most prominent feature of the property as nearly the entirety of the land is Slate River wetlands and off channel meanders. *Scenic viewshed preservation* stems development along the Slate River Road in sensitive wetland areas, all within the primary northern viewshed from Town. While no ground access *recreation* is planned for the parcel, it contributes to passive recreational opportunities such as wildlife viewing from other areas nearby that do have direct access. Additionally, there will be a reservation for Nordic access although formal plans are not in place at this time.

Climate Impact: While difficult to measure directly, healthy wetland and riparian areas under conservation support climate goals through naturalized water storage, improved wildfire resilience, habitat connectivity, and others.

Financial Impact: The \$1,000,000 request will bring the Open Space portion of the RETT to approximately \$1.03mm by the end of FY 2025. A detailed projection of the open space fund is attached as an addendum to this report.

Total agreed upon cost for the ±90-acre parcel South of the road is \$3.8mm, totaling just over \$42,000 per acre. Included in the contract price is a 1900 decree 9cfs water right which will be utilized to support wildlife and agriculture on the land.

Contributions from other sources include \$2mm in private funding from CBLT and \$800,000 in yet to be awarded grant funding. Staff and council will be notified if funding sources are significantly altered. The modeling CBLT continues to implement leverages Town Open Space dollars many times over to accomplish mutual conservation goals.

Legal Review: Town Attorney has reviewed and approved this agreement.

Recommendation: Move to approve the Town Manager to enter into a funding agreement with the Crested Butte Land Trust to acquire the title to the Kapushion-Spehar Wetlands.



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Kapushion Spehar Wetlands Parcel (Approximated)



2026 Proposed Budget
By Fund with 5-Yr Fund Balance Projection
(2026 and beyond; Transfers 2026 and 2027 only)

	2024 Total Budget	2024 Total Actuals	2025 Total Budget	2025 Projected	2026 DRAFT 1- Proposed	2026 DRAFT 2- Proposed	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Fund: 03 - Open Space Fund Revenue										
40 - TAX REVENUES	750,000	1,267,193	1,125,000	1,125,000	1,125,000	1,125,000	1,136,250	1,147,613	1,159,089	1,170,680
42 - GRANT REVENUES	35,000	21,220	-	-	-	-	-	-	-	-
45 - OTHER REVENUES	-	-	3,500	-	3,500	3,500	3,500	3,500	3,500	3,500
49 - TRANSFERS IN	-	3,260,288	-	-	-	-	-	-	-	-
Total Open Space Fund Revenue	785,000	4,548,701	1,128,500	1,125,000	1,128,500	1,128,500	1,139,750	1,151,113	1,162,589	1,174,180
Fund: 03 - Open Space Fund Expense										
50 - PERSONNEL	140,174	139,427	158,407	155,088	156,990	154,790	161,700	166,551	171,547	176,694
53 - OTHER OPERATING COSTS	-	-	50,000	42,666	21,200	21,200	21,836	22,491	23,166	23,861
55 - CONTRACTED SERVICES	-	-	-	2,100	1,950	1,950	2,009	2,069	2,131	2,195
56 - SUPPLIES & MATERIALS	-	180	1,000	750	4,500	4,500	4,635	4,774	4,917	5,065
59 - CAPITAL PURCHASES & IMPROVEMENTS	2,110,000	2,076,523	90,000	2,043,803	75,000	75,000	20,000	-	-	-
Total Open Space Fund Expense	2,250,174	2,216,130	299,407	2,244,407	259,640	257,440	210,179	195,885	201,761	207,814
Net Surplus/Deficit:	(1,465,174)	2,332,570	829,093	(1,119,407)	868,860	871,060	929,571	955,228	960,827	966,365
Beginning Fund Balance (Auditor restated 2024)	3,260,288	1,795,114	2,332,571	2,332,571	1,213,164	1,213,164	2,082,024	3,011,594	3,966,822	4,927,649
Ending Fund Balance (audited or projected):	1,795,114	2,332,571	3,161,664	1,213,164	2,082,024	2,084,224	3,011,594	3,966,822	4,927,649	5,894,015
Less RESTRICTED Fund Balance:	-	-	-	-	-	-	-	-	-	-
Less Fund Balance Reserve (2026 amended):	(180,174)	(180,174)	(182,426)	(182,426)	(104,704)	(104,704)	(107,845)	(111,080)	(114,413)	(117,845)
Net Spendable Fund Balance:	1,614,940	2,152,397	2,979,238	1,030,738	1,977,320	1,979,520	2,903,749	3,855,742	4,813,237	5,776,170

FUNDING AGREEMENT

THIS FUNDING AGREEMENT (the "Agreement") is entered into effective this __ day of _____ 2025 (the "Effective Date") by and between the TOWN OF CRESTED BUTTE, COLORADO, a Colorado home rule municipality (the "Town") and the CRESTED BUTTE LAND TRUST, a Colorado nonprofit corporation, whose legal mailing address is P.O. Box 2224, Crested Butte, CO 81224 (the "Trust"). The Town and the Trust are individually referred to in this Agreement as a "Party" and collectively referred to as the "Parties."

RECITALS:

A. Pursuant to the Crested Butte Municipal Code § 4-1-40, as amended, the Town Council may purchase interests in real property and obtain easements, including conservation easements and may appropriate funds for such purposes.

B. As a part of the Town's 2025 amended budget, the Town will appropriate \$1,000,000.00 from the Open Space Fund to be used toward the Trust's purchase of the Kapushion Spehar Wetlands described in **EXHIBIT A** (the "Property"), attached hereto and incorporated herein by this reference.

C. The Parties desire to memorialize their agreement on the terms and conditions herein provided.

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Parties agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by reference.

2. Grant Funds; Payment Obligation.

a. The Town hereby grants \$1,000,000.00 (the "Grant Funds") to the Trust subject to the terms and conditions set forth in this Agreement.

b. The Grant Funds shall, for the benefit of the Trust, be paid by deposit into escrow with Land Title Guarantee Company, having an address of 319 Elk Ave. #5, Crested Butte, CO 81224, at or prior to closing on the purchase of the Property, which is scheduled to occur on or before February 3rd 2026 (the "Closing"); provided that, Closing shall occur on or before December 31st 2026. If Closing does not occur on or before December 31, 2026, this Agreement and the grant made herein shall terminate and be void *ab initio*.

c. Notwithstanding anything in this Agreement to the contrary, (i) nothing contained in this Agreement shall constitute a pledge of the full faith and credit of the general tax revenues, funds, or monies of the Town except the amount appropriated for the purpose of making payments hereunder during the current fiscal year, (ii) the Town is not obligated to make any

payments in any fiscal year beyond the fiscal year for which the Grant Funds are appropriated, (iii) the Town is not obligated to make payments from any funds of the Town other than the funds appropriated for the payment of the Grant Funds, (iv) all payment obligations of the Town pursuant to this Agreement, including, without limitation, the Town's obligation to pay the Grant Funds, are from year-to-year only and do not constitute a multiple fiscal-year direct or indirect financial obligation of the Town, (v) the Town's agreement to pay the Grant Funds is subject to annual renewal and the Town's agreement to pay shall be terminated upon the occurrence of an event of non-appropriation, and in such event, all payments from the Town pursuant to this Agreement shall terminate and the Trust expressly waives all remedies and claims against the Town.

d. The Grant Funds shall be used by the Trust for the sole purpose of acquiring the Property and for no other purpose whatsoever. The balance of the purchase price for the Property will be paid with funds that are not the subject of this Agreement.

3. Conservation Easement.

a. No later than December 31, 2027 the Trust shall grant to the Town, or to another entity approved by the Colorado Division of Conservation to hold a conservation easement, a Deed of Conservation Easement, which shall be subject to review and approval by the Town's attorney. In the event the Trust does not grant the Deed of Conservation Easement by December 31, 2027 this Funding Agreement the Trust shall immediately repay the Grant Funds to the Town.

b. The Trust as the holder of fee title in the real property described in **EXHIBIT A** may not sell, assign, transfer or otherwise pledge, hypothecate, lien or mortgage the Property or any interest therein without the express written approval of the Town.

4. Signage. If any signage is installed respecting the funding for the acquisition of the Conservation Easement, the Town shall be listed on such signage as the grantor of the Grant Funds. Such signage shall be approved in advance by the Town with such approval to not be unreasonably withheld.

5. Liability.

a. Indemnity. To the extent permitted by law, the Trust shall indemnify, defend and hold harmless the Town, its elected officials, officers, agents, employees, contractors and insurers (the "Town Parties") from any and all liabilities, losses, claims, causes of action, liens, demands, damages, judgments, expenses, costs and attorneys' fees arising from or in any way connected with or incident to the Trust's receipt of the Grant Funds and any of the Trust's acts or omissions pursuant to this Agreement. The Trust hereby waives any and all rights to any type of express or implied indemnity or right of contribution from the Town or Town Parties for any liability arising from or in any way connected with or incident to this Agreement.

b. No Waiver of Governmental Immunity. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or in part, of the Town's or Town Parties' rights, immunities and protection provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S.

6. Audit and Accounting Records. The Trust shall maintain standard financial accounting and records relating to the acquisition, monitoring and enforcement of the Conservation Easement. Such accounting and records shall be maintained by the Trust for 5 years following the date of disbursement by the Town of the Grant Funds and shall be subject to examination and audit by the Town or its designated agent during this term. All accounting and records shall be kept in accordance with generally accepted accounting principles.

7. Breach. In addition to such other remedies as may be available at law or in equity, in the event that the Trust breaches any of the terms and conditions of this Agreement and fails to correct the same within 30 days of receipt of notice from the Town or such breach, the Town reserves the right to seek equitable relief and all other remedies as may be available to the Town under applicable law, including but not limited to, the return of all or a portion of the Grant Funds.

8. Notices. Any notice or other information required by this Agreement to be sent to a Party shall be sent in writing by e-mail or certified mail, return receipt requested, postage prepaid to the following:

Town of Crested Butte, Colorado

Attn: Dara MacDonald
507 Maroon Avenue
P.O. Box 39
Crested Butte, Colorado 81224
dmacdonald@crestedbutte-co.gov

with a copy to:

Town Attorney
Karl J. Hanlon
Karp Neu Hanlon, P.C.
P.O. Box 2030
Glenwood Springs, CO 81602
kjh@mountainlawfirm.com

Crested Butte Land Trust

Attn: Jake Jones – Executive Director
411 3rd St

P.O. Box 2224
Crested Butte, CO 81224
970-349-1206
jake@cblandtrust.org

with a copy to:

Allan C Beezley, P.C
1495 Quince Avenue
Boulder, CO 80304
allan@acbpc.com

Notice shall be effective when actually received by the Party intended to be notified.

9. Authority. The person executing this Agreement on behalf of each Party does hereby covenant and warrant that such person is duly authorized and has full right and authority to enter into this Agreement and that the person signing on behalf of each Party is authorized to do so.

10. No Waiver. A waiver of any right or remedy on one occasion shall not be construed as a bar to or waiver of any such right or remedy on any other occasion.

11. No Assignment. The Trust may not assign its rights or delegate its obligations under this Agreement without the express written consent of the Town.

12. Survival. The terms and provisions of this Agreement and the Trust's obligations under this Agreement shall survive the disbursement of the Grant Funds and the acquisition of, and any future conveyance of, the Conservation Easement.

13. Entire Agreement. Except for the Conservation Easement, this Agreement constitutes the entire agreement of the Parties. No oral understanding or agreement not incorporated in this Agreement shall be binding upon the Parties.

14. Modification. This Agreement shall not be amended or modified, except by subsequent written agreement of the Parties.

15. Severability. Invalidity or unenforceability of any provision of this Agreement in whole or in part shall not affect the validity or enforceability of any provision or any valid and enforceable part of a provision of this Agreement.

16. Governing Law; Venue. This Agreement and all rights conferred, and obligations imposed hereunder shall be interpreted and construed and determined in accordance with the laws of the State of Colorado. The sole venue in any dispute shall be the District Court for Gunnison County, State of Colorado.

17. Attorneys' Fees; Costs. Should this Agreement become the subject of a dispute between the Parties, the substantially prevailing Party shall be entitled to reasonable attorneys' fees, costs and expenses incurred in such dispute.

18. Counterparts. This Agreement may be signed in counterparts and when signed by all of the Parties, executed counterparts shall constitute the agreement of the Parties.

{Signature page immediately follows}

IN WITNESS WHEREOF, the Parties by signature below of their authorized representatives execute this Agreement as of the Effective Date set forth above.

**TOWN: TOWN OF CRESTED BUTTE, COLORADO,
A COLORADO HOME RULE MUNICIPALITY**

By: _____
Dara MacDonald, Town Manager

ATTEST:

Lynelle Stanford, Town Clerk

**TRUST: CRESTED BUTTE LAND TRUST,
A COLORADO NONPROFIT CORPORATION**

By: _____
Name: _____
Title: _____

Exhibit A – Description of Property

Legal description will be updated upon completion of Lot Line Adjustment



Staff Report

October 20, 2025

To: Mayor and Town Council

Prepared By: Jessie Earley, Planner III

Thru: Mel Yemma, AICP Community Development Director

Subject: Award of Professional Services Agreement to MIG, Inc. for the Town of Crested Butte Design Standards Update Project 2025

Summary:

In the August 15 and 22 editions of the Crested Butte Newspaper, the Town of Crested Butte published a Request for Proposals for the Town of Crested Butte Design Standards Update Project (Project). Proposals were received by the Community Development Department until 5:00 PM on Friday, September 26, 2025, at which time they were opened and publicly read aloud. The Town received proposals from four firms:

Architect/Contractor	Proposal Amount
GM Shay	\$159,500
Dover Kohl	\$200,000
MIG, Inc.	\$199,334
Urban Design Associates	\$322,500

The proposals were reviewed by the Community Development Department and Town Manager and two firms were interviewed for more information. Town Staff recommends executing a professional services agreement with MIG, Inc. to support this project.

Background:

This project represents a key investment in the Town's Historic Preservation Plan (HPP) implementation. This update will help to realize the recommendations outlined in the Town's HPP, the Community Plan (CP), the Climate Action Plan (CAP), the Transportation Mobility Plan (TMP) and align the Town's development review process with the Town's core values as outlined in the Community Compass, Crested Butte's Comprehensive Plan.

The project includes:

1) Illustration of three distinct design criteria for the Town's recognized architectural periods of significance (the Mining Era (1880-1952) and the Early Recreation Era (1961-1984)) and the overall mass, scale, form, and orientation of the community.

- 2) Incorporation of building structures and material allowances outside of the two periods of significance which could lower the cost of building construction.
- 3) Incorporation of building structures, orientation, and material allowances outside of the two periods of significance which could reduce carbon emission of new buildings.
- 4) Retainage of pedestrian orientation design requirements of street fronting buildings.
- 5) Review proposed changes to the Zoning Code relating to administrative level review and offer feedback, as they relate to architectural review.

Schedule for the project:

- Kick off, Town tour, advisory committee meeting #1 and webinar with BOZAR (public engagement): November 17-19th 2025
- Conduct interviews/focus groups: December 2025-January 2026
- Advisory committee meeting #2: December 2025
- Follow up from November BOZAR with the Board: December 16th, 2025 BOZAR
- Advisory committee meeting #3: January 2025
- Mass/scale/form/orientation public meeting: January 2026 BOZAR
- Mass/scale/form/orientation follow up with the Board: February 2026 BOZAR
- Meet with consultant doing Early Recreation POS survey work: March 2026
- Advisory committee meeting #4: March 2026
- Draft Design Standards open house: April 2026 BOZAR
- Submit draft Design Standards to SHF for initial review: April 2026
- Joint Work Session with BOZAR and Town Council to discuss feedback from open house: May 2026
- Refine draft Design Standards: Summer 2026
- Advisory committee meeting #5: July 2026
- Joint Work Session with BOZAR and Town Council to discuss final draft: September 2026
- Submittal of final Design Standards to SHF for review: late October 2026
- BOZAR Review of final Design Standards: November 2026
- Town Council review and adoption: December 2026

Financial Impact:

The Town was awarded a SHF grant #2025-M2-005 for \$50,000 with a cash match from the Town of Crested Butte of \$150,000 for this project. MIG, Inc.'s proposal is under budget at \$199,334.

Legal Review:

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

Recommendation:

Staff recommends awarding the Town of Crested Butte Design Standards Update Project 2025 contract to MIG, Inc. due to their experience of conversion of existing Design Standards documents to more clear and concise documents, understanding of Crested Butte's community and guiding documents and goals for this project, and proposed schedule for the project. MIG, Inc. partnered with GBSM for the project, which will help with continuity from the Community Compass and Community Plan process specific to public and stakeholder engagement. MIG, Inc. also partnered with Form + Works Design Group, who has worked within the Town of Crested

Butte since 2012 on projects including the Depot rehabilitation, Town Hall rehabilitation and Crested Butte Mountain Heritage Museum rehabilitation.

Proposed Motion:

Motion and a second to authorize the Town Manager to enter into a professional services agreement with MIG, Inc., in an amount not to exceed \$199,334 for the Design Standards Update Project 2025.

Attachments:

- MIG, Inc. Proposal



colorado

TOWN OF CRESTED BUTTE

Design Standards Update

Proposal | September 26, 2025



518 17th Street, #630 | Denver, CO 80202
(303) 440-9200 | www.migcom.com

In association with:
Form+Works Design Group, LLC | GBSM

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Cover Letter



518 17th Street, #630
Denver, CO 80202
(303) 440-9200
www.migcom.com

CALIFORNIA

BERKELEY, FULLERTON,
LOS ANGELES, PASADENA,
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COLORADO

DENVER

NEW YORK

BROOKLYN

OREGON

PORTLAND

TEXAS

SAN ANTONIO

WASHINGTON

SEATTLE

September 26, 2025

Jessie Earley, Historic Preservation Officer and Senior Planner
Town of Crested Butte
Email: jeasley@crestedbutte-co.gov

RE: RFP for the Town of Crested Butte Design Standards Update

Dear Jessie Earley and Selection Committee Members:

With Crested Butte *Community Compass* adopted and implementation in full swing, the community is at an exciting stage to continue momentum through the development of a series of tools. “The Gateway to the Elk Mountains” offers a unique setting unmatched by other mountain towns. This character is crucial to preserving the uniqueness of the community. This Design Standards update is a critical tool that provides additional guidance, since it will provide the community with ways to protect the character of the built environment, through a document that is intuitive, user-friendly, and graphically-oriented. Importantly, this Design Standards update provides an opportunity to recognize the multiple periods of significance and apply modern thinking for building mass, form, orientation, and material, among other elements.

At MIG, Inc., we take great pride in guiding communities from vision to implementation through the development of strategic tools. We have assisted Colorado mountain towns and communities across the country in the development of historic district design standards and guidelines, zoning code rewrites, and model codes. Through this experience, we know that engagement around design standards and zoning codes can be very technical and unapproachable to a community. We know that Crested Butte has a very engaged community that has been active for numerous years in the development of *Community Compass*, the *Historic Preservation Plan*, and other ongoing planning efforts. With this in mind, engagement must be strategic and intentional to avoid engagement fatigue and assure input ties directly to the project at hand, a process that MIG has excelled and refined over decades.

As such, we have assembled a team that will provide a strong partnership to address all elements outlined by the Town. **MIG** will lead the analysis and review of existing tools, community and stakeholder engagement, graphic design and visualization, document design, and day-to-day project management. **GBSM** will provide on-the-ground support for community and stakeholder outreach, engagement, and facilitation—continuing the relationships they’ve built through work on *Community Compass*. **Form+Works Design Group** will provide technical expertise for the Standards on topics including building materials and carbon emissions, building from their experience working on historic structures in Crested Butte.

Collaboratively, we offer the following differentiators:

- » **Authentic and Innovative Public Engagement:** Community engagement has always required a dynamic, responsive approach, and we distinguish our work with a customized—and flexible—public engagement plan for each project. In the last five years, lessons learned from the Covid-19 pandemic, the sharp rise in housing prices and limited supply, and everyday life being lived increasingly online, have combined to challenge the public sector as community members struggle to see how their input to a local government will move the needle on solutions. MIG provides clients with valuable, timely, and actionable guidance, by continuously refining our approaches to encourage participation and use a combination of in-person events and virtual feedback opportunities that ask relevant, important questions.
- » **Unmatched Historic Preservation and Cultural Landscape Experience:** MIG is a national leader in historic preservation planning and implementation, as well as cultural landscapes. We understand that places, and especially those of unique character, connect us. We seek to strengthen the character and spirit of these places, while finding tools to manage, rather than halt, change.
- » **Rich Experience in Working with Colorado Mountain Towns:** The MIG Team has vast experience in Colorado mountain towns and has helped many other communities navigate similar implementation tools to preserve the character of the community, while recognizing the need to allow compatible change in certain instances. Crested Butte is experiencing many of the same development pressures as Breckenridge and other mountain towns, and while the challenges may vary in some ways, our team's experience across the Mountain West allows us to build on solutions from elsewhere, while customizing an approach for Crested Butte.
- » **Experienced, Energetic, and Curious Team:** Simply put, we live for this work. With over 40 years of experience, MIG thrives on working hand-in-hand with communities to get direct and actionable feedback in planning processes, and utilizes these outputs to produce a high-quality, visually appealing, and accessible document. The success of Crested Butte's Design Standards matters to us, and we will bring our skills in communications, relationship building, and subject matter expertise to assure that positive outcome.
- » **Rooted in Colorado:** We will staff this effort with multiple Colorado-based staff members that have deep experience in the policy environment of Colorado's local governments and, more importantly, in what makes our state special. The team will be supplemented by staff in other locations with crucial subject matter expertise to round it out.

We are very excited about this opportunity and look forward to sharing our ideas and methodology with you. If you have any questions or would like additional information, please do not hesitate to contact Project Director, Laurie Matthews, FASLA by phone at (503) 297-1005 or email at lauriem@migcom.com.

Sincerely,



Laurie Matthews, FASLA
Project Director/Director of Preservation
Planning and Design



Jay Renkens, AICP
Principal/Chief Practice Officer

Our Approach

Project Understanding and Approach

As the Town of Crested Butte embarks on implementation efforts following the adoption of *Community Compass* nearly three years ago and the completion of the Town's *Historic Preservation Plan (HPP)* in 2024, the update to the Town's Design Standards will be a crucial effort to preserve the character of the community. Importantly, each of these documents specifically identifies the update of these Standards as a key implementation priority. *Community Compass* Goal 4, "Retain the unique character and traditions of Crested Butte" and Strategy A notes to "Protect our historic buildings that reflect the different periods of our Town's history, while allowing more architectural creativity for new construction." Similarly, the Historic Preservation Strategy outlined in the HPP notes an approach for the new Design Standards and Guidelines differentiated by inside versus outside the historic districts. Mass, scale, building additions, infill, and building materials are all noted as key elements—increasing in permitted flexibility moving outside of the historic district.

While each of these items illustrate a specific element to be addressed in the Standards update—in addition to other topics including building orientation and design requirements for street-fronting buildings—the document will continue to reinforce *Community Compass*, continuing to center that as Crested Butte's North Star. The Core Values of the Town — accountability, connectedness, and boldness - will be seen through the update process and the document itself through a robust community engagement process and Standards that preserve the character of the community while allowing for compatible change, identified as appropriate by the community.



OUR TEAM'S APPROACH

Every community is unique and thus our approach to each project is tailored specifically to that place. However, there are signature elements that we, at MIG, apply to all of our projects because we believe in them at our core.

- » **Critical Thinking:** We always challenge traditional assumptions and question conventional wisdom. We view problems from multiple perspectives. We deconstruct problems; we break them down into solvable pieces.
- » **Context-Driven:** Every project reflects the community, place, history, or culture from which it was generated. Our projects are fully customized, creating or enhancing a sense of place for users.
- » **Ecological Perspective:** We see the interconnectedness of all systems: human, geological, plant, animal, social, historical, and cultural. We are stewards of the work we do. Every publication, plan, design, website has an impact on our physical and social environment. We strive to understand and anticipate the intended—and unintended—consequences of every project.
- » **User-Oriented:** Every project is shaped by its intended users. We create environments that are informed by users—functional, appropriate, user-friendly, human scale, and adaptive over time.



- » **Universal:** MIG environments are universally inclusive, welcoming to people of all ages, genders, incomes, cultures, social levels and abilities, integrated into a seamless whole.
- » **Participatory:** We engage professionals and the community in respectful, interactive collaborations. Our shared processes result in shared ownership of the results.
- » **Hands-On:** Everyone at MIG works in the trenches without regard to position or role. And we aim to have our clients and the community working alongside us, resulting in community ownership of projects and practical solutions.
- » **Strategic:** We understand context, needs, and priorities—formulating strategies that propel projects and progress towards desired outcomes. We think through what it takes to achieve a result. We seek catalytic opportunities to leverage limited resources and spark positive change.
- » **Multi-Layered:** Every project can solve multiple problems and fulfill multiple objectives: economic, social, physical, and environmental. We recognize the complexities and complete the connections.
- » **Elegantly Designed:** In addition to being functional, user-oriented, contextual and community-based, our built, print and multimedia products are beautifully, elegantly designed, as are our processes. We never sacrifice great design and we use every occasion to communicate beauty and flow.
- » **Empowering:** Our work builds capacity and leaves our clients and ourselves enriched. We transfer skills and empower people at MIG, as well as in organizations and communities we work with.

- » **Adding Value:** We leave a positive impact on clients, communities, and society that goes beyond the scope and beyond the project itself. The long-lasting benefits add value far beyond the contract.

With these signature elements as our foundation, in our approach to the project scope, we first look to the community of Crested Butte and the vision set for the Town. This project must ensure that the character of the place stays **authentic, accountable, connected, and bold**, and in doing so strike a balance of respecting and celebrating the past while looking to the future to assure a lasting place for generations to come.

Scope of Work

The Scope of Work outlined in the Request for Proposals (RFP) details a well-thought out process that embodies each of these four community values through a key implementation tool. The key deliverable(s) listed for each subtask item will guide our project team's approach to this effort to update the Standards document. Our project team intends to follow the scope as outlined in the Request for Proposals. Our approach for each task outlined in the RFP is described below.

While Task 1 outlines the necessary Project Management steps to run a smooth project, Task 2, “Strength and Weaknesses” outlines the first component of the project content. This task rightfully begins with a thorough review of existing documents, including the current Standards, related sections of the Town Code, and processes—to identify strengths, gaps, and opportunities for improvement.



An initial memo from Tantanka Historical Associates on the survey findings is also anticipated to be part of this early document review. Initial conversations with project stakeholders will occur during this phase to inform the initial document review and assessment, which is crucial as these project partners and community members will be intimately familiar with the Standards content and current process. This review will result in a series of short memos to describe findings of these initial reviews, as well as an initial draft outline for the updated Standards document.

While community engagement will begin in Task 2, **the primary engagement elements are outlined in Task 3.** Engagement with different groups including the broader community, an Advisory Committee, and elected and appointed official will require careful planning and strategic facilitation to assure the project purpose and content of the Standards is clearly presented so that meaningful feedback can be collected and incorporated into the updated Standards document. A combination of in-person and virtual engagement techniques will be utilized to offer a range of opportunities for all to be involved. Similarly, a range of facilitation tools, from open house style events to webinars, will offer educational background about the Standards content and role of the document, as well as varying ways for community members to provide input. The project team will work closely with Town staff to determine the selection of design professionals and other local leaders to serve in a variety of roles for the project, including the Advisory Committee. This Committee may also consider some alignment with members from the Community Compass Navigation Committee to ensure consistency in Plan development and implementation.



Close collaboration with Town staff will also be crucial in designing broader community events that are scheduled during times and at locations that are easily accessible and welcoming to all.

While community engagement can bring challenges such as resolving differing opinions and desired approaches, our team is well versed in developing methods to receive all input and facilitate challenging conversations. The challenge of engagement fatigue may also arise in this process given the recent and ongoing community planning efforts. Our team will work with Town staff to develop clear messaging around this effort, reduce repetition, and collaborate with concurrent projects, such as the Zoning Code update, where possible to reduce the number of separate events.

Task 4, the final project task, is to develop the Design Standards document, which will consider all feedback received throughout the process. Importantly, this task prioritizes the creation of a document format that is easy to navigate, visually appealing, and clearly communicates the required standards as well as procedural requirements. Importantly, the Standards developed will incorporate criteria for each of the Town's recognized architectural periods of significance—the Mining Era and Early Recreation Era—and address a range of topics, including building orientation and materials, building additions and infill (with reference to the Infill Study), and considering design elements on private structures that could enhance the public realm. The intent is for the Standards to remain a stand-alone document, but where changes to the Zoning Code may be warranted, the team will compile a separate memo of potential changes.



The Standards document will be produced using InDesign, resulting in a PDF that can be posted to the webpage. While internal and external links will be incorporated to navigate the document and access related external resources, as an optional task, our team could translate the Standards PDF into an online, interactive website. MIG's Technology Services team regularly builds similar Plan and Standards documents that transform an adopted PDF document into a webpage version. This document would include the same narrative, standards, and graphics to the PDF. If the Town is interested in incorporating this optional task, our team can discuss this in more detail.

Our Team

With these project tasks clearly outlined and the project objectives in mind, we have assembled a team that is familiar with Crested Butte; has experience working with historic structures, guidelines, and standards in Colorado mountain towns; and is well-versed in community engagement and facilitation. Leading our team is **MIG**, a firm founded on community engagement. MIG's Cultural Places Studio will be leading the effort and includes experts in historic preservation planning, historic landscapes, and working with communities to design implementation tools for preservation programs. **MIG** Team members are familiar with and have worked on historic residential infill studies and historic district design standards and guidelines for Colorado mountain towns such as Breckenridge and Winter Park.

MIG is pleased to partner with two additional team members for this project, who bring recent (and ongoing) experience in Crested Butte, and are experts in their fields. **Form+Works**, an architecture firm, has worked in many mountain towns, including Crested Butte, on historic structure assessments and rehabilitation. They will serve as a standards development advisor throughout the project. **GBSM** has been working with Crested Butte throughout the *Community Compass* process and continued to work with the Navigation Committee beyond Plan adoption. **GBSM** will assist in engagement and facilitation throughout the project process.

Project Assumptions

The MIG Team has made the following assumptions concerning the administration of the Design Standards Update. These assumptions are intended to clarify the Town and the MIG Team roles and responsibilities.

PROJECT MANAGEMENT

- » The MIG Team and the Town will work together throughout the project. To keep the process moving, project management issues that arise during the project will be dealt with quickly through regularly scheduled monthly coordination meetings or a conference call.
- » MIG will provide project management for the overall project and be responsible for managing the Consultant team.

- » MIG will prepare for and facilitate up to nine (9) monthly coordination meetings with the Town Project Management Team (PMT). These meetings often include project updates; however, the primary purpose will be working sessions to advance the project tasks and deliverables.
- » Town staff will be responsible for project coordination tasks throughout the process, including providing relevant reports and documentation to the MIG Team; reviewing all documents and providing consolidated comments; publicizing and arranging public meetings; and scheduling/arranging workshops and public hearings.
- » The Town will keep MIG informed of all significant issues that arise in the community that may significantly affect the project (e.g., policy shifts, major project applications, major events, and major reports or studies).
- » If the primary Town contact or project manager changes during the project and necessitates more than two hours of MIG staff time to reinitiate the project, this will be considered extra services. Should the MIG project manager change during the project, MIG will provide a thorough briefing and update, limiting any additional time required by the Town to reinitiate the project to two hours as well.

BUDGET

- » The budget estimates how project costs are allocated among phases, tasks, and MIG Team members. The MIG Team will not exceed the total contract amount without the express approval of the Town. The prime consultant (MIG) may reallocate costs among phases and tasks and consultant team members to carry out the phases and tasks in the Scope of Work. MIG will notify Town Staff of significant cost reallocations in conjunction with monthly invoicing and progress reports.
- » The Town will compensate the MIG Team for work carried out at the request of The Town that is outside of the final Scope of Work. MIG will inform Town staff of any work that is out-of-scope and subject to additional costs before conducting the work. The Town will compensate the MIG Team for this work on a time-and-expenses basis according to current billing rate schedules.
- » Mileage will be reimbursed at the current IRS rate. Travel time and direct project expenses will also be billed. All reimbursable expenses will be passed through at cost, with a standard 5% markup.

INVOICING

- » MIG will bill monthly for services rendered on a task-per-complete basis, including expenses incurred per the contract budget.
- » The Town's Project Manager will review and approve MIG's monthly invoices, including all work the MIG Team covers. Any questions or issues related to the monthly invoice will be dealt with quickly through a conference call with MIG and the Town Project Manager. The Town will pay invoices within 30 days of receipt.

SCHEDULE

- » MIG and Town Staff will mutually set specific dates for drafts, reviews, and finalization of each deliverable. MIG will make every effort to meet the deadlines outlined in the project schedule. The Town will make every effort to meet the deadlines outlined in the project schedule developed and agreed upon by the Town and MIG.
- » The Town will not hold the MIG Team responsible for schedule delays resulting from circumstances or events beyond the control of the MIG Team.
- » The Project Management budget assumes a 14 month schedule with up to nine total check in calls and up to three hours per month of project management time. Additional budget will be requested for Project Management if the schedule slips more than three months beyond that term.

PUBLIC OUTREACH

- » Town Staff will coordinate, arrange, advertise, and host all public meetings, community group presentations, workshops, study sessions, and public hearings unless otherwise noted in the Scope of Work. The MIG Team will provide content and conduct the meetings, workshops, and study sessions as indicated in the Scope of Work. Town Staff will print all materials.
- » Town Staff will be responsible for distributing any hard copies of project outreach materials prepared by MIG.
- » Town Staff will memorialize all public comments and inputs received during the public outreach process and provide this information to MIG.



- » Town Staff, with support from MIG, will present all public review drafts and final documents to any required Commission, Board, and/or Council for their review, discussion, and direction. MIG will participate remotely in two joint study sessions between BOZAR and Town Council to adopt the Standards.
- » Town Staff will prepare all staff reports for any required Commission, Board, and/or Council meetings and hearings unless otherwise noted in the Scope of Work. The MIG Team will provide assistance and input to the Town for the staff reports as requested.
- » Stakeholder meetings, identified in the scope of work, will last up to 60 minutes each. Town Staff will be responsible for scheduling and notifying participants of the meeting. The composition of the participants will be determined in collaboration with MIG and Town staff.

DOCUMENTS AND GRAPHICS

- » The MIG Team will provide draft examples and suggestions for document format, graphic look, and content for milestone documents. The Town will provide direction for the preferred format, graphics, and content for milestone documents.
- » All document formatting, including summary elements from prior deliverables, will be associated with the Draft and Final Standards Document. Deliverables prior to the Final Standards Document will remain in the native format (Word, Excel, etc.) unless otherwise noted.
- » If available, Town staff will provide the MIG Team with graphics (e.g., logos, photographs) of local scenes, landscapes, and other applicable imagery to support producing work products, documents, and outreach materials.

- » The Town will conduct one round of review of each administrative draft, screen-check draft, and public-facing document unless otherwise noted in the Scope of Work. The Town staff Project Manager will coordinate document review by necessary departments, individuals, and organizations.
- » The Town will provide a single, consolidated and reconciled set of comments in electronic format on all documents. The Town will review all comments to resolve inconsistencies and provide clear directions. Changes will be provided using track changes or a similar digital comment format if possible.
- » The Town will not distribute working draft or administrative draft documents to decision-makers or the public.
- » The MIG Team will provide Town staff with digital files (InDesign) of all documents and products suitable for posting on the Town website and printing paper copies. Unless otherwise noted in the Scope of Work, the Town will be responsible for printing and distributing paper copies of all documents.
- » Graphic products, including visualizations and renderings, will be commensurate with the quality of work produced by MIG. Examples will be provided upon request.

GIS AND MAPPING

- » The Town will provide current and available GIS data and maps that is reasonably accurate for completing the project. These maps will be provided at the outset of the project.
- » The MIG Team will not produce any new GIS data as part of this project.

TRAVEL

- » Locally-based subconsultants may attend a greater number of in-person meetings. This will be determined in discussion with MIG, Town staff, and the larger project management team.
- » Direct costs identified in the project budget include airfare, lodging, meals per diem, and local transportation and/or mileage.
- » As noted above, mileage will be reimbursed at the current IRS rate. Travel time and direct project expenses will also be billed. All reimbursable expenses will be passed through at cost, with a standard 5% markup.



Team Qualifications and Experience

About MIG, Inc.

Moore Iacofano Goltsman, Inc. (MIG), improves, adapts, and creates organizations, environments, and tools for human development. We are a community of designers, planners, engineers, scientists, and storytellers who engage people in creative problem-solving and collective action. We believe that the physical and social environment around us have a profound impact on our lives, and this belief shapes the principles that guide our work:

- » Communities can plan their own futures;
- » The world needs an ecological perspective;
- » Great projects work for everyone;
- » Elegant design inspires new thinking;
- » Every project presents an opportunity to advance racial and social equity; and
- » All work must be context driven.

MIG is at the forefront of innovation. We are leading local, regional, and national planning and design initiatives to provide accessibility and equity; engage, educate, and empower people through participatory processes; facilitate strategy development for social change; create playful and inclusive communities; reimagine streets and repurpose infrastructure; revitalize cities and restore ecosystems; and promote environmental stewardship by recognizing that the health of the natural and built world is mutually dependent.

For nearly four decades, MIG has worked with public, private, and nonprofit agencies and their constituents worldwide to craft spaces where people walk, drive, gather, play, explore, work, learn, and live.

Our Cultural Places Studio integrates natural and built environments to connect people to place, nature, history, culture, and each other. We have nationally recognized expertise in historic resource preservation planning and design, including cultural landscapes, historic districts, and historic buildings.

Because dynamic change is inherent in the environment, our work is guided by the principle that historic preservation requires managing rather than halting that change.

From Yosemite and Crater Lake National Parks to Lithia Park and Washington Place, our team helps you preserve historic character and adapt cultural places for vibrancy and resiliency. Our team of nationally recognized experts conduct research, analysis, outreach, planning, and design for historic and cultural places throughout the country—meeting the Secretary of the Interior’s Standards for Professional Qualifications. We are well versed in identifying, creating, and implementing the full range of tools needed to plan for their future. Our approach is integrated—considering all aspects of a project from vision to construction to ongoing maintenance; collaborative—partnering with clients and communities to foster stewardship and advocacy; creative—striving for innovation in design, preservation, and implementation; and cross-generational and universal—enabling all ages and abilities to share in the experience.

Our Subconsultants

FORM+WORKS DESIGN GROUP, LLC

Form+Works Design Group, LLC (Form+Works) is a Denver-based architecture firm with over 50 years of combined experience. They are passionately committed to strengthening our cities and neighborhoods by understanding and celebrating their unique character. Their design approach respects context and community identity to engender creativity and resiliency in the buildings we design today. **Form+Works is 100% Women owned and WBE, SBE, EBE and DBE certified.**

GBSM

GBSM is a multi-disciplined consulting firm with nearly 40 years of success helping clients with a wide variety of challenges and opportunities. GBSM’s expertise includes complex stakeholder engagement, community consensus building, facilitation, policy analysis, government affairs, media strategy, grant-funding support, crisis and issues management, and many other disciplines.

We believe that the environment around us has a profound impact on our lives. We plan, design, and sustain environments that support human development.

The MIG Team

MIG is proud to present an experienced and highly qualified team to provide design and planning services for this project. Our team members have been selected for their strong expertise in their fields of work as well as for their passion for this project. Our proposed team is available for the duration of this project.

Project Management

Project Director/Director of Preservation Planning and Design **Laurie Matthews, FASLA**, is a nationally recognized expert in preservation planning and cultural landscapes. Her work has helped to maintain and manage some of the most iconic and precious historical sites in the country such as Hearst Castle, Ellis Island, and Yosemite National Park. Laurie will provide overall project oversight and quality control, so that adequate resources are made available to the project and all contractual requirements are met.

Project Manager/Urban Planner **Marcia Boyle, AICP**, will be the day-to-day contact for this project responsible for the direction of the team. Marcia Boyle is an accomplished urban planner impassioned about creating vibrant places and inspired by the clients and communities she works with to bring recommendations and policies to life. As a project manager, she keeps all the wheels turning at the same pace to arrive at a destination that balances vision with implementation for communities of every size.

Deputy Project Manager/Planner **Allison Lee** will support Laurie and Marcia with managing the project. Allison brings diverse professional experience to her planning and design work. She integrates years of teaching, research, managing and assisting projects, and working with communities across the United States and Asia on a variety of initiatives related to planning, development, and cultural resource protection.

Expert Technical Support

Senior Visualizations Specialist **Evan Lanning** has a range of experience in the planning and design of natural and built environments. His expertise includes community planning and design, parks, pop-up parks, and plazas, complete streets.

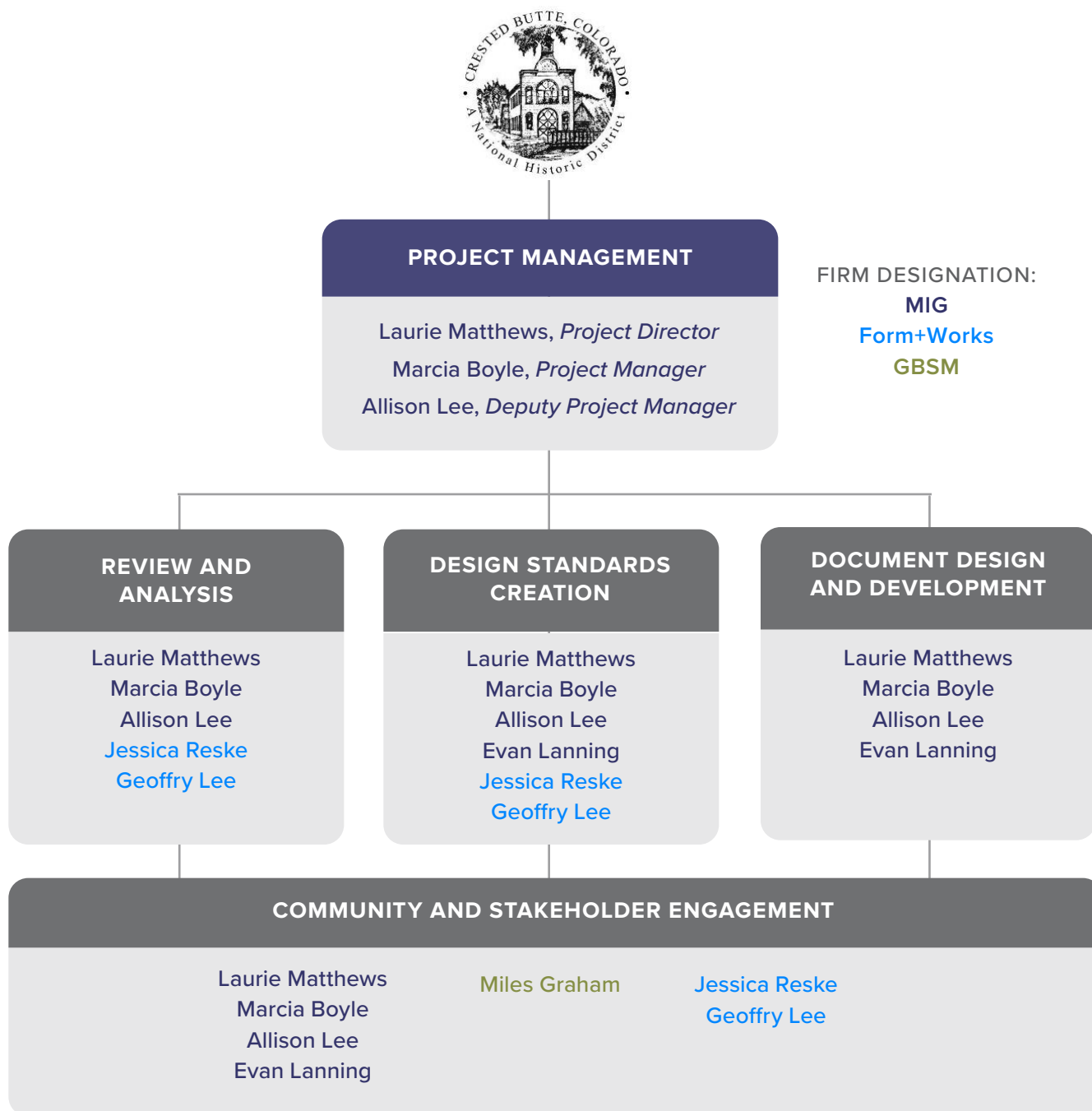
Preservation Architect **Jessica Reske, AIA, LEED AP** of **Form+Works** has experience with a variety of technical preservation and adaptive re-use projects. She enjoys the challenges that working with historic buildings presents, particularly those which involve working with historic buildings to meet current and future needs.

Historic Preservation Specialist **Geoffrey Lee** of **Form+Works** has experience with project planning, historic preservation, and grant writing through production of construction documents and provision of construction administration services.

Strategic Planner **Miles Graham** of **GBSM** is a strategic planning executive with decades of experience in infrastructure development, coalition building, facilitation, and issues management.

Team Organizational Chart

The key personnel on the MIG Team are identified below and resumes for individual staff are included on the pages that follow. Most importantly, the Town of Crested Butte is shown at the top of this organizational chart, illustrating that the project will be community-driven in all aspects.





Laurie Matthews, FASLA

M I G

PROJECT DIRECTOR / DIRECTOR OF PRESERVATION PLANNING AND DESIGN

PORTLAND, OR

EDUCATION

- » MLA, University of Oregon
- » BLA, University of Oregon
- » BFA, Lewis & Clark College, Portland, Oregon

PROFESSIONAL AFFILIATIONS

- » American Society of Landscape Architects, Fellow
- » Alliance for Historic Landscape Preservation
- » Restore Oregon, Board Member

AWARDS

- » Oregon ASLA Distinguished Practitioner Award, 2022
- » Oregon Recreation and Parks Association, South Park Blocks Master Plan, 2022

PRESENTATIONS

- » Expanding Preservation's Role in Mitigating Climate Change Through a Cultural Landscape Framework, National Trust for Historic Preservation
- » A Path Forward: Identifying Accessibility Challenges and Solutions for Historic Places, ASLA

Laurie Matthews is a nationally recognized expert in preservation planning and cultural landscapes. Her work has helped to maintain and manage some of the most iconic and precious historical sites in the country such as Hearst Castle, Ellis Island, and Yosemite National Park. Laurie is fascinated by the complexities and stories associated with landscapes and the history they reveal. Her expertise and experience are invaluable in assisting clients interpret and apply The Secretary of the Interior's Standards and the National Register of Historic Places guidelines to the cultural properties under their stewardship. Laurie's analytical and communication skills enable her to readily identify issues and clearly outline potential choices and tradeoffs related to design and management. She is inspired by the passion of her public and private clients and recognizes the impact the planning and design projects she prepares have on cultural places. Laurie has garnered national and regional awards for her work, and she frequently speaks at national conferences on historic preservation and design.

SELECTED PROJECT EXPERIENCE

- » Wildwood Historic Preservation Plan, Wildwood, MO
- » National Western Center Campus Placemaking Study, Denver, CO
- » Sand Creek Cultural Landscape Inventory, Sand Creek Massacre National Historical Site, CO
- » Yosemite Lodge Cultural Landscape Report, Yosemite National Park, CA
- » South Park Blocks Long Range Plan, Portland, OR
- » Dorris Ranch Long Range Plan, Springfield, OR
- » Lithia Park Long Range Plan, Ashland, OR
- » Point Reyes Light Station Cultural Landscape Report and Rehabilitation, Point Reyes National Seashore, CA
- » Capitol Park Landscape Treatment Plan, Sacramento, CA
- » Denali Park Road Cultural Landscape Report, Denali National Park and Preserve, AK
- » Marblemount Ranger Station Cultural Landscape Report, North Cascades National Park, WA
- » Fort Vancouver Cultural Landscape Report, Fort Vancouver National Historic Site, WA
- » Curry Village Cabins Rehabilitation, Yosemite National Park, CA
- » Gaiety Hollow Cultural Landscape Report, Salem, OR
- » Brandy Station Battlefield Cultural Landscape Report, VA



Marcia Boyle, AICP

M I G

PROJECT MANAGER / URBAN PLANNER

DENVER, CO

EDUCATION

- » MURP, University of Illinois, Urbana-Champaign
- » BA, St. Olaf College

CERTIFICATIONS

- » American Institute of Certified Planners (AICP), Member #32882

PROFESSIONAL AFFILIATIONS

- » American Planning Association (APA)
- » Downtown Colorado, Inc. (DCI)
- » International Downtown Association (IDA)

AWARDS

- » "Public Outreach Award - ReflectDSM: Des Moines Historic Preservation Plan," Iowa Chapter of the American Planning Association, 2023

PRESENTATIONS

- » "Magic Happens When You Give Community A Voice," National Alliance of Preservation Commissions Conference, August 2024
- » "Getting Equity and Engagement Right in City Preservation Planning," California Preservation Foundation Conference, May 2024

Marcia Boyle is an accomplished urban planner, and historic preservation specialist impassioned about creating vibrant public spaces. Her journey began in architecture, but she quickly realized her interest in the larger picture of the community, focusing on character and understanding how people interact with their environment and public realm design. With a graduate degree in urban planning and a focus on historic preservation, Marcia continues championing the importance of public gathering spaces in her projects. Her work often involves preserving and celebrating historical elements, but what sets her apart is her innovative approach to highlighting a community's character and incorporating design features that breathe new life into more comprehensive planning efforts. She believes that the character of the built environment is a powerful tool for shaping communities.

Her desire to connect with communities and reflect their vision in planning tools drives Marcia. She accomplishes this by engaging with diverse stakeholders, listening to their visions for the future, and understanding their desires and needs. She then translates the information gathered into actionable recommendations for her clients. She balances various community desires and needs, providing a direction that thoughtfully reflects community input.

SELECTED PROJECT EXPERIENCE

- » Historic Preservation Plan, Wildwood, MO
- » Design Review Assistance for Historic Architectural Review Board, State College, PA
- » Historic Residential Infill Design Standards, Breckenridge, CO*
- » Design Standards and Guidelines, Winter Park, CO*
- » Preservation Strategy and Code Update, Jackson, WY*
- » Residential Historic District Design Guidelines, Waxahachie, TX*
- » Downtown Historic District Design Guidelines, Benicia, CA*
- » Downtown Residential Overlay District Design Standards, Broken Arrow, OK*
- » Historic Preservation Ordinance and Design Guidelines, State College, PA*
- » Downtown San Marcos Design Standards and Guidelines, San Marcos, TX*
- » Lowertown Historic District Design Guidelines, St. Paul, MN*
- » Adaptive Reuse Program, Denver, CO*
- » ReflectDSM, Historic Preservation Plan, Des Moines, IA*
- » Preservation Plano 150, Heritage Preservation Plan, Plano, TX*
- » Historic Preservation Plan, Corvallis, OR*

* Projects completed prior to joining MIG



Allison Lee

M I G

DEPUTY PROJECT MANAGER / PLANNER

SAN DIEGO, CA

EDUCATION

- » MCP, Massachusetts Institute of Technology
- » MS, Architectural Conversation, The University of Hong Kong
- » BA, Social and Cultural Analysis, New York University

CERTIFICATIONS

- » Meets the Secretary of the Interior's Professional Qualification Standards in History

Allison Lee brings diverse professional experience to her planning and design work. She integrates years of teaching, research, managing and assisting projects, and working with communities across the United States and Asia on a variety of initiatives related to planning, development, and cultural resource protection. Allison uses data and GIS to analyze existing conditions and to strategize best operations. Building on her teaching experience, she develops innovative methods of communicating complex city and regional issues to stakeholders using research, writing, and design. Allison is an advocate for community self-determination, and her work aims to provide research and tools for the creation of better societies.

SELECTED PROJECT EXPERIENCE

- » San Diego County Environmental Justice Element, San Diego County, CA
- » Carlsbad Growth Management Plan, Carlsbad, CA
- » Compton General Plan Update, Compton, CA
- » Lakewood Parks, Recreation, and Community Services Master Plan, Lakewood, CA
- » Paramount Parks and Recreation Master Plan, Paramount, CA
- » Bakersfield Recreation and Parks Master Plan Update, Bakersfield, CA
- » Sacramento Parks Plan 2040, Sacramento, CA
- » Hercules Parks and Recreation Facilities Master Plan, Hercules, CA
- » Pinnacles National Park Bear Gulch Developed Area Cultural Landscape Report, San Benito County and Monterey County, CA
- » Regional Food Hub Strategic Planning, North Central Massachusetts, MA*
- » Living Wage Calculator, Massachusetts Institute of Technology, MA*
- » Cultural Mapping Workshops and Public Exhibition, HKICON, Hong Kong SAR*
- » Historic Context Research for the Protection of Fung Shui Woods, The University of Hong Kong, Hong Kong SAR*
- » Historic Context Statement for the Fung Ping Shan Building (Declared Monument), Hong Kong University Museum and Art Gallery, Hong Kong SAR*
- » Downtown Yangon Cultural Mapping Community Survey and Documentation, The University of Hong Kong / Yangon Heritage Trust, Myanmar*
- » Khaplu Palace Restoration Project Report, UNESCO Asia Conserved III, Pakistan*

* Projects completed prior to joining MIG



Evan Lanning

M I G

SENIOR VISUALIZATIONS SPECIALIST

DENVER, CO

EDUCATION

- » MLA, Kansas State University

CERTIFICATIONS

- » FAA Remote Pilot Certification, 2021

AWARDS

- » Downtown Excellence Award for Best Places: Durango Downtown's Next Step, Downtown Colorado Inc., 2024
- » Excellence Award: SA Tomorrow Regional Centers Planning, International Downtown Association, 2021
- » Governor's Award for Downtown Excellence, Alamosa Downtown Plan, Alamosa, CO, 2020

Evan Lanning brings with him a range of experience in the planning and design of natural and built environments. His expertise includes community planning and design, parks, pop-up parks, and plazas, complete streets. Evan is motivated by the power of well-designed public space, and its ability to shape society for the better. He pushes for all individuals to benefit from this effect, striving towards a more equitable future.

Evan's design and planning processes pull from his rigid understanding in social and environmental systems paired with a wealth of knowledge in software and technology. In doing so he adapts to unique design dilemmas and produces innovative results. What motivates Evan everyday is the opportunity to address unique challenges within communities, and recognize them as places with unique stories, memories, and identity.

SELECTED PROJECT EXPERIENCE

- » Downtown Boulder Vision Plan, Boulder, CO
- » Downtown Greensboro 2030 Plan, Greensboro, NC
- » Downtown KC 2030 Vision Plan, Kansas City, MO
- » Denver Upper Downtown Plan, Denver, CO
- » Main Avenue Streetscape Design, Durango, CO
- » Heart of Golden Plan, Golden, CO
- » Downtown Design Plan, Alamosa, CO
- » Fort Collins City Plan, Fort Collins, CO
- » Ken Pratt Boulevard Widening, Longmont, CO
- » 30th and Colorado Underpasses, Boulder, CO
- » Regional Transportation District—Theatre District Convention Center Station, Denver, CO
- » San Antonio VIA Transportation Master Plan, San Antonio, TX
- » San Marcos Downtown Plan, San Marcos, TX
- » Helena Multimodal Transportation Study, Helena, MT
- » Charlotte Center City 2020 Vision Plan, Charlotte, NC
- » Denver Neighborhood Planning Initiative—Far Northeast Neighborhoods, Denver, CO
- » New Castle County Reality Check and Planning Game, New Castle County, DE
- » SA Tomorrow Sub Area Plans—Phases 1 and 2, San Antonio, TX



Jessica Reske, AIA, LEED AP

FORM+WORKS

PRESERVATION ARCHITECT

DENVER, CO

Jessica Reske is a founding partner of Form+Works Design Group, LLC. Her passion for historic preservation led her to start the firm, focusing on historic preservation projects throughout Colorado.

Prior to form+works design group, Jessica was a Senior Associate and Preservation Architect in the Denver office of Hord Coplan Macht for over 10 years. She has direct experience in all phases of the design and construction process and has completed extensive research for a wide variety of historic preservation and adaptive re-use projects.

Jessica has led assessment projects for a variety of building types, from small one-room schoolhouses to large, multi-building complexes. In addition, she has served as Project Manager / Project Architect for a variety of technical preservation and adaptive re-use projects. She enjoys the challenges that working with historic buildings presents; particularly those which involve working with historic buildings to meet current and future needs.

EDUCATION

- » MArch, Certificate in Historic Preservation, University of Wisconsin, Milwaukee
- » BA, Music, Valparaiso University
- » BS, Education, Valparaiso University

REGISTRATIONS

- » Registered Architect: Colorado, 2011
- » LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

- » American Institute of Architects (AIA) 2011-present
- » Association for Preservation Technology International (APTI)
- » Association for Preservation Technology (APT) Rocky Mountain Chapter

SELECTED PROJECT EXPERIENCE

- » Crested Butte Barn Schematic Design, Crested Butte, CO
- » Crested Butte Mountain Heritage Museum Historic Structure Assessment & Rehabilitation, Crested Butte, CO
- » Crested Butte Town Hall Rehabilitation, Crested Butte, CO
- » 4 Bar 4 Ranch - Ford Barn & Stagecoach Hotel Rehabilitation, Fraser, CO
- » Bosler House Historic Structure Assessment & Exterior Rehabilitation, Denver, CO
- » Belmar Farm Caretaker's Residence Historic Structure Assessment & Rehabilitation, Lakewood, CO
- » Briggsdale Work Center Historic Structure Assessments & Rehabilitation, Briggsdale, CO
- » Colorado Center for Women's History Rehabilitation, Denver, CO
- » Como Hotel Rehabilitation, Como, CO
- » DeLaney Farm Historic Structure Assessments & Loafing Shed Rehabilitation, Aurora, CO
- » North London Mill Historic Structure Assessment & Rehabilitation, Alma, CO
- » Paris Mill Rehabilitation, Alma, CO
- » Ponderosa Lodge Historic Structure Assessment & Rehabilitation, Colorado Springs, CO



Geoffrey Lee

FORM+WORKS

HISTORIC PRESERVATION SPECIALIST

LEADVILLE, CO

Geoffrey Lee is a project manager with Form+Works. He has worked in and around historic preservation projects in Colorado since 2008.

EDUCATION

- » MS, Historic Preservation, University of Denver Colorado
- » BS, Architectural Technology, Waikato Institute of Technology

CERTIFICATIONS

- » LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

- » Colorado Preservation Inc.
- » Association for Preservation Technology (APT) Rocky Mountain Chapter

Prior to Form+Works, Geoffrey managed the design studio of Neils Lunceford Landscaping where he worked to rehabilitate the gardens at the Beaver Creek home of Gerald and Betty Ford. Prior Geoffrey managed numerous architectural preservation projects at Hord Colpan Macht (formally Slaterpaul) from 2008 until 2016.

Geoffrey participates in all phases of projects, from project planning and grant writing through production of construction documents and provision of construction administration services. He enjoys the community and teamwork it takes to complete preservation work. His broad experience provides great leadership for project teams.

SELECTED PROJECT EXPERIENCE

- » Crested Butte Mountain Heritage Museum Historic Structure Assessment, Crested Butte, CO
- » Crested Butte Town Hall Rehabilitation, Crested Butte, CO
- » Ault Area Pump House Exterior Rehabilitation, Ault, CO
- » Boggsville Historic Site Rehabilitation, Las Animas, CO
- » Church in the City Masonry Rehabilitation, Denver CO
- » Costilla County Courthouse Rehabilitation, San Luis, CO
- » Crosby Nichols House Rehabilitation, Central City, CO
- » Denver City and County Building Exterior Rehabilitation and Interior Renovation, Denver, CO
- » First United Methodist Church of Denver Rehabilitation, Windsor, CO
- » Fitzsimons Building Window Rehabilitation, Aurora, CO
- » Geneva Lodge Rehabilitation, Littleton, CO
- » Grant Humphrey's Mansion Rehabilitation, Denver, CO
- » Hildebrand Ranch Planning & Schematic Design, Littleton, CO
- » La Alma Lincoln Park Amphitheater Rehabilitation, Denver, CO
- » Manzanola United Methodist Church Rehabilitation, Manzanola, CO
- » Masonic Euclid Lodge #64 Rehabilitation, La Junta, CO
- » Taylor Chapel Rehabilitation, Colorado Springs, CO



Miles Graham

GBSM

STRATEGIC PLANNER

RIDGWAY, CO

EDUCATION

- » B.A., Leeds School of Business, University of Colorado at Boulder

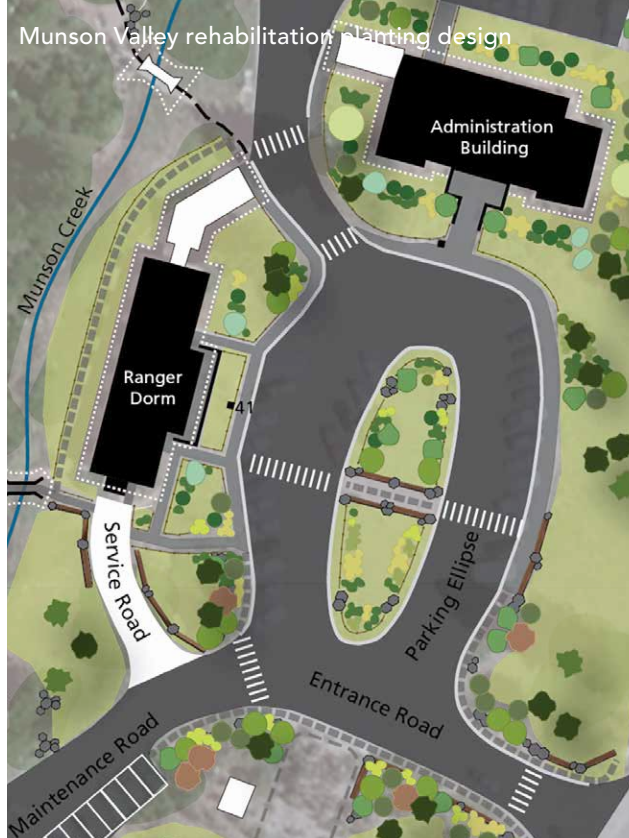
Miles Graham is a strategic planning executive with decades of experience in infrastructure development, coalition building, facilitation, and issues management. Throughout his career, Miles has advised a wide range of public, private, and non-profit entities on the most complex and challenging situations facing the Rocky Mountain West. His expertise in government affairs and community building spans the transportation, water, land use, public health, natural resource, and outdoor recreation sectors.

Miles is actively leading a number of large-scale and long-range transportation infrastructure initiatives, including the Telluride Mountain Village Gondola, Colfax Bus Rapid Transit, the Aspen/Pitkin County Airport Redevelopment, and the Town of Crested Butte's Transportation and Mobility Plan. He is also facilitating a number of other multi-jurisdictional planning efforts, such as the Project 7 Water Authority Regional Drinking Water Resiliency Program in Ouray, Montrose and Delta Counties, as well as the Denver One Water Plan—the Denver metro region's first inter-agency water management strategy.

Miles joined GBSM in 2006 and has a proven track record of driving measurable results and delivering transformational projects. Prior to GBSM, Miles began his career in the outdoor recreation industry as a terrain park builder for Beaver Creek and Eldora Mountain resorts.

SELECTED PROJECT EXPERIENCE

- » Crested Butte Community Compass, Crested Butte, CO
- » Telluride/Mountain Village Gondola Long-Term Plan, Town of Telluride, Town of Mountain Village, San Miguel County, CO
- » Community Growth Advisory Committee Land Use Plan, Pitkin County, CO
- » Blueprint Denver, City and County of Denver, CO
- » Denver One Water Plan, Denver, CO
- » Colfax BRT, Denver, CO



Crater Lake National Park Historic Districts Cultural Landscape Reports

MIG completed two cultural landscape reports (CLRs) for historic districts at Crater Lake National Park, at Rim Village and Munson Valley. The CLRs will inform future planning, design, and detailed planting rehabilitation at the Park's primary visitor destination and headquarters area of Crater Lake National Park. Primary design problems addressed by the CLRs include degraded vegetation from heavy visitation, mitigating the risk of wildfire to historic buildings, accessibility and connectivity to public buildings, erosion along the caldera and potential loss of characteristic stone walls and viewing bays, and damage to stone curbing—a signature design detail in both districts.

For these projects, MIG completed field documentation, site analysis of landscape characteristics and features (with a focus on the historic character of vegetation), facilitated on-site and online workshops with NPS staff, created period plans, and developed detailed treatments. Treatment identifies a range of rehabilitation projects compatible with their respective cultural landscape. A main focus for each includes a schematic rehabilitation planting plan which includes plant lists, details, specifications, maintenance plan, and implementation schedule. The planting plans made it possible for the Park to immediately begin rehab of the districts' primary planting areas, which were a focus of the original designs. Plants were chosen and sited to reflect those that were used historically, but would be resilient to future climatic changes.

Other Munson Valley recommendations include compatible walkways to connect visitor arrival points and the visitor center; use of low, temporary fencing to protect establishing planting areas; and re-establishment of a historic road axis for overflow parking and an all-season comfort station. At Rim Village, recommendations include guidance for relocating stone walls away from the caldera edge; realignment of the entry road; compatible safety railings; and restoration of historic carved stone fountains; among many others.



Location: Crater Lake National Park, OR

Client: National Park Service, Interior Regions 8, 9, 10, and 12, Crater Lake National Park; FFA Architecture + Interiors

Reference:
Vida Germano, NPS
vida_germano@nps.gov

Dates: 2022 – 2024



ReflectDSM: Des Moines Historic Preservation Plan

In 2022, the City of Des Moines, Iowa contracted with Kendig Keast Collaborative (KKC) to create an equity-focused historic preservation plan for the City of Des Moines. While with KKC, Marcia Boyle served as Project Manager for the project team, working closely with City and SHPO staff to follow grant guidelines and timing.

The Plan process began with a series of community and stakeholder meetings to understand the existing historic preservation program. An Advisory Group (AG) consisting of preservation professionals, City officials and staff, and preservation advocates convened multiple times throughout the project to guide the process and review draft Plan content. With the City's focus on equity as part of this effort, an Outreach Coordinator Cohort (OCC) was also formed. This paid group of students and young adults assisted the project team in reaching beyond traditional preservation advocates to provide a wider community perspective in the Plan document.

Through outreach efforts, storytelling, and pushing beyond traditional preservation approaches, the Plan expanded considerations of historic resources to those of cultural heritage and intangible resources. Expanding the definition of preservation led to a more comprehensive approach to planning for preservation in the community. While actions included many traditional recommendations such as the importance of surveying potential resources, this approach expanded to be more inclusive of stories that may not always be told. Also crucial to this approach is the importance of continued community-wide engagement during the implementation phase—capitalizing on the success of the AG and OCC collaboration so that implementation continues to reflect the goals and desires of the community.

Individual: Marcia Boyle while employed at Kendig Keast Collaborative

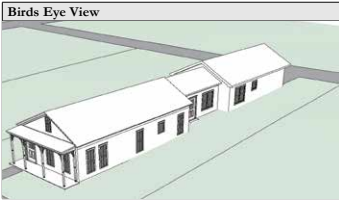
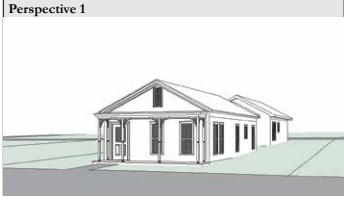
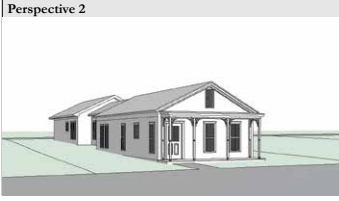
Location: Des Moines, IA

Client: City of Des Moines

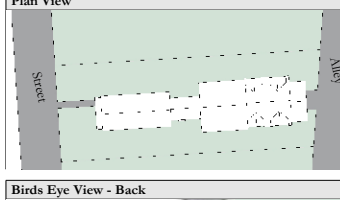
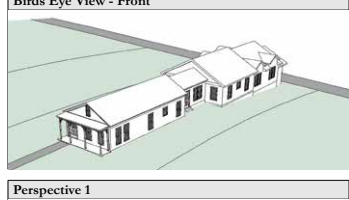
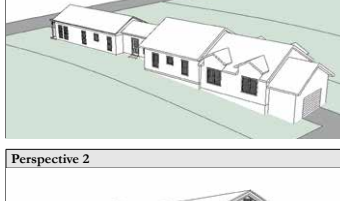
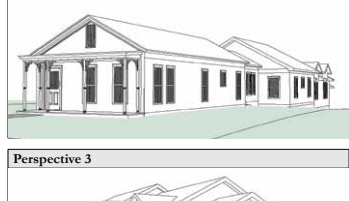
Reference: Stacey Hanley, Urban Designer
City of Des Moines
srhanley@dmgov.org

Dates: 2022 – 2023

Scenario 1

Information	Quick Facts
- Site » Slight upward slope in rear of lot - Connector » Short - Addition » One-story, walls even with those of historic building - Parking » Alley access rear garage - Roof Form » Front Facing Gable	- Approximate lot dimensions » 50'x124' - Approximate square footage of historic building » 800sq.ft. - Approximate square footage of addition: » 940sq.ft. (20'x35' + 12'x20') - Dimensions of Connector » 12'x20' - Lot Size » 0.14 acre - Approximate UPA » 7.7 UPA
Plan View	Birds Eye View
	
Perspective 1	Perspective 2
	
Comments from SHPO - Overall comment: <i>This is the most appropriate of the additions shown (although all the additions shown are too large)</i> - Reads as an addition - Maintains the ridgeline and sidewall planes of the historic building - Side-facing gable dormers on the addition would be appropriate, if desired	

Scenario 6

Information	Quick Facts
- Site » Steep slope in rear of lot - Connector » Short - Addition » One story addition split into sections stepping with slope - Parking » Alley access to attached garage - Roof Form » Front Facing Gable with side-facing dormers	65 - Approximate lot dimensions » 60'x160' - Approximate square footage of historic building » 800sq.ft. - Approximate square footage of addition: » 1,970sq.ft. (30'x28' + 30'x28' + 5'x13' + 12'x20') - Dimensions of Connector » 12'x20' - Lot Size » 0.22 acre - Approximate UPA » 7.9
Plan View	Birds Eye View - Front
	
Birds Eye View - Back	Perspective 1
	
Perspective 2	Perspective 3
	

Study of Historic Structures and Handbook of Design Standards

Following a survey of properties and recommended change in rating for some historic buildings from contributing to non-contributing, the Town of Breckenridge contracted with Winter & Company to review the existing Handbook of Design Standards and provide recommendations to determine potential methods to ensure new structures and changes within the historic district do not compromise the ratings. While with Winter & Company, Marcia Boyle served as the Project Manager for this analysis and review.

The project began with a review of the existing Handbook of Design Standards, the Town's Historic Preservation Ordinance, and the survey work and recommendations leading to this project. Early conversations with the Town and the Colorado State Historic Preservation Office (SHPO) were also held to understand the contributing and non-contributing attributes and to determine the SHPO's flexibility. These efforts culminated in a memo of recommended changes to the Handbook of Design Standards, with the goal of maintaining the integrity of Breckenridge's historic resources.

Recommended changes included edits to the language in Handbook policies to require, rather than recommend specific direction to receive design approval; reductions to the above ground units per acre permitted within the historic district to better align with the densities historically experienced; include more specific guidance (and graphics) for additions to historic structures to illustrate the appropriate size and location; limit the amount of non-porous paving materials allowed on the site; prohibit the relocation of historic buildings unless a hardship is demonstrated; and consider expanding the period of significance for the district.

Individual: Marcia Boyle
while employed at Winter & Company

Location: Breckenridge, CO

Client: Town of Breckenridge

Dates: 2018



Lincoln City Design Standards

MIG provided zoning and urban design services to help the City of Lincoln City with new design standards and zoning requirements for multi-family and commercial uses. The City had previously adopted design standards for commercial uses in different sub-areas but development was not resulting in the desired form and many new projects did not match the scale, form, or design of surrounding uses. In addition, the city did not have design standards for multi-family uses, including multi-family development in commercial areas or mixed-use development.

A primary goal of this project was to provide a consistent set of standards built around the recent city-wide visioning process, as well as resulting ordinance that could be easy to understand and implement by staff. MIG began with a series of community-wide and neighborhood-specific meetings using visual preference surveys to understand desired elements of future multi-family and commercial uses. A major challenge of this process was to translate technical information and potential code changes to a non-technical audience, including several members of the project's advisory committee and newly appointed planning commissioners who were not familiar with zoning and development standards.

Through close coordination with city staff, MIG provided several unique solutions towards this project. These included a series of 2D and 3D plan graphics to illustrate the application of standards in different character areas of the city; precedent images used from the visual preference surveys to show the desired form of new development; and, new objective standards for development review types and procedures, site plan requirements, and other policies. An additional result was new incentives and improvements to procedures to make regulations more effective.

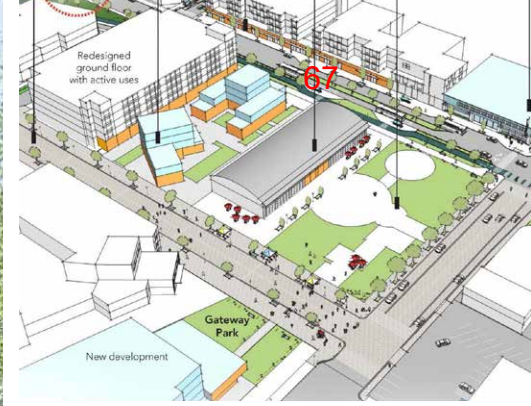


Location: Lincoln City, OR

Client: City of Lincoln City

Reference: Alison Robertson,
City of Lincoln City
(541) 996-1095
ARobertson@LincolnCity.org

Dates: 2019



Renton Downtown Civic Core Vision and Action Plan

MIG led a consultant team to create a vision and action plan for Renton's Civic Core and Downtown district that identified a community-supported vision and actions to take advantage of Renton, Washington's central location in the region. Renton had invested a significant amount of money in its Civic Core but had not attracted the anticipated investment or community interest in the district. This project assessed all public facilities, including parks and publicly-owned spaces, the street and built environment, transit, and bicycle and pedestrian accessibility to identify specific interventions needed to create a true town center that links a number of the community's public facilities.

Public engagement was a critical element of the process. MIG developed a project brand, interactive website (rentonciviccore.com), and facilitated multiple individual and large community conversations to identify critical placemaking attributes, key features and identity elements, and strategic implementation strategies that could be adopted over time. Translation and materials were provided in Spanish and Vietnamese.

Award: 2018 Washington Chapter of the American Planning Association Top Prize, Comprehensive Plan/Development Regulations – Large City and County Category



Location: Renton, WA

Client: City of Renton

Reference: John Collum, AICP
Economic Development
Redevelopment Manager
City of Renton
(425) 430-7358
jcollum@rentonwa.gov

Dates: 2016 – 2018



Crested Butte Mountain Heritage Museum

The Crested Butte Mountain Heritage Museum is located on Elk Avenue in downtown Crested Butte. The building is one of three remaining structures from 1883. It was originally home to a blacksmith's shop, but for much of its life has been used as a hardware store. It functioned as a garage beginning in 1911, when the Town's first gasoline pump was installed outside the building. It operated as a hardware store and garage until 1996. In 2003, the Crested Butte Mountain Heritage Museum opened in the building.

In 2017, Form+Works Design Group, LLC worked with the Mountain Heritage Museum to complete Phase 1 of the building rehabilitation. This initial phase included HVAC system upgrades, accessibility upgrades, roof rehabilitation, and exterior siding and trim rehabilitation. Phase 2 was completed in 2018 and included rehabilitation of historic wood windows and doors, interior rehabilitation work, and foundation repairs. Both phases of work as well as the HSA were funded through grants from History Colorado.

Award: Stephen H. Hard Award in 2020

FORM+WORKS DESIGN GROUP, LLC

Location: Crested Butte, CO

Client: Crested Butte Mountain Heritage Museum

Reference: Shelley Popke,
Executive Director
Crested Butte Mountain
Heritage Museum
(970) 349-1880
director@crestedbuttemuseum.com

Dates: 2016 – 2018



Crested Butte Community Compass

Adopted in 2022, the Community Compass provides a framework for making complex and challenging decisions that is aligned with the core values of the Crested Butte community. GBSM facilitated a far-reaching and dynamic community engagement effort that was guided by Crested Butte's four core community values: Authentic, Connected, Accountable, and Bold. The Community Compass culminated in a thoughtful comprehensive plan that to date has helped the Town of Crested Butte to become the first municipality in Colorado to require new construction to be all electric, overhaul vacation rental regulations, implement mobility experiments, and more. The journey to create the Community Compass changed the game for the Town and its community to intentionally work through uncertain moments, complex decisions, and Crested Butte's most pressing challenges.

Award: APA Colorado Honor Award for Community Engagement

GBSM

Location: Crested Butte, CO

Client: Town of Crested Butte

Dates: 2022 – Ongoing

Project Budget

		MIG, Inc.														Subconsultants				MIG Direct Costs	Professional Fees Totals	
		Laurie Matthews <i>Principal-in-Charge</i>		Marcia Boyle <i>Project Manager</i>		Allison Lee <i>Deputy Project Manager</i>		Evan Lanning <i>Senior Visualization Specialist</i>		Historic Preservation / Urban Design / Landscape Design Associate		Graphic Designer		Project Administrator		MIG Totals	Form+Works	GBSM	Sub Totals			
		Hrs@	\$195	Hrs@	\$160	Hrs@	\$160	Hrs@	\$140	Hrs@	\$140	Hrs@	\$120	Hrs@	\$115							
Task 1: Kick-Off and Project Management																						
1.1	Project Kick-Off and Town Tour	2	\$390	30	\$4,800	2	\$320	0	\$0	32	\$4,480	0	\$0	0	\$0	66	\$9,990			\$0	\$2,400	\$12,390
1.2	Project Management (Ongoing)	9	\$1,755	27	\$4,320	9	\$1,440	0	\$0	0	\$0	0	\$0	9	\$1,035	54	\$8,550			\$0		\$8,550
Subtotal		11	\$2,145	57	\$9,120	11	\$1,760	0	\$0	32	\$4,480	0	\$0	9	\$1,035	120	\$18,540	\$0	\$0	\$0	\$2,400	\$20,940
Task 2: Strengths and Weaknesses Assessments																						
2.1	Town Document + Code Review Gap Analysis & Consistency Assessment	1	\$195	4	\$640	8	\$1,280	0	\$0	8	\$1,120	0	\$0	0	\$0	21	\$3,235	\$1,000		\$1,000		\$4,235
2.2	Architectural Review & Administrative Procedures Assessment	1	\$195	4	\$640	8	\$1,280	0	\$0	8	\$1,120	0	\$0	0	\$0	21	\$3,235			\$0		\$3,235
2.3	Graphic Legibility & Best Practices Assessment	1	\$195	4	\$640	6	\$960	2	\$280	8	\$1,120	4	\$480	0	\$0	25	\$3,675			\$0		\$3,675
2.4	Stakeholder Interviews (6) & Focus Group (1)	4	\$780	20	\$3,200	24	\$3,840	2	\$280	8	\$1,120	0	\$0	0	\$0	58	\$9,220	\$1,000		\$1,000		\$10,220
Subtotal		7	\$1,365	32	\$5,120	46	\$7,360	4	\$560	32	\$4,480	4	\$480	0	\$0	125	\$19,365	\$2,000	\$0	\$2,000	\$0	\$21,365
Task 3: Community Engagement & Decision-Making Framework																						
3.1	Public Meetings (3)	4	\$780	60	\$9,600	60	\$9,600	2	\$280	80	\$11,200	40	\$4,800	0	\$0	246	\$36,260		\$10,440	\$10,440	\$4,800	\$51,500
3.2	Advisory Committee Meeting (5)	5	\$975	16	\$2,560	16	\$2,560	2	\$280	24	\$3,360	12	\$1,440	0	\$0	75	\$11,175	\$1,000	\$2,320	\$3,320		\$14,495
3.3	Joint BOZAR/Town Council Work Session (2)	4	\$780	12	\$1,920	12	\$1,920	0	\$0	24	\$3,360	12	\$1,440	0	\$0	64	\$9,420		\$2,320	\$2,320		\$11,740
3.4	Approval Meetings (2)	4	\$780	12	\$1,920	8	\$1,280	0	\$0	24	\$3,360	0	\$0	0	\$0	48	\$7,340			\$0		\$7,340
Subtotal		17	\$3,315	100	\$16,000	96	\$15,360	4	\$560	152	\$21,280	64	\$7,680	0	\$0	433	\$64,195	\$1,000	\$15,080	\$16,080	\$4,800	\$85,075
Task 4: Design Standards																						
4.1	Document Design + Outline	4	\$780	8	\$1,280	18	\$2,880	2	\$280	24	\$3,360	4	\$480	0	\$0	60	\$9,060			\$0		\$9,060
4.2	Graphic Production	2	\$390	4	\$640	8	\$1,280	8	\$1,120	8	\$1,120	80	\$9,600	0	\$0	110	\$14,150			\$0		\$14,150
4.3	Draft Design	4	\$780	16	\$2,560	24	\$3,840	4	\$560	80	\$11,200	8	\$960	0	\$0	136	\$19,900	\$8,000		\$8,000		\$27,900
4.4	Final Design Standards	4	\$780	16	\$2,560	24	\$3,840	2	\$280	40	\$5,600	16	\$1,920	0	\$0	102	\$14,980	\$4,000		\$4,000		\$18,980
Subtotal		14	\$2,730	44	\$7,040	74	\$11,840	16	\$2,240	152	\$21,280	108	\$12,960	0	\$0	408	\$58,090	\$12,000	\$0	\$12,000	\$0	\$70,090
SUBTOTAL		49	\$9,555	233	\$37,280	227	\$36,320	24	\$3,360	368	\$51,520	176	\$21,120	9	\$1,035	1086	\$160,190	\$15,000	\$15,080	\$30,080	\$7,200	\$197,470
5% Markup (on Subconsultants and Direct Costs)																					\$1,864	
TOTAL PROJECT COSTS																					\$199,334	

Optional Tasks		
4.5	Web-Based Guidelines	30-50k
Optional Tasks Subtotal		30-50k



Staff Report

October 20, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: **Resolution 29, Series 2025: A Resolution of the Town Council of the Town of Crested Butte, Colorado, Authorizing the Town Manager to Execute All Documents Related to the Purchase of 828 Gothic Ave, #1A in Crested Butte**

Summary: Staff seeks approval from the Town Council to purchase a soon to be listed deed restricted unit to add income and asset limits to the deed restriction as the Town originally intended and to grant the Town the first right of refusal on future sales. Town will then sell the unit by lottery under the Town's Affordable Housing Guidelines.

Previous Council Action: Council approved the same approach to address the erroneous exclusion of income and asset limits in the deed restriction for 822 Gothic on May 6, 2024.

Background: Based on Town records, previous Staff carefully crafted sales prices based on target AMIs for the 27 units that were constructed and sold by Bywater Construction in 2018-2020. The deed restriction on the last two units that have come up for sale include an appreciation cap based on those sales prices as well as the requirement that one individual on the deed be a full-time participant in the local workforce and the standard prohibition on the ownership of other improved residential real estate. However, the restriction does not include an income restriction or a limit on the assets of potential buyers as the Town had intended for this development.

Discussion: Staff propose purchasing the property at the maximum allowable sales price of \$472,659.66 (pending inspection results), updating the deed restriction to add the following elements, and then selling at the maximum allowable sales price.

Proposed updates to the deed restriction include:

- Income limit of 170%, or \$172,040 for a household of three.
- Asset cap defined by the Affordable Housing Guidelines for the applicant's household size and average age of the household members over 21 years of age.
- A first right of refusal for the Town.

This update allows the Town to reinstate the intent of this phase of development in Paradise Park, which was to create income targeted housing with asset and appreciation caps, ensuring that those with high net value do not qualify to purchase the unit.

Pending Council's approval, Staff and the Town attorney will facilitate the purchase. Following confirmation of condition and pricing, Town will list the property via the Gunnison Valley Regional Housing Authority (GVRHA) homeownership interest list and sell via a lottery in accordance with the Town's Affordable Housing Guidelines. At this writing, GVRHA has committed to support the Town by advertising the property on the interest list and their website and qualifying potential buyers under the Town's Guidelines. Generally, staff anticipate the application window being open the first three weeks of November, scheduling the lottery for the first week of December, and closing on the sale to the new owner in February.

To reduce the costs to correct this condition going forward, staff and legal counsel are exploring whether Town can exclude collection of the Real Estate Transfer Tax (RETT) in these circumstances. The 2024 Affordable Housing Guidelines update memorialized AMI and asset caps on deed restrictions that erroneously excluded this information where a legal path enabled the Town to do so. With this update, there are 25 additional deed restricted properties that could not be updated via that avenue.

Climate Impact: N/A

Financial Impact: Staff anticipate that the costs to purchase and resell the property will be approximately \$30,000, including standard closing costs as well as 50% of the Town's RETT at purchase and sale.

Legal Review: Town legal counsel is engaged to support staff in this effort.

Recommendation: For a council member to make a motion, followed by a second, to approve the acquisition of 828 Gothic #1A and to approve the Town Manager to execute all documents related to the acquisition and sale.

Proposed Motion:

A Council member should make a "motion to make a motion, followed by a second, to approve the acquisition of 828 Gothic #1A and to approve the Town Manager to execute all documents related to the acquisition and sale followed by a second and roll call vote.

Attachments

Resolution 29, Series 2025

RESOLUTION 2025 - 29

A RESOLUTION OF THE TOWN COUNCIL OF TOWN CRESTED BUTTE, COLORADO, AUTHORIZING THE TOWN MANAGER TO EXECUTE ALL DOCUMENTS RELATED TO THE PURCHASE OF 828 GOTHIC AVENUE, #1A, IN CRESTED BUTTE.

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 public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, the Town Council of the Town of Crested Butte wishes to purchase the residence at 828 Gothic Avenue, #1A, in Crested Butte; and

WHEREAS, the Town will need to execute documents related to this purchase including but not limited to a purchase and sale agreement, as may be amended, and closing documents; and

WHEREAS, in order to facilitate the timely closing of this transaction, the Town Council wishes to authorize the Town Manager to execute such documents as are necessary to complete this purchase.

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

1. The above recitals are hereby incorporated as findings by the Town Council of the Town of Crested Butte.
2. The Town Council hereby authorizes the acquisition of 828 Gothic Avenue, #1A.
3. The Town Manager is hereby authorized to execute any and all necessary documents for the transfer of the property at 828 Gothic Avenue, #1A, in Crested Butte.

INTRODUCED, READ AND PASSED THIS 20TH DAY OF OCTOBER 2025.

TOWN OF CRESTED BUTTE, COLORADO

Ian Billick, Mayor

ATTEST: _____

Lynelle Stanford, Town Clerk



Staff Report

October 20, 2025

To: Mayor and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution 30, Series 2025: A Resolution of the Crested Butte Town Council, Directing Town Code Enforcement Staff Not to Enforce Occupancy Limits in a Single-Family Dwelling Based on Familial Relationship.

Summary: House Bill 24-1007 prohibits municipalities from enforcing occupancy limits in single-family dwellings based on familial relationship. The Town’s zoning code currently includes an outdated definition of “family” that conflicts with this new law. While this provision has never been enforced, and will be updated in the zoning code update, adopting the attached resolution formally directs staff not to enforce it, ensuring compliance with state law and continued eligibility for state housing grant programs.

Previous Council Action: On **October 6, 2025**, Town Council and the Board of Zoning and Architectural Review (BOZAR) held a joint work session to launch the Zoning Code Update process, which includes reviewing and modernizing outdated definitions and standards.

Background: The Town is currently updating its Zoning Code to align with the *Community Compass* and *Community Plan* goals, including modernizing land use definitions and regulations.

The current code defines “Family” as: *“An individual, two (2) or more persons related by blood or marriage or between whom there is a legally recognized relationship, or not more than five (5) unrelated persons living together as a single housekeeping unit in a residential unit.”*

This definition is outdated and inconsistent with HB24-1007, which prohibits limits based on familial status and encourages housing flexibility to improve affordability statewide. Jurisdictions enforcing family-based occupancy limits are also now ineligible for state housing grants.

Although Crested Butte has never enforced this definition, adopting Resolution 30, Series 2025 provides clear policy direction to staff, demonstrates compliance with state law, and maintains eligibility for state funding opportunities.

Discussion: Adopting this resolution is a procedural but important step. It provides formal direction to Code Enforcement, ensures compliance with Colorado law, and prevents potential conflicts between local code and state housing policy.

This action will not affect other applicable occupancy standards based on building, fire, or safety codes. It simply suspends enforcement of an unenforced and outdated family-based limit until the broader Zoning Code Update replaces it with a modern, inclusive definition.

Climate Impact: Allowing more flexibility in living arrangements can reduce commuting distances by enabling more workers to live in town, supporting the Town's Climate Action Plan goals to lower transportation emissions and promote compact, sustainable neighborhoods.

Financial Impact: N/A

Legal Review: The attached resolution was drafted by the Town Attorney.

Recommendation: Staff recommends adoption of Resolution No. 30, Series 2025, directing Town Code Enforcement staff not to enforce occupancy limits in single-family dwellings based on familial relationship.

Proposed Motion: I move to approve Resolution No. 30, Series 2025, a Resolution of the Town Council of the Town of Crested Butte, Colorado, directing Town Code Enforcement Staff not to enforce occupancy limits in a single-family dwelling based on familial relationship.

Attachment: Resolution 30, Series 2025

RESOLUTION NO. 30

SERIES 2025

A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL, DIRECTING TOWN CODE ENFORCEMENT STAFF NOT TO ENFORCE OCCUPANCY LIMITS IN A SINGLE-FAMILY DWELLING BASED ON FAMILIAL RELATIONSHIP.

WHEREAS, The State of Colorado passed HB24-1007, codified at Colorado Revised Statutes (“C.R.S.”) § 29-20-111; and

WHEREAS, HB24-1007 requires that the Crested Butte Municipal Code (the “Code”) not limit the amount of people able to live together in a single dwelling based on familial relationship; and

WHEREAS, the Code Sections 13-1-40 and 16-1-20 define “Family” as “an individual, two (2) or more persons related by blood or marriage or between whom there is a legally recognized relationship, or not more than five (5) unrelated persons living together as a single housekeeping unit in a residential unit.”; and

WHEREAS, the Town is currently working on updating the Code, but desires to be in compliance with HB24-1007 while those updates are being made.

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

Section 1. The above recitals are hereby incorporated as findings by the Town Council of the Town of Crested Butte, Colorado.

Section 2. Enforcement. The Town Council hereby directs Town code enforcement staff not to enforce the definition of “Family” as defined in Crested Butte Municipal Code Sections 13-1-40 and 16-1-20 until such time as the Code is updated.

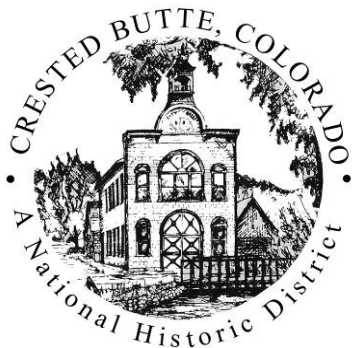
INTRODUCED, READ, AND PASSED THIS ____ DAY OF _____ 2025.

TOWN OF CRESTED BUTTE, COLORADO

ATTEST:

Ian Billick, Mayor

Lynelle Stanford, Town Clerk



Staff Report

October 20, 2025

To: Mayor Schmidt and Town Council

Thru: Dara MacDonald - Town Manager

From: Janna Hansen - Parks, Recreation, Open Space & Trails Director

Subject: Resolution No. 31, Series 2025 – A Resolution of the Crested Butte Town Council Approving the Contract for Use of the Big Mine Ice Arena by Gunnison Valley Hockey Association for the 2025-2026 Winter Season

Background:

Gunnison Valley Hockey Association, dba West Elk Hockey Association (WEHA) has used Big Mine Ice Arena to provide community hockey programs since 2014. The contract between the Town and WEHA outlines the obligations, fees, and other requirements for WEHA's use of Big Mine Ice Arena for the 2025-2026 ice hockey season.

The Department supports WEHA and recognizes the importance of a successful hockey program in the valley. As such, the low rate of \$90.75/hour for ice time has been offered to WEHA for this season. This hourly rate is consistent with Gunnison's hourly rate for use of their outdoor rink and is half the price of regular hourly use. WEHA understands that incremental rate increases of about 10% a year will continue. The PROST Department fully supports WEHA and their mission to provide ice hockey programming in the West Elk region.

Recommendation:

Staff recommends approving Resolution No. 31, Series 2025 authorizing the Town Manager to enter into an agreement with Gunnison Valley Hockey Association for use of Big Mine Ice Arena for the 2025-2026 season.

RESOLUTION NO. 31**SERIES 2025****A RESOLUTION OF THE CRESTED BUTTE TOWN
COUNCIL APPROVING THE CONTRACT FOR USE
OF THE BIG MINE ICE ARENA BY GUNNISON
VALLEY HOCKEY ASSOCIATION FOR THE 2025 -
2026 WINTER SEASON**

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;

WHEREAS, pursuant to Section 31-15-713 (c), C.R.S., the Town Council may lease and grant use rights to any real property, together with any facilities thereon, owned by the Town when deemed by the Town Council to be in the best interest of the Town;

WHEREAS, pursuant to Section 713(c), when the term of such lease or use rights is one year or less, the Town Council may approve such lease or use rights by resolutions of the Town Council; and

WHEREAS, the Town Council finds hereby that approving a contract for a right of use of Big Mine Hockey Arena for use by the Gunnison Valley Hockey Association in its business is in the best interest of the Town.

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

1. **Findings**. The Town Council hereby finds that granting a right of use of Big Mine Hockey Arena for use by Gunnison Valley Hockey Association in its business is in the best interest of the Town and the general public.

2. **Authorization of the Town Manager**. Based on the foregoing, the Town Council hereby authorizes the Town Manager to execute the contract with Gunnison valley Hockey Association in substantially the same form as attached hereto as **Exhibit “A.”** Any changes thereto that do not increase the obligations of the Town thereunder may be made only following written approval by the Town Attorney.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL
THIS ____ DAY OF _____, 2025.

TOWN OF CRESTED BUTTE

By: _____
Ian Billick, Mayor

ATTEST

Lynelle Stanford, Town Clerk

(SEAL)

EXHIBIT “A”**Contract for Use of the Big Mine Ice Arena**

[attach form contract here]

**CONTRACT BETWEEN THE TOWN OF CRESTED BUTTE AND
GUNNISON VALLEY HOCKEY ASSOCIATION FOR
USE OF THE BIG MINE ICE ARENA FOR THE 2025-2026 SEASON**

This CONTRACT is made and entered into this _____ day of _____, **2025**, by and between the **TOWN OF CRESTED BUTTE, COLORADO**, a Colorado home rule municipality located and doing business at 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 (the “TOWN”), and the **GUNNISON VALLEY HOCKEY ASSOCIATION**, a Colorado non-profit corporation, **dba West Elk Hockey Association (“WEHA”)** located and doing business at 515 W. Tomichi Avenue, P.O. Box 1697 Gunnison, CO 81230.

In consideration of the mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals

- 1.1 The parties recognize the mutual benefits of WEHA operating a hockey program (the “PROGRAM”) on TOWN property. It is the parties’ intention that this CONTRACT define the duties, obligations, terms and conditions with respect to the use of the Big Mine Ice Arena and associated facilities and equipment (the “FACILITY”).
- 1.2 Execution of this CONTRACT shall constitute issuance of a permit to WEHA to use the FACILITY for the conduct of PROGRAM. This CONTRACT grants the right, and imposes the duty on WEHA, to use property owned by TOWN as described herein for the purpose of operating the PROGRAM from on or about **December 1, 2025 through on or about March 15, 2026.**

2. Facility

Location:	Big Mine Ice Arena, Crested Butte, CO
Dates:	On or about December 1, 2025 through on or about March 15, 2026 (the “TERM”).
Fee:	\$90.75 per hour of use. WEHA will receive monthly invoices from the TOWN before the 15 th of the calendar month following use. WEHA agrees to pay to Town as rent for the FACILITY during the TERM, payable by the last day of the calendar month after use. WEHA shall pay a \$25.00 late fee and interest at a rate of one and one-half percent (1 ½%) per month (18% per year) on rental or other payments which are not paid when due.

3. WEHA’S Obligations

- 3.1 WEHA designates Bill Frame as the primary contact for communicating with the TOWN regarding the PROGRAM. In the event Bill Frame is not available, Rob Bramwell shall be the alternative designated contact. The primary phone number

for Bill Frame is 719-330-3519 and the primary phone number for Rob Bramwell is 970-618-3601.

- 3.2 WEHA shall obtain written approval from the TOWN prior to using the FACILITY for dates and times not specified in the parties' agreed upon written schedule. Such usage shall be at the TOWN's sole and absolute discretion. WEHA acknowledges that the FACILITY is a public facility and may be used by other persons, the public and the TOWN as the TOWN sees fit from time to time in its sole and absolute discretion.
- 3.3 WEHA understands the FACILITY may need maintenance and/or repairs and agrees to cancel any dates as required by the Parks and Recreation Director or its designee to accommodate these needs.
- 3.4 WEHA shall provide trained supervision during scheduled practices and games to ensure the TOWN and USA Hockey policies are being followed.
- 3.5 WEHA shall operate the PROGRAM in accordance with all USA Hockey, Colorado Amateur Hockey Association (CAHA) and league rules, regulations, policies and guidelines.
- 3.6 WEHA shall schedule practice slots and game slots for all PROGRAM activities within the allocated blocks of time as designated by the TOWN.
- 3.7 WEHA shall put all existing FACILITY equipment back in its original location after use.
- 3.8 PROGRAM participants shall pick up their trash and leave the FACILITY in good clean condition.
- 3.9 WEHA shall be responsible for communicating scheduling changes with all affected parties and shall be responsible for ensuring that the TOWN is kept up to date with the most current schedule.
- 3.10 Subject to Section 3.3 above, WEHA will be granted ten (10) schedule changes per month with no additional fees. Changes must be received more than seven (7) days prior to activity date. More than ten (10) schedule changes a month or schedule changes received within seven (7) days of activity date will be charged a \$5.00 per change administrative fee. Cancellations received less than seven (7) days prior to the activity date shall not be refunded. WEHA shall not be charged by the TOWN for cancellations made pursuant to the terms contained in this CONTRACT, and if payments were previously made by WEHA, the TOWN shall provide a refund or a credit to WEHA for such unused ice slots that were properly cancelled pursuant to the terms in this CONTRACT.

- 3.11 WEHA shall make no alterations, repairs, or improvements to the FACILITY without the prior written permission of the TOWN. WEHA shall leave the FACILITY in good condition and repair at the expiration or earlier termination of this CONTRACT.
- 3.12 WEHA shall not condone any smoking, alcohol consumption or use of controlled substances within the FACILITY when in use by WEHA. Animals are not allowed within the FACILITY. WEHA shall not construct temporary or permanent structures on the inside or outside of the FACILITY for recreational or other purposes. WEHA shall not use the FACILITY to further any discrimination based on race, sex, creed, sexual orientation or national origin.
- 3.13 WEHA property shall at all times be secured so as to avoid any undesired use of such personal property; all usage of personal property at the FACILITY shall be in the presence and at the direction of WEHA personnel; and, all personal property shall be disassembled, broken down, locked down and neatly stored away when not in use at the FACILITY. The location of such storage shall be as agreed to with the TOWN.
- 3.14 WEHA shall communicate primarily with TOWN's Parks and Recreation Director or her designee relative to all matters contemplated in this CONTRACT.
- 3.15 WEHA agrees to pay to the TOWN any and all increased costs and expenses attributable to WEHA's occupation of the FACILITY.
- 3.16 WEHA Coaches and Team Captains shall be responsible for removal of trash and disinfecting high-touch surfaces in all changing rooms at the end of each use.
- 3.17 WEHA will educate their coaches and participants on all COVID-19 policies and procedures and will operate per regulations and guidelines set forth by Gunnison County.

4. TOWN's Obligations

- 4.1 TOWN shall be responsible for all operations and maintenance of the FACILITY.
- 4.2 TOWN shall create and provide the following schedules for the FACILITY that shall be the basis upon which WEHA's use of the FACILITY shall be coordinated:
 - ❖ Season availability schedule
 - ❖ Game availability schedule
 - ❖ Daily schedule for a 7 day period Monday to Sunday during ice season

- 4.3 TOWN shall update rink schedules in accordance with TOWN approved schedule and WEHA updates as per the above conditions.

5. Licenses, Permits, and Fees

WEHA shall adhere to all local and state requirements regarding the conduct of its business as a sanctioned hockey organization, business licenses, taxes, vending, and special event permits and policies.

6. Security Deposit

Security Deposit Amount \$1,000.00 Due N/A (24/25 deposit retained for 25/26 year). WEHA shall pay the TOWN the above sum to be used as security for WEHA's faithful performance of the terms and obligations of this CONTRACT. Said amount shall be paid at the time of WEHA's execution of this CONTRACT. This deposit shall be held by the TOWN during the TERM. Within thirty (30) days following the expiration of the TERM or earlier termination of this CONTRACT, the TOWN shall either return the security deposit or, provide WEHA with a written statement setting forth the reason for the retention of any portion thereof together with the payment of the difference, if any, between the amount of the security deposit and the damages claimed by the TOWN.

9. Cancellation of Program

The TOWN Manager or his /her designee may cancel the PROGRAM and WEHA's use of the FACILITY, if the terms of this CONTRACT are not substantially fulfilled in a timely manner, or in the event of an unforeseen catastrophic event. In the event of such cancellation, TOWN shall remit to WEHA all damage deposits minus any expenditure incurred by TOWN. Upon expiration or earlier termination of this CONTRACT, WEHA shall quit and surrender the FACILITY in its original condition and promptly remove all personal property therefrom. TOWN shall not be liable to WEHA for, and WEHA hereby waives, any lost revenues or consequential damages in the event of such cancellation.

10. Additional Requirements

- 10.1 Except as otherwise provided for herein, the Town Manager and Parks and Recreation Director or his/her designee shall be the sole representatives of TOWN responsible for administering the provisions of this CONTRACT.
- 10.2 WEHA agrees that it will abide by any additional requirements as may be found necessary to insure the health and safety of PROGRAM participants and the

public. WEHA shall pay for all damages to public or private property, connected to the PROGRAM.

- 10.3 In consideration for the TOWN allowing the use of the FACILITY and the grant of permit thereto under this CONTRACT, WEHA, its members, managers, officers and directors (collectively, "Releasor/Idemnitor") hereby acknowledge and agree to the following: (a) Releasor/Idemnitor hereby assumes all risk of claims, liabilities, injuries, losses, demands or damages, whether related to bodily injury, personal injury, sickness, disease, death, property loss or damage (including attorneys' fees, costs and expenses) (collectively, "Claims") arising out of, directly or indirectly, the use of the FACILITY by WEHA; (b) Releasor/Idemnitor hereby waives any claims, and hereby releases, the TOWN, its elected officials, officers, employees, agents, insurers, insurance pools, attorneys, representatives, contractors and subcontractors (collectively, "Releasee/Indemnatee") against and from any and all Claims arising out of, directly or indirectly, the use of the FACILITY by WEHA; and (c) WEHA shall indemnify, defend and hold harmless Releasee/Indemnatee from and against any and all Claims of any third party arising out of WEHA's use of the FACILITY.
- 10.4 WEHA understands and agrees that the TOWN is relying on, and does not waive or intend to waive by any provision of this CONTRACT, the monetary limitations (currently \$350,000 per person and \$990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the TOWN, its elected officials or its employees.
- 10.5 WEHA shall cause all participants, staff and volunteers participating in the PROGRAM to execute a liability waiver assuming the risk in connection with the PROGRAM activities and waiving any and all claims against the TOWN as the property owner in connection therewith.
- 10.6 At its sole cost and expense, WEHA shall obtain and keep in force during and through the TERM "all-risk" property coverage naming the TOWN and WEHA as their interests may appear.

At its sole expense, WEHA shall obtain and keep in force during and through the TERM commercial general liability insurance with a combined single limit of not less than \$2,000,000.00 for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, insuring the TOWN and WEHA, including, without limitation, coverage for contractual liability, broad form property damage and non-owned automobile liability, with respect to the FACILITY. The insurance shall be noncontributing with any insurance that may be carried by TOWN and shall contain a provision that TOWN, although named as an insured, shall nevertheless be entitled to recover under the policy for any loss, injury, cost or damage to TOWN, or the property of the same.

All insurance required herein and all renewals thereof shall be issued by companies authorized to transact business in the State of Colorado and rated at least A+ Class X by Best's Insurance Reports (property liability) or otherwise approved by TOWN in writing. All insurance policies shall be subject to approval by TOWN as to form and substance, shall expressly provide that the policies shall not be canceled without 30 days' prior written notice to TOWN and shall provide that no act or omission of TOWN that would otherwise result in forfeiture or reduction of the insurance shall affect or limit the obligation of the insurance company to pay the amount of any loss sustained. Lessee may satisfy its obligation under this Section by appropriate endorsements of its blanket insurance policies.

All policies of liability insurance that WEHA is obligated to maintain according to this CONTRACT (other than any policy of workmen's compensation insurance) shall name TOWN as an additional insured. Originals or copies of original policies (together with copies of the endorsements naming TOWN as an additional insured) and evidence of the payment of all premiums of such policies shall be made available to TOWN on the date first written above. All public liability, property damage liability and casualty policies maintained by TOWN shall be written as primary policies, not contributing with and not in excess of coverage that TOWN may carry.

The parties waive all rights to recover against each other, or against the elected and appointed officials, employees, contractors, agents, advisors, attorneys, insurers, insurance pools, shareholders, directors, members, managers, officers, suppliers, agents or servants of each other, for any loss or damage arising from any cause covered by any insurance required to be carried by each of them pursuant to this Section or any other insurance actually carried by each of them. WEHA shall cause its insurer to issue an appropriate waiver of subrogation rights endorsements to all policies of insurance carried in connection with WEHA's operations and TOWN's operations and property failure of the TOWN to insist in any one or more instances upon strict compliance of any of the obligations, covenants, and agreements herein contained, or the failure of the TOWN in any one or more instances to exercise any option, privilege, or right herein contained shall in no way be construed as constituting a waiver of such default or option by the TOWN.

- 10.7 It is agreed that if the enforcement, interpretation or construction of this CONTRACT becomes necessary or advisable, the prevailing party in such effort shall be entitled to reasonable attorneys' fees, as well as all related costs and expenses.
- 10.8 If any provision, covenant, clause or agreement contained in this CONTRACT or the application hereof shall be found to be invalid, such invalidity shall not affect the validity of the remaining provisions, covenants, clauses, agreements, or the validity of the this CONTRCAT as a whole

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this CONTRACT effective as of the date first set forth above.

TOWN:

TOWN OF CRESTED BUTTE,
COLORADO,
a Colorado home rule municipality

By: _____
Dara MacDonald, Town Manager

ATTEST:

By: _____
Lynelle Stanford, Town Clerk

(SEAL)

WEHA:

GUNNISON VALLEY HOCKEY
ASSOCIATION

By: _____
Name: _____
Title: _____



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: October 20, 2025

Town Manager

- 1) Q3 Update on 2025 Strategic Priorities (see attached)
- 2) Merging Sustainability under Community Development – To facilitate better collaboration and provide administrative support, we are moving the Sustainability Coordinator position under Community Development, effective January 1st. The position has been directly under the Town Manager since its formation in 2023. We will continue to budget for Sustainability as its own division within the Community Development Department to track costs associated with the Town's sustainability efforts.
- 3) Grant update – Following is an update of Town's pursuit of grant funding thus far in 2025. We do plan to pursue some significant grant funding for 2026 projects including construction of the Marshalls, building efficiency improvements, Jerry's Gym improvements, alternate source water development, and Lake Irwin outlet improvements.

Grant Program	Project Name	Grant Amount	Submission Date	Award Status	Award Amount	Tags	Notes
DOLA Accessory Dwelling Unit Grant	Crested Butte Pre-Approved ADU Plans	\$37,500	10/3/2025	Pending		Affordable Housing & Neighborhoods	
CO State Historical Fund	Crested Butte Town Hall Exterior Rehabilitation Phase 2 Project	\$250,000	10/1/2025	Pending		Arts Culture & Historic Preservation	Reviewed
CEO Local IMPACT Accelerator	Gunnison Valley Building Efficiency and Electrification Incentive Programming	\$835,000	8/1/2025	Declined		Affordable Housing & Neighborhoods, Climate Action & Resiliency	Going to reapply in Round 2
DOLA Local Planning Capacity	Crested Butte Community Housing Strategy	\$50,000	6/25/2025	Awarded	\$50,000	Affordable Housing & Neighborhoods	Non-competitive incentive funding
FEMA FMA	Town of Crested Butte Coal Creek Dam Protection Project	\$6,021,000	4/15/2025	Pending		Transportation & Infrastructure	
DOLA Housing Planning Grant Program	Gunnison Valley Regional Housing Authority Housing Needs Assessment Update Project	\$11,250	4/11/2025	Awarded	\$11,250	Affordable Housing & Neighborhoods	
DOLA EIAF	Crested Butte Marshal's Facility Design Project	\$130,000	4/1/2025	Awarded	\$130,000	Public Safety	
CO State Historical Fund	2025 Revision to the Town of Crested Butte's Design Standards and Guidelines	\$50,000	3/28/2025	Awarded	\$50,000	Arts Culture & Historic Preservation	Review
Gunnison County MetRec	Mineral Point Trail	\$57,682	3/14/2025	Awarded	\$57,682	Parks & Recreation	Review
SIPA GovGrants	GVRHA Website Upgrade Project	\$150,000	2/21/2025	Declined		Broadband & Telecommunications	
OEDIT Tourism Management Grant	Crested Butte: Sustainable Tourism through Plastic Reduction	\$20,000	1/28/2025	Declined		Climate Action & Resiliency	Not submitted due to conflicting application
History Colorado Certified Local Governments	Crested Butte Hybrid Survey for Early Recreation Era	\$25,000	1/15/2025	Declined		Arts Culture & Historic Preservation	Review - they pulled the application due to timing

Sustainability

- 1) **Free Yard Waste Pickup** – The Town has partnered with Elements Mountain Compost (EMC) to provide two free yard waste pickup events on October 23 & October 30. Participants must sign up in advance using this URL: <https://accounts.elementscompost.com/shop/compost-shop>. EMC will accept:
 - a. Leaves
 - b. Garden cuttings
 - c. Lawn clippings
 EMC will not accept:
 - a. Branches
 - b. Woody materials

All materials must be bagged in plastic or compostable bags; paper leaf bags are not acceptable.

Questions may be directed to Elements Compost info@elementscompost.com or sustainability@crestedbutte-co.gov. The events are being advertised through all Town social channels, e-blasts, KBUT's community event calendar, and Crested Butte news.

Public Works

- 1) **Street Sweeper Acquisition** – Streets Staff have purchased the 1.1E Ravo 5E Series Electric Street Sweeper. Delivery of the machine is expected the second week of November.
- 2) **DC Fast Charging Project** – Electricians, with assistance from Streets staff, have installed site conduit for the new DC Fast Chargers at the Public Works yard. The installation is awaiting inspection by the state electrical inspector, which is scheduled for October 15. Delivery of the Kempower DC Fast Charging units is expected the week of October 13. Final completion of the project is tentatively scheduled for Spring 2026.
- 3) **Whetstone Off-Site Utility Update**
 - a. **Water** – As of October 13th, the contractor has mobilized to the east side of SH-135 to begin pipe installation from the bore to the tie-in point along Ninth St. The temporary backflow assembly is expected to be tested and installed this week upon approval by the Town of Crested Butte Water Division.
 - b. **Sewer** – Completion postponed until August 2026.
- 4) **Alternative Source Water** – Drilling began on monitoring well MW2A on Monday, October 6. The target depth of 200 feet was reached on Thursday afternoon, October 9. Preliminary results indicate the presence of a significant clay lens extending from approximately 80 to 210 feet below the surface, a layer not conducive to water production. On Friday morning, the drillers mobilized to the MW1 site, using wetland mats to minimize disturbance to the surrounding area. Drilling at MW1 was completed by Sunday afternoon, October 12, with findings similar to those observed at MW2A.
- 5) **Town Staff Housing** – The mobile home located at 107 Teocalli had reached the end of its serviceable life and was removed on October 2 in coordination with Great Western Homes of Poncha Springs and Garner Trucking of Brush, Colorado. Town staff have since cleaned and secured the site in preparation for winter. Replacement housing options are currently under internal discussion.

- 6) Block 80 Water Main Construction – Work on the Tenth Street water main extension began the week of September 29. Construction is now nearing completion, with testing and system tie-ins scheduled for this week (the week of October 13). Tenth Street is expected to reopen next week (the week of October 20) following asphalt patching.
- 7) Whiterock Water Main Project – Construction on the Whiterock Water Main Project is nearing completion. The final tie-in is scheduled to occur this week (the week of October 13), with asphalt patching tentatively planned for the week of October 20.
- 8) Red Lady Roundabout Project – Conversations regarding maintenance with CDOT traffic and operations teams continue as we push forward in the design process. The Town is working with Kimley-Horn and CDOT to establish a maintenance friendly design that will limit strain on snow removal staff.

Marshals

- 1) We are approaching the season for everyone to remove their stuff from the rights-of-way, such as basketball hoops, bike racks and that random piece of furniture. Unbelievably, winter parking begins November 1st and with that, the winter parking regulations to aid in snow removal go into effect.
- 2) As our resident instructor, John Chandler assisted with the Gunnison Intoxilyzer certification training course which Wes Hersberger and Jackson Smith attended on September 23rd.

Parks, Recreation, Open Space and Trails

- 1) **Fall Programs:** Session II of our fall youth programming starts 10/20 with 4 sections of basketball and 3 sections of indoor climbing at Adaptive's wall. As of 10/7 there were 66 kids registered and 13 on the waitlist.
- 2) **Mineral Point Trail:** The Parks crew has resumed work on the Mineral Point Trail, and we anticipate completing the trail through the CBFPD property to the river by the end of fall.
- 3) **Arbor Day:** The annual Arbor Day celebration was held on October 10th with the CBCS 5th graders at the Red Lady Open Space. A tree quiz and scavenger hunt were among the day's activities.
- 4) **It's Conference Season!** Joey attended the Colorado Open Space Alliance (COSA) conference in Steamboat and Lloyd attended the Colorado Parks and Recreation Association (CPRA) conference in Vail.

Community Development

- 1) **Annual Certified Local Government (CLG) report:** Staff submitted the annual CLG report to the State Historical Fund. The CLG status enables the Town to apply for the SHF grants, which have been so helpful to the town's buildings and planning efforts over the years.
- 2) **Deed Restriction Education:** Staff are exploring partnerships with the Valley Housing Fund and housing specialists from other communities to provide improved deed restriction education/outreach

for homeowners. Staff can provide initial updates on this during the GVRHA transition discussion agenda item.

- 3) **Conferences:** Erin attended the Colorado Mountain Developments summit in Breckenridge, Mel, Dannah, and Josh attended the Mountain Towns 2030 climate summit in Breckenridge (and Mel, Dannah, and Mayor Billick presented on the Town's building code), and Kaitlyn and Mel are attending the Western Slope Planning Conference in Grand Junction later in the month.
- 4) **Zoning Code Webinars:** The introductory webinars for the zoning code update will kick off the week of Oct 27, followed by a feedback survey open through mid-December. All property owners within zone district categories will be sent a mailer two weeks ahead their respective webinar. [The Town's website includes all dates, registration information, and fact sheets on changes under consideration for each zone district category.](#)



Town Clerk

- 1) A big thank you to the Parks and Recreation crew - Trevor Glavin, Pete Jacobsen, Tom Savini, Tom Frampton, Dylan Bova, and Jack Morgan - for their hard work and dedication to help make the 2025 parklet season a success, measured by few complaints from business owners and the public. Also, a huge shout-out to the Public Works crew - Jack Greene, Chris Steele, Chris Wiig, Brett Callaghan, Shane McDermott, and Cory VanDover, for their crucial role in the smooth implementation and take-down. Your efforts helped make this season run efficiently and effectively. Thank you all!
- 2) KBUT submitted their application for the Halloween Fright Parade on Friday, October 31, 2025. There will be a pre-parade block party at 1st and Elk, beginning at 3:45PM. Right after the bus turns off Elk Avenue, around 4:17PM, the parade will start trick or treating down Elk Avenue and finish at the Old Rock Library and the Trailhead Children's Museum for activities. The application will be administratively approved.
- 3) The Crested Butte Town Council is seeking to appoint a new member at its upcoming meeting on November 17, 2025. Eligible candidates must be United States citizens, registered electors, and have resided within the Town of Crested Butte for at least one year prior to November 5, 2025. Interested individuals should submit a letter of interest no later than 9:00 a.m. on Monday, November 10, 2025, to Town Clerk Lynelle Stanford at lstanford@crestedbutte-co.gov.

Finance/HR/IT

- 1) We are close to filling the vacant Sr. Accountant position. We anticipate a new hire to start in early November.
- 2) Staff has been revising the Employee Handbook for the past couple of months. Final review will occur in November prior to seeking Town Council's approval in December.

- 3) The Community Grant Fall 2025 cycle closed on September 30. Staff will prepare the submissions for review with the evaluation committee seeking formal Council approval of recommendations on December 15.

Upcoming Meetings or Events Council may choose to attend

October 20th – Elk Ave 400 & 500 blocks Neighborhood meeting, 2:00 pm at Rumors

December 5 – Town employee holiday party, Center for the Arts, 5:30-9:30

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.

Community Values				Authentic		Connected	Accountable	Bold
				Q1	Q2	Q3	Q4	Notes
1	Approach Community Challenges through active collaboration & public engagement							
A	Formalize engagement strategies consistent with the Compass decision-making framework for the Intergrated Land Use and Transportation Corridor Plan with Gunnison County					Scoping collaboration ongoing through Q2 & 3, RFP to be issued by Gunnison County in Q4 (staff is currently clarifying timing).		
B	Participate in renewing and defining role of One Valley Leadership Council (OVLC) to guide the Integrated Land Use and Transportation Corridor Plan with Gunnison County.					Lack of interest/capacity from partners		
C	Pursue a regional Intergovernmental Agreement regarding regional communication, coordination, and collaboration to guide the Integrated Land Use and Transportation Corridor Plan with Gunnison County, and concurrent with IGA discussions, develop a Town framework for expending resources outside of the Town to support the IGA.					County's preference is that the Town be a party to the consultant agreement for the project, rather than an IGA.		
D	Update the Town's website to increase user friendliness for engagement and improve transparency.					New website launched in May. Clean-up and ADA compliance ongoing through Q4		
E	Develop multi-year finacial plan to proactively align Town finances with community goals and priorities.					Council work sessions in February, April and June. Implementation through adoption of reserves policy and 2026 budget.		
F	Evaluate Town support of local organizations and commercial endeavors that strengthen community through Town facilities and grants.							
1	Review funding priorities and update grant application					Grant committee has overhauled funding priorities for alignment with Community Compass. Council will review in following first round of implementation.		
2	Create and Adopt Community Plan (cont. from 2024)					ADOPTED! (July 7, 2025)		
3	Housing Strategy and a Community Spaces Strategy					Scope discussion with Council in July. Consultant retained. Project expected to be ongoing through Q2 2026.		

		Q1	Q2	Q3	Q4	Notes
2 Accommodate growth in a way that maintains our rural feel						
A	Update the Town's development regulations consistent with the outcomes of the Transportation Mobility Plan, Historic Preservation Plan, Climate Action Plan, and Community Plan					
1	Adopt 2024 ICC codes for construction and WUI model code (including evaluation of all-electric codes)					2024 ICC Codes adopted on September 16. WUI Background research completed and comments submitted to State. Code adopted by the State in July Town expects adoption consideration in Q1 2026.
2	Update of Land Use, Subdivision and Annexation sections of the Municipal Code					Code evaluation has begun. Staff will work with BOZAR in the coming months and begin public outreach. Project expected to be ongoing through Q2 2026.
3	Updates to the Design Standards and Guidelines					RFP issued with consultant selection scheduled for Oct 20th Council meeting. Project expected to be ongoing through Q2 2026.
B	Collaboratively develop the Integrated Land Use and Transportation Corridor Plan with Gunnison County					Scoping collaboration ongoing during Q2 & 3, RFP to be issued by Gunnison County in Q4

Community Values		Authentic				Connected	Accountable	Bold
		Q1	Q2	Q3	Q4	Notes		
3	Enable people who live and work here to thrive							
A	Continue to implement the Mineral Point and Paradise Park construction.							
1	Mineral Point construction and close-out of Voluntary Clean Up obligations					TCO- ready anticipated by end of 1Q2026; however have a new super again as of 10/1/25. VCUP program deadline is 3/25/26, staff is positioning with consultants to request an extension.		
2	Completion and lease up of Paradise Park					First 11 units of Paradise Park are complete and leased. Lottery complete for final triplex with lease up expected in December.		
B	Adopt new Resident Occupied Affordable Housing regulations consistent with the outcomes of the Community Plan					Will occur concurrent with Land Use Code update.		
C	Implement new deed restriction monitoring program					GVRHA has commenced compliance checks on units in CB where staff or the public have reported potential violations. Staff is exploring opportunities to support compliance and administration through engagement with a third party consultant while GVRHA determines what services it will offer under GCHA to ensure that compliance and administration can continue.		
D	Continue to implement the Town Facilities Plan through planning for a new Marshals facility, Town Hall renovations and civic campus, and discussions around Phase 2 at the Center for the Arts.							
1	Marshals facility					Initial site analysis and options complete with Council discussion on May 5th. \$130k grant awarded for design. Architect selected in August. Construction expected to commence in 2026.		
2	Center for the Arts					Request has shifted from focus on Phase 2 to immediate need for building ownership to secure operational funding. Ongoing discussions with Town Council.		
E	Continue to execute the facilities, streets, and enterprise capital improvement plans.							
1	Update Public Works Criteria for Design and Construction					Implemented in July of 2025		
2	Update Chapter 13 of the Municipal Code - Municipal Utilities					Initial drafting underway. Likely implementation Q2 2026		
3	Implement zinc removal process at WWTP					Complete. Process has been installed and is operational. Staff will continue to monitor treatment and provide updates, as required, to CDPHE.		
4	Town Hall interior remodel					Project complete.		
5	Town Hall exterior improvements (brick, chimney, some windows)					Masonry contractor commenced with work in mid June. Work completed in August		
6	Town Ranch barn demolition					Complete.		
7	Town property assessments, development of asset improvement plan & utilization of asset management software module in finance					Performed audit of facilities, integrating information and developing a CIP. Initial 5-year CIP completed in July, with 15-year plan completion by year end.		
8	Ruths Road lift station replacement					Developing plans in fall of 2025, Construction in 2026		
9	Water main/service line extension in Paradise Park (10th Street)					Contract executed, work started at end of September and is scheduled to be completed by end of October		
10	Water main relacement on Whiterock					Contractor selection in July with construction starting at the end of July. Construction to be completed by end of October.		
F	Develop new five-year strategic Housing Strategy and Community Spaces Strategy from the adopted Community Plan.					Scope discussion with Council in July. Consultant retained. Project expected to be ongoing through Q2 2026.		
G	Conduct market analysis for essential goods and services for the north valley as part of the Integrated Land Use and Transortation Corridor Plan with Gunnison County.					Will be evaluated and assessed through Community Spaces strategy.		
H	Continue to participate in Whetstone Housing Project.					Construction of water tie-ins delayed into October. Sewer ties in delayed until 2026..		
I	Participate in implementation of OVRP housing strategies.					On hold with transitions at GVRHA		
J	Help facilitate relocation of the Post Office.					Post Office secured renewed lease at current location.		

Community Values				Authentic		Connected	Accountable	Bold
		Q1	Q2	Q3	Q4	Notes		
4	Retain the unique character and traditions of Crested Butte							
A	Update the Town's development regulations consistent with the outcomes of the Historic Preservation Plan.					Will be incorporated into updates to Land Use Code and Design Standards. Consultant selection for Design Standards scheduled for Oct 20th. Project expected to be ongoing through Q2 2026.		

		Q1	Q2	Q3	Q4	Notes
5	De-emphasize cars and focus on walking, biking, and transit					
A	Construct sidewalk along Gothic Road from Butte to Pyramid and crusher fines trail on Pyramid Ave connecting to both the new Fire Station and Eighth Street.					
1	Sidewalk along Gothic Road					Mineral Point project will install adjacent to that site, linking to crusher fines that cuts around wetlands to the east and crosses Pyramid Rd. Installation in October.
2	Crusher fines trail					PROST crews have completed the trail on the south side of Pyramid Ave. Waiting for CBFDP tp complete their adjacent utility work to complete the trail on the north side of Pyramid Ave. and finsih the trail connection to the river.
B	Review 2024 parking and traffic calming policies and revise based on technical analysis and community feedback.					Completed with Council review on March 3rd. Traffic will be monitored throughout summer.
C	Conduct preliminary and final design of Red Lady/Sixth Street intersection collaboratively with the school district and consistent with the approved CDOT Access Permit.					Engineers under contract to go to 60% design. Design discussion with Council July 21 and Sept 15. Public engagement in September. IGA for funding approved. 60% design expected Q1 2026
D	Participate in Moutain Express 5-year Strategic Plan, the Brush Creek intersection design, the CB to CB South Trail, and the preliminary design of the Brush Creek Park and Ride for RTA.					
1	Mountain Express 5-year Strategic Plan					Staff participating and supporting this effort, adopt by Board expected in October.
2	Brush Creek Intersection Design					Environmental Assessments are being submitted to the FHWA as soon as the County gets ROW acquisition determined on their end. County under contract for federal funding.
3	CB to CB South Trail					MetRec has assumed leadership on this project. The County has requested that Met Rec staff develop a scope of work for a 100% design set in 2026.
4	Preliminary Design of Brush Creek Park & Ride for RTA					County has incorporated design of park & ride into intersection designs, but has not yet developed a plan for funding or timeline for construction

		Q1	Q2	Q3	Q4	Notes
6	Continue to passionately care for our natural surroundings and forever protect Red Lady					
A	Complete Stormwater Master Plan to improve stormwater storage, treatment, and discharge.					Project to start 4th quarter and be completed by first quarter of 2026.
B	Develop Town Parks, Recreation, Open Space and Trails Master Plan Update.					Phase III of this V phase project has been competed. Anticipated plan adoption in Q2 2026
C	Continue to engage in regional multi-modal planning efforts including the Met Rec Recreation Needs Assessment, CB to CB South Trail, and STOR Transit to Trailheads Subcommittee.					
1	Met Rec needs assessment and master plan					Master plan has been adopted. The North Valley Advisory Committee will reconvene this fall to discuss 2026 grants and recreation initiatives.
2	CB to CB South Trail					MetRec has assumed leadership on this project. The County has requested that Met Rec staff develop a scope of work for a 100% design set in 2026.
3	STOR Transit to Trailheads Subcommittee					Staff particiated in this subcommitte and the finding was that the cost would be too high to implement based upon current demand and transit structures.
D	Continue to support partnership compost program with Mt. Crested Butte.					Participation ongoing and extended through 2025.
E	Incentivize plastic reduction for local businesses through the plastic Pollution reduction act.					Survey completed. Direct outreach to businesses ongoing. Plan to return to Council with recommendations/options on Oct 20th.

Community Values		Authentic				Connected	Accountable	Bold
		Q1	Q2	Q3	Q4	Notes		
7	Act on the urgency of climate change and prepare for the changes we expect from it							
A	Develop Town facilities energy efficiency and electrification plan.					Consultant selected in May. Facility inspections/assessments occurred in July.		
B	Prepare public works/fleet facility infrastructure for vehicle electrification.					Design complete. Contract approved by Council July 7th. Construction underway with tentative completion in winter of 2026		
C	Begin implementation of Climate Action Plan.							
1	Requiring energy assessments for all remodels					Council declined to pursue this requirement.		
2	Requiring energy assessments for all vacation rentals					Council declined to pursue this requirement.		
3	Incorporate climate considerations in zoning code & regional planning efforts					Will be considered with updates to the Land Use Code & Design Guidelines as well as the Corridor Plan.		
4	Enable climate-friendly construction and development through flexible design guidelines & a review of permitting processes.					Will be considered with updates to building codes, Land Use Code and Design Standards.		
5	Facilitate the development of new waste diversion programs or infrastructure					Staff continuing to grow compost program through outreach and advertising.		
6	Adopt a SAYT waste ordinance					Ordinance adopted, outreach and enrollment complete. Waiting on WM for customer data for Nov implementation.		
7	Leverage Colorado's Plastic Pollution Reduction Act (PPRA) to reduce plastic pollutin in the Town					Survey and outreach events conducted in Spring 2025. Council discussion regarding possible ordinance on 11/3/25.		
8	Partner with GCEA to support local renewable energy generation up to 100%					Lease with GCEA executed. Construction of Oh Be Joyful solar project in underway.		
9	Assess solar permitting fees					Will be considered with 2026 fee schedule adoption.		
D	Complete alternative source water feasibility analysis.					Funding secured and investigations ongoing. Well-drilling initiated week of Oct 6. Designs 2026, Implementation 2027		
E	Develop Town wildfire readiness action plan.					Funding secured, consultant selected, plan development underway.		
F	Complete design and initiate construction for Lake Irwin valve and piping project.					On hold as federal BRIC program was suspended the day our grant was submitted.		
G	Continue active participation in Colorado Communities for Climate Action.					Ongoing.		
I	Grow and develop new energy efficiency and electrification programs and incentives for existing buildings.					Will be coming to Council for discussion on Oct 20.		
J	Actively participate in UGRWCD drought contingency plan task force and Colorado Wildfire Protection Plan.					Ongoing. Draft plan out to general public for comment		

Crested Butte Town Council Upcoming Agenda

November 3 - Packets out Monday, October 27th

Work session

- PPRA survey results and ordinance discussion – Dannah Leeman Gore

Regular Meeting

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte – Janna c. Appoint members of Design Guideline update Advisory Committee – Mel d. Review of Town grant applications/awards (Staff Updates) – Dara e. Resolution 2025-XX, Adopting the Amended and Restated Gunnison Valley | <ol style="list-style-type: none"> 2. <u>Presentation</u> 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Adopt 2026 Annual Budget - Rob b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Resolution, Adopt Fund Balance Reserves Policy - Rob b. Resolution, Adopt Mill levies - Rob c. Resolution, Adopt fee schedule - Rob 5. <u>Exec Session</u> – Manager review |
|--|--|

November 17 - Packets out Monday, November 10th

Work session –

- Updates to Employee Handbook – Dara

Regular Meeting – Swear in Mayor & New Council Members

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. <u>Appointment of Council member</u> 2. <u>Appointment of Mayor pro tem</u> 3. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Award of community grants - 4. <u>Presentation</u> <ol style="list-style-type: none"> a. 5. <u>Public Hearing</u> | <ol style="list-style-type: none"> a. 6. <u>New Business</u> <ol style="list-style-type: none"> a. Appointment of the Mayor Pro Tem - Lynelle b. Board and Committee Appointments – Lynelle c. 7. <u>Exec Session</u> |
|---|--|

December 1 - Packets out Monday, November 24th – Dara Out

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
- a.
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 – 2hrs

Joint work session with BOZAR on Land Use Code

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - a.
3. Public Hearing
- a.
4. New Business
 - a. Resolution, 2025 budget amendment
 - b.
5. Exec Session

January 5 - Packets out Monday, December 29th

Work session –

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual resolution approving Council Rules of Procedure
 - c.
2. Presentation
 - a. Presentation from Region 10 (following elections)
3. Public Hearing
 - a.
4. New Business
 - a.
 - b.
5. Exec Session

January 20 TUESDAY - Packets out Monday, January 12th Ian out (if re-elected)

Work session –

CIRSA elected officials training (following elections)

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual review of progress on Council goals/priorities (Staff Updates)
 - c. Annual review of grant applications/awards (Staff Updates)
 - d.
2. Presentation

- a. Presentation from QQ (following elections)
- 3. Public Hearing
 - a.
- 4. New Business
- a. Discuss the Council goals for upcoming community grant cycle – Finance Director
- b. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea
- c.
- 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
- Council focus for upcoming grant cycle?

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 and history of why service is outsourced) – 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
- Council goals for upcoming grant cycle?

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

October 20th, 2025

To: Mayor and Town Council

Prepared By: RaeMarie Barry, Property Manager

Subject: First Reading of Ordinance 11, Series 2025 - An ordinance of the Crested Butte Town Council approving the lease of a portion of the property at 409 Second Street to Six Points Evaluation and Training, LLC.

Date: October 14th, 2025

Summary: Six Points Evaluation and Training, LLC (Six Points) is a special district that provides serving people with intellectual disabilities and people with traumatic brain injuries in Gunnison and Hinsdale counties and they want to lease 409 Second Street, commonly known as Old Rock Jail for retail and boutique purposes.

Discussion: The potential tenant has agreed to pay the amount of \$1,080 for the first year, at a rate of \$3 a square foot and a 1% annual rental increase for the remaining lease term of 4 years. This price is below market value of \$4 and the target price decided by the Council. A 5-year lease with no automatic renewal.

Climate Impact: None

Financial Impact: No significant impact.

Legal Review: The Town Attorney has reviewed and approved of the lease.

Recommendation: Staff recommends that Council approve Ordinance No. 11, Series 2025.

Proposed Motion: A Council member may make a motion, “to approve Ordinance No. 11, Series 2025.”

Attachments:

Ordinance No 11, Series 2025
Business Lease Agreement

ORDINANCE NO. 11

SERIES NO. 2025

AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL APPROVING THE LEASE OF THE PROPERTY AT 409 2ND STREET TO SIX POINTS EVALUATION AND TRAINING, INC.

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 Section 31-15-713 (c), C.R.S., and Section 1.4. of the Town Charter, the Town Council may lease any real estate, together with any facilities thereon, owned by the Town when deemed by the Town Council to be in the best interest of the Town; and

WHEREAS, the Town Council and Six Points Evaluation and Training, Inc., wish to enter into a long-term Business Lease attached hereto as **Exhibit A**; and

WHEREAS, the Town Council finds hereby that approving leases of various Town properties for use by certain entities is in the best interest of the Town.

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

Section 1. **Findings.** The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Authorization of Town Manager.** Based on the foregoing, the Town Council hereby authorizes the Town Manager to execute a lease in substantially the same form as attached hereto as **Exhibit A**.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS ____ DAY OF _____, 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECTION READING IN PUBLIC HEARING THIS ____ DAY OF _____ 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk

BUSINESS LEASE

THIS BUSINESS LEASE (this “**Lease**”) is entered into this ____ day of _____ 2025, with an effective date of _____, 2025 (the “**Effective Date**”) by and between the TOWN OF CRESTED BUTTE, COLORADO (“**Landlord**”), a Colorado home rule municipality and the SIX POINTS EVALUATION AND TRAINING, INC., a Colorado nonprofit corporation (“**Tenant**”).

AGREEMENT:

1. Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, upon and subject to the terms and conditions as set forth herein, the real property and improvements thereon, as more particularly described as follows:

409 2nd Street
Town of Crested Butte,
County of Gunnison,
State of Colorado,

and commonly known as the Old Rock Jail property (the “**Premises**”).

Tenant has inspected the Premises and accepts the same in its “as is” condition.

2. Use; Parking; Maintenance; Signage.

2.1. Tenant may use and occupy the Premises solely for activities directly related to the provision of housing authority business and purposes. Any other uses shall be following Landlord’s prior written consent.

2.2. All public facilities on the Premises shall be utilized as directed by Landlord and not restricted by Tenant. There is not parking provided on the Premises.

2.3. During the Term (as defined below), Tenant shall provide routine maintenance and care respecting the Premises, including, without limitation, regular cleaning and general cosmetic care (collectively, “**Projects**”). All such maintenance and care shall be performed at Tenant’s sole cost and expense.

2.4. Without limiting Tenant’s obligation respecting such maintenance and care of the Premises, Landlord shall maintain the structure, plumbing, mechanical systems and other parts or systems that are appurtenant to the building.

2.5. Tenant shall pay the gas and electric utilities, trash and recycling, and communications services used by Tenant on the Premises during the Term, regardless of whether the services are billed directly to Tenant or through Landlord. Such amounts, where payable to Landlord, shall be payable as additional rent to be paid by Tenant within fifteen (15) days after delivery of an invoice from the Town for such charges and expense.

2.6. Landlord shall pay the expenses for water and sewer.

2.7. All signage shall be installed only upon prior approval of Landlord.

3. Term.

3.1. Provided that Tenant is not in default under any term or condition of this Lease, Tenant shall have and hold the Premises for a five (5) year period (the “Term”) that shall commence on the Effective Date hereof and expire five (5) years following the commencement of the Term.

3.2. At the expiration or earlier termination of this Lease, Tenant shall surrender the Premises in broom clean, good order and condition, in the same condition and repair as Tenant initially took occupancy of the Property on the Effective Date, ordinary wear and tear excepted. Tenant shall fully repair any damage occasioned by the removal of any trade fixtures, equipment, furniture, alterations, additions and improvements. All trade fixtures, equipment, furniture, alterations, additions and improvements not so removed shall conclusively be deemed to have been abandoned by Tenant and may be appropriated, sold, stored, destroyed or otherwise disposed of by Landlord without notice to Tenant or to any other person and without obligation to account therefor. Tenant shall pay Landlord all expenses incurred in connection with Landlord’s disposition of such property, including the cost of repairing any damage to any improvements or the Premises caused by such removal. Tenant’s obligation to observe and perform the foregoing requirements shall survive the expiration or earlier termination this Lease.

4. Rent; Additional Rent; Security Deposit.

4.1. Tenant shall pay Landlord \$1,080.00 on the Effective Date of this Lease and each month thereafter during the first year of the Term (the “**Rent**”). If the Tenant chooses, it may pay the full amount for the coming year on the Effective Date and subsequent anniversaries. Rent shall increase 1% annually as follows:

Timing of Increase	Monthly Rent	Annual Rent
1 year after effective date	\$1090.80	13,089.60
2 years after effective date	\$1,101.71	13,220.50
3 years after effective date	\$1,112.72	13,352.64
4 years after effective date	\$1,123.85	13,486.20

4.2. Any Rent that is paid late shall accrue interest at a rate of 1.5% of such unpaid Rent per month. Rent shall be prorated for any partial month.

4.3. Rent, any additional rent and any other amounts due Landlord under this Lease shall be paid at Landlord’s address specified herein for notices, without prior demand and without any abatement, deduction or setoff.

4.4. To secure the faithful performance by Tenant of all of Tenant’s covenants, conditions, and agreements in this Lease to be observed and performed, Tenant shall deposit with Landlord a security deposit (the “Security Deposit”). Tenant’s security deposit is \$1,080.00. The Security Deposit may also be used in the event of termination of the

Lease by re-entry, eviction, or otherwise. The parties agree that the Security Deposit or any portion thereof, may be applied to any Event of Default (as defined below) that may exist, and/or payment of subsequent damages and costs incurred by Landlord, without prejudice to any other remedy or remedies that Landlord may have on account thereof. If Tenant shall perform all of its respective covenants and agreements in the Lease, the Security Deposit, or the portion thereof not previously applied pursuant to the provisions of the Lease, together with a statement, shall be returned to Tenant without interest, no later than sixty (60) days after the expiration of the Term, or any renewal or extension thereof (or such earlier time if required by applicable law), provided Tenant has vacated the Premises and surrendered possession thereof to Landlord.

5. Landlord's Access. Landlord, its agents, employees and contractors may, at their sole risk, enter the Premises at any time in response to an emergency, and at other reasonable time upon reasonable prior notice to Tenant, without limitation, (a) inspect the Premises, (b) determine whether Tenant is complying with its obligations under this Lease, (c) supply any other service that Landlord is required to provide, (d) post notices of non-responsibility or similar notices, or (e) make repairs which this Lease requires Landlord or Tenant to make. All work of Landlord shall be performed as promptly as reasonably possible and so as to cause as little interference to Tenant as reasonably possible, at all times taking into account the nature and extent of such work. Landlord shall at all times have a key with which to unlock all of the doors to the Premises (excluding Tenant's vaults, safes and similar areas designed in writing by Tenant in advance).

6. No Alterations. Without limiting Tenant's obligations to maintain, repair, restore and replace the Premises and any portion thereof, Tenant shall not make any alterations, additions, repairs, restorations or improvements to the Premises without Landlord's prior written consent.

7. Compliance with Laws.

7.1. Tenant shall not use or occupy, or permit any portion of the Premises to be used or occupied in violation of any law, ordinance, order, rule, regulation, certificate of occupancy or other governmental requirement.

7.2. Tenant and the Premises shall remain in compliance with all applicable laws, ordinances and regulations (including consent decrees and administrative orders) relating to public health and safety and protection of the environment, including those statutes, laws, regulations and ordinances, all as amended and modified from time to time.

8. No Unsightliness. Tenant covenants and agrees that no unsightliness shall be permitted on the Premises. Without limiting the generality of the foregoing, no vehicles, machinery, equipment, tools, refuse, scrap, debris, garbage, trash, bulk materials, used vehicle parts or waste shall be kept, stored or allowed to accumulate on the Premises at any time. The Tenant shall have the right to tow vehicles from the Premises and place signage on the Premises to enforce the above provisions.

9. Insurance.

9.1. At its sole expense, Tenant shall obtain and keep in force during the Term commercial general liability insurance with a combined single limit of not less than One

Million Dollars (\$1,000,000.00) for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, insuring against any and all liability of Landlord and Tenant, including coverage for contractual liability, broad form property damage, and non-owned automobile liability, with respect to the Premises or arising out of the maintenance, use or occupancy of the Premises. The insurance shall be noncontributing with any insurance that may be carried by Landlord and shall contain a provision that Landlord, although named as an insured, shall nevertheless be entitled to recover under the policy for any loss, injury, or damage to Landlord, its agents, and employees, or the property of such persons.

9.2. Upon receipt of written notification from the Town, at Tenant's sole expense, Tenant shall obtain and keep in force, during the Term, "all-risk" coverage naming Landlord and Tenant as their interests may appear and other parties that Landlord or Tenant may designate as additional insureds in the customary form for buildings and improvements of similar character, on all buildings and improvements now or hereinafter located on the Premises. Such coverage shall include, without limitation, the historic replacement value of the Premises building structure. The amount of the insurance shall be designated by Landlord no more frequently than once every twelve (12) months, shall be set forth on an "agreed amount endorsement" to the policy of insurance and shall not be less than the value of the buildings and improvements.

9.3. All insurance required in this Section and all renewals of it shall be issued by companies authorized to transact business in the State of Colorado, and rated at least A+ Class X by Best's Insurance Reports (property liability) or approved by Landlord. All insurance policies shall be subject to approval by Landlord and any lender as to form and substance, said approval not to be unreasonably withheld or delayed; shall expressly provide that the policies shall not be canceled or altered without thirty (30) days' prior written notice to Landlord and any lender, and to Landlord in the case of general liability insurance; and shall, to the extent obtainable without additional premium expense, provide that no act or omission of Tenant which would otherwise result in forfeiture or reduction of the insurance shall affect or limit the obligation of the insurance company to pay the amount of any loss sustained. Tenant may satisfy its obligation under this Section by appropriate endorsements of its blanket insurance policies.

9.4. All policies of liability insurance that Tenant is obligated to maintain according to this Lease (other than any policy of workmen's compensation insurance) shall name Landlord and such other persons or firms as Landlord specifies from time to time as additional insureds provided such other persons have an insurable interest and does not result in any additional premium expenses. Original or copies of original policies (together with copies of the endorsements naming Landlord, and any others specified by Landlord, as additional insureds) and evidence of the payment of all premiums of such policies shall be made available to Landlord prior to Tenant's occupancy of the Premises and from time to time at least thirty (30) days' prior to the expiration of the term of each policy. All public liability, property damage liability, and casualty policies maintained by Tenant shall be written as primary policies, not contributing with and not in excess of coverage that Landlord may carry. No insurance required to be maintained by Tenant by this

Section shall be subject to any deductible in excess of \$20,000.00 without Landlord's prior written consent.

9.5. Landlord and Tenant waive all rights to recover against each other, or against the officers, elected officials, directors, shareholders, members, partners, joint venturers, employees, agents, customers, invitees, or business visitors of each of theirs, for any loss or damage arising from any cause covered by any insurance required to be carried by each of them pursuant to this Section or any other insurance actually carried by each of them. Tenant shall cause its insurer to issue an appropriate waiver of subrogation rights endorsements to all policies of insurance carried in connection with the Premises and any personal property located on the same. Tenant shall cause all other occupants of the Premises claiming by, under, or through Tenant to execute and deliver to Landlord a waiver of claims similar to the waiver in this Section and to obtain such waiver of subrogation rights endorsements.

10. Indemnification; Tenant Waiver and Release

10.1. Tenant shall indemnify Landlord, its elected officials, officers, employees, agents, contractor, attorneys, insurers and insurance pools (collectively, the "**Landlord Parties**"; as applicable, each an "**Indemnitee**") against, and hold each Indemnitee harmless from, any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), losses, liabilities, judgments, and expenses (including attorneys' fees and court costs) incurred in connection with or arising from: (i) the use or occupancy of the Premises by Tenant or any person or entity claiming under Tenant, the employees, agents, contractors, guests, invitees or visitors of Tenant or any person or entity (each, a "**Tenant Related Person**"); (ii) any activity, work, or thing done or permitted or suffered by a Tenant Related Person in or about the Premises; (iii) any acts, omissions, or negligence of any Tenant Related Person; (iv) any breach, violation, or nonperformance by any Tenant Related Person of any term, covenant, or provision of this Lease or any law, ordinance or governmental requirement of any kind; or (v) except for loss of use of all or any portion of the Premises or Tenant's property located within the Premises that is proximately caused by or results proximately from the gross negligence of Landlord, any injury or damage to the person, property or business of a Tenant Related Person entering upon the Premises under the express or implied invitation of Tenant. If any action or proceeding is brought against an Indemnitee by reason of any claim solely arising out of subparagraphs (i) through (v) above, upon notice from Landlord, Tenant shall defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord.

10.2. Tenant waives and releases all claims against Indemnitees with respect to any loss, injury, death, or damage (including consequential damages) to persons, property, or Tenant's business occasioned by, without limitation, theft; act of God; public enemy; injunction; riot; strike; insurrection; war; court order; requisition; order of governmental body or authority; fire; explosion; falling objects; steam, water, rain or snow; leak or flow of water (including water from the elevator system), rain or snow from the Premises or into the Premises or from the roof, street, subsurface, or from any other place, or by dampness, or from the breakage, leakage, obstruction, or other defects of the pipes, sprinklers, wires, appliances, plumbing, air conditioning, or lighting fixtures of the building; or from

construction, repair, or alteration of the Premises or from any acts or omissions of any visitor of the Premises; or from any cause beyond Landlord's control.

11. Default Provisions.

11.1. If Tenant fails to perform any of its obligations under this Lease, then Landlord, after ten (10) days' written notice to Tenant (or, in case of any emergency, upon notice or without notice as may be reasonable under the circumstances) and without waiving any of its rights under this Lease, may (but shall not be required to) pay the amount or perform the obligation. All amounts so paid by Landlord and all costs and expenses incurred by Landlord in connection with the performance of any obligations (together with interest at the prime rate from the date of Landlord's payment of the amount or incurring of each cost or expense until the date of full repayment by Tenant) shall be payable by Tenant to Landlord on demand and as additional rent. In the proof of any damages that Landlord may claim against Tenant arising out of Tenant's failure to maintain insurance that is required by terms of this Lease, Landlord shall not be limited to the amount of the unpaid insurance premium but shall also be entitled to recover as damages for the breach the amount of any uninsured loss (to the extent of any deficiency in the insurance required by the provisions of this Lease), damages, costs and expenses of suit, including attorneys' fees, arising out of damage to, or destruction of, the Premises occurring during any period for which Tenant has failed to provide the insurance.

11.2. The following occurrences are "**Events of Default**": (i) Tenant defaults in the due and punctual payment of rent or any other amount due under this Lease, and the default continues for five (5) days after notice from Landlord; (ii) Tenant defaults in the performance of any other obligation under this Lease that is not cured after ten (10) days' written notice to Tenant (or, in case of any emergency, upon notice or without notice as may be reasonable under the circumstances); or (iii) Tenant vacates or abandons the Premises.

11.3. If any one or more Events of Default occurs, then Landlord may, at its election, give Tenant written notice of its intention to terminate this Lease on the date of the notice or on any later date specified in the notice, and, on the date specified in the notice, Tenant's right to possession of the Premises shall cease and this Lease shall be terminated. In addition, landlord shall have all other rights available at law and in equity, including, without limitation, recovery of actual damages, costs and expenses, including reasonable attorneys' fees. All remedies may be cumulatively and concurrently applied and enforced.

12. Assignment. Tenant may not assign this Lease, or sublet the Premises, in whole or in part, without Landlord's prior written consent.

13. Notices. All notices, demands, and requests required to be given by either party to the other shall be in writing, and with a copy given to counsel for each such party as provided below. All notices, demands, and requests shall be delivered personally or sent by electronic mail (e-mail), nationally recognized overnight courier, certified or registered mail, return receipt requested, postage prepaid, or via facsimile, addressed to the parties at the addresses set forth

below or at such other addresses as the parties may designate in writing delivered pursuant to the provisions hereof. Any notice when given as provided herein shall be deemed to have been delivered on the day of delivery if delivered personally, on the first business day following the confirmation of sending of an e-mail when sent by electronic mail, on the first business day following deposit with the courier service when delivered by overnight courier, three business (3) days subsequent to the date that said notice was deposited with the United States Postal Service, or on the first business day following the date of confirmation of receipt when delivered by facsimile.

To Landlord: Town Manager
 Town of Crested Butte
 P.O. Box 39
 507 Maroon Avenue
 Crested Butte, CO 81224
 Facsimile: (970) 349-6626

With a copy to: Town Attorney
 Town of Crested Butte
 P.O. Box 39
 507 Maroon Avenue
 Crested Butte, CO 81224
 Facsimile: (970) 349-6626

To Tenant: Executive Director
 Six Points Evaluation and Training, Inc.
 1160 N. Main Street
 Gunnison, CO 81230

With a copy to: _____

14. No Waiver. No waiver of any condition or agreement in this Lease by either Landlord or Tenant shall imply or constitute a further waiver by such party of the same or any other condition or agreement.

15. Attorneys' Fees. In case a dispute between the parties shall arise in connection with this Lease, the prevailing party shall be entitled to recover and shall be awarded (in addition to other relief granted) all reasonable attorneys' fees and costs in connection with such dispute from the non-prevailing party.

16. Severability. If any sentence, paragraph or article of this Lease is held to be illegal or invalid, this shall not affect in any manner those other portions of the Lease not illegal or invalid and this Lease shall continue in full force and effect as to those remaining provisions.

17. Successors and Assigns. The conditions and provisions hereof shall inure to the benefit of, and shall be binding upon, Landlord, Tenant and their respective personal representatives, successors and permitted assigns.

18. Obligation to Report. Tenant shall report any material damage to the Premises or disturbances therein or thereon to Landlord as soon as it becomes aware of any such damages or disturbances.

19. Miscellaneous Provisions.

19.1. Each party represents and warrants that it has obtained any and all approvals necessary to enter into and perform the obligations contained in this Lease, if any.

19.2. This Lease shall be construed and enforced in accordance with the laws of the State of Colorado.

19.3. This Lease is entered into at Crested Butte, Colorado, and it is agreed that the proper jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Lease will be in the District Court of Gunnison County, Colorado.

19.4. This Lease may be executed in multiple counterparts each of which shall constitute an original, and both of which when taken together shall constitute one and the same document. The parties hereby agree to accept facsimile or electronic copies of signatures as original signatures

19.5. A recordation of this Lease or any record thereof, or the recordation of any encumbrance against the Premises and/or the Improvements by any person, including, without limitation, any mortgagee of Tenant, except Landlord and any mortgagee of Landlord, shall be void *ab initio* and a default under this Lease.

19.6. This Lease constitutes the entire and exclusive agreement between the parties relating to the specific matters covered herein. Any other agreements between the parties, whether written or oral are hereby merged herein and of no further force and effect.

19.7. Unless otherwise provided in the Lease, the Lease may be amended, modified, or terminated only by a written instrument executed by Landlord and Tenant.

[Signature page follows.]

IN WITNESS WHEREOF, Landlord and Tenant have executed Lease by their duly authorized officials effective as of the Effective Date first written above.

LANDLORD:

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Dara MacDonald, Town Manager

ATTEST:

Lynelle Stanford, Town Clerk

TENANT:

SIX POINTS EVALUATION AND TRAINING, INC.
a Colorado nonprofit corporation

By: _____

Name: _____

Title: _____



Staff Report

October 20, 2025

To: Mayor and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: GVRHA Transition Discussion: Deed Restriction Administration and GreenDeed

Summary: The Gunnison Valley Regional Housing Authority (GVRHA) is dissolving its intergovernmental structure and transitioning some functions to the Gunnison County Housing Authority (GCHA). The Town has relied on GVRHA for deed restriction administration and compliance, as well as its GV-HEAT division for the GreenDeed program supporting energy efficiency and electrification for deed restricted homes.

The GVRHA interim director recently issued a memo to its board outlining which services GCHA expects to continue, discontinue, or further evaluate. While this provides helpful guidance, limited communication to date has created some uncertainty about service continuity. This agenda item provides Council with an overview and seeks high-level direction on maintaining or growing these programs in the future.

Previous Council Action: Town Council held a work session on July 21 to discuss the GVRHA transition and high-level questions about service continuity.

Councilmember Gabi Prochaska and former Councilmember Chris Haver serve on the GVRHA Board as Town representatives.

Background: The Town has been a party to the intergovernmental agreement forming GVRHA since 2012. The agreement allows regional jurisdictions to pool resources to collaboratively support housing programs, including:

1. Maintaining ownership and rental interest lists
2. Deed Restriction Administration (see below for more detailed breakdown)
 - a. Homebuyer/renter qualification
 - b. Housing lotteries
 - c. Sales administration/oversight
 - d. Deed restriction compliance
3. Home buyer education
4. Coordinate emergency rental assistance and emergency housing programs

5. GV-HEAT
6. Participate in LIHTC partnerships to grant tax abatement
7. Administer loan portfolio
8. Pursue regional housing related grant opportunities
9. Lead education and outreach efforts
10. Lead regional housing strategy and programs.
11. Be a liaison between state funding agencies and jurisdictions (ID funding opportunities, provide input on policies that affect the Gunnison Valley, etc.)
12. Coordinate with other mountain communities to learn about and share housing related news and approaches

Deed Restriction Administration: Over the years, the level of service and success across GVRHA programs has varied, but the Town has consistently relied on GVRHA to help manage its portfolio of 375 deed-restricted units, which requires significant administration. Examples of these services include: helping deed-restricted owners sell their homes, qualifying new buyers or renters for programs, and conducting deed restriction compliance.

Within the Town's portfolio, deed restrictions vary in eligibility and requirements. Differences include income limits, workforce requirements, full-time residency, and requirements for long-term rental or owner-occupancy. This complexity makes administration both detailed and time intensive.

GreenDeed: In 2021, the Town partnered with GVRHA's GV-HEAT program to launch GreenDeed, which supports energy efficiency and electrification improvements for deed restricted homes. Participating homes are eligible for a free energy assessment and weatherization upgrades in the first phase, covering costs up to \$5,000 per home (including \$500 for the assessment and \$400 for administration). Homes undertaking additional efficiency or electrification upgrades beyond the first phase can access rebates of \$2,500 for projects under \$10,000 and \$5,000 for projects over \$10,000.

To date, 67 homes in Crested Butte have participated. Mt. Crested Butte also partnered in 2024 to offer the first phase of the program to deed restricted units in their jurisdiction.

Discussion: At the October GVRHA board meeting, the interim director issued a memo (attached) documenting which services GCHA expects to continue, discontinue, or evaluate further. While the memo provides helpful initial guidance, limited communication to date has created some uncertainty about program continuity as GVRHA completes its current IGA through the end of the year.

The memo and board discussion indicate that GCHA's primary focus will be on delivering affordable housing properties, LIHTC/Property interests, property management, loan program administration, and remaining a community resource. Deed restriction administration, including eligibility qualifications and sales support, is under evaluation and would only continue under a formal agreement on scope of services and fees and under complete GCHA control. It was noted at the board meeting that GCHA does not intend to provide compliance services in 2026.

Additionally, GV-HEAT may transition to Gunnison County's Health and Human Services Division; however, it is not yet clear whether GreenDeed will be included in that transition. GV-HEAT currently includes three programs – Colorado's Affordable Residential Energy Program

(CARE), Weatherization Assistance Program (WAP) and GreenDeed in Crested Butte & Mt. Crested Butte. CARE and WAP are both income qualified programs that have not found many eligible homes in the northern portion of Gunnison County.

Continuity Considerations for Deed Restriction Administration: Given the current communication, staff is focused on maintaining service continuity for deed restriction administration. While proactive compliance could be temporarily paused, confirming eligibility and administering sales continues to require significant staff capacity (e.g., six sales are currently in process).

Over the past year, coordination between Town staff and GVRHA has highlighted the complexity of administering the Town's diverse housing portfolio, which includes tracking deed restrictions, verifying eligibility, and cleaning up historical procedural and documentation errors. While collaborative development of standard operating procedures with GCHA is possible, current uncertainty emphasizes the need for Council guidance on short- and long-term approaches.

Key Discussion Questions:

1. Staff Capacity

- Even with GVRHA support, Town staff already have capacity challenges administering the housing program.
- With Paradise Park near completion and Mineral Point wrapping up in 2026, attention is now shifting to the Town's new 5-year housing strategy, which will include a comprehensive review of the housing portfolio and program processes. Additionally, the Community Plan and zoning code update call for growing community housing, which will require additional capacity.
- The Community Development department has a vacant position for what was the Long-Range Planner vacated in 2025 with staff transitions. When hiring for this position earlier in the year, given the applicant pool and internal transitions in the department, it was decided to hold off on hiring to determine where the department best needed capacity, which at this time is recommended for housing. Staff recommend considering this vacant position for community housing support, allowing the Housing Division to grow capacity on administration, process improvements, and proactive outreach and education.

2. Outsourced Support

- Qualifying renters and buyers requires technical knowledge and expertise of the Town's affordable housing guidelines and HUD regulations. Working through qualification documents of tax returns, employment information, etc. requires a very specialized skillset. Further, to maintain privacy and the community sense of confidentiality, staff are hesitant to undertake this type of detailed review in-house.
- For prior phases of Paradise Park that GVRHA declined to provide qualification services, the Town retained a consultant for qualification support. Staff recommend continuing on-call consultant support for both rental and ownership qualifications. Staff is currently researching options to provide this support. The 2026 budget includes a placeholder for the \$147,000 previously paid through the GVHRA IGA, which a portion of could accommodate this cost.

3. Non-Profit Partnerships

- Staff would like to explore partnerships with organizations like the Valley Housing Fund to support education and outreach for deed restricted property owners. Given recent feedback on communication challenges with compliance occurring, leveraging an outside entity could provide a neutral, trusted resource for residents while maintaining transparency. The Town could consider providing funding or resources to support a program like this within the \$147,000 budget placeholder.

4. Jurisdictional Partnerships

- While a fully regional approach may be paused as GCHA evaluates programs, the Town sees potential to partner with Mt. Crested Butte to share resources and improve efficiency in deed restriction administration. This was previously discussed with Mt. CB before the Town hired its first housing director, but was not pursued at that time. Staff has initiated preliminary conversations and seeks Council guidance on pursuing this potential partnership.

GreenDeed Considerations: The Town also seeks clarity on GreenDeed's future as GCHA and GV-HEAT transition. Council has expressed interest in expanding GreenDeed to provide broader energy efficiency and electrification incentives beyond deed restricted homes, which may not align with Gunnison County's Health and Human Services programs and mission. The State of Colorado also has existing funding that can be leveraged for continuing or increasing these types of programs including contractor education.

Key Discussion Questions:

1. Staff Capacity

- Evaluating, potentially re-creating, and expanding GreenDeed will require dedicated support. The 2026 Sustainability budget includes \$35,000 for an AmeriCorps CivicSpark Fellow or ICLEI intern to assist with program development. Staff is seeking direction on pursuing a fellow or internship to support this program evaluation.

2. Outsourced Support

- The Town is exploring partnerships with organizations and businesses specializing in electrification/efficiency, such as Zero Homes, which partners with GCEA's Electrify and Save program and other jurisdictions for full-home residential energy efficiency and electrification implementation. Would Council be interested in pursuing a public-private partnership for such a program?

3. Level of Service

- Should GreenDeed maintain current operations and evaluate expansion in 2026? Should program growth beyond deed-restricted homes also be prioritized in 2026, or paused until a solid structure is determined?

4. Jurisdictional Partnerships

- Given Mt. CB's interest in GreenDeed, Staff would like to explore if Mt. CB is interested in collaborating in a potential different or improved program.

Climate Impact: Maintaining and expanding GreenDeed aligns with the Town's Climate Action Plan priorities of improving building efficiency and supporting electrification in existing building. Additionally, continuing active administrative and growing the Town's housing programs supports

the Town's goals to provide more opportunities for people to live closer to where they work, reducing vehicle emissions.

Financial Impact: The 2026 draft budget includes:

- \$147,000 placeholder for prior GVRHA support
- \$107,800 (inclusive of statutory and benefits) for the vacant LTE position in Community Development
- \$158,000 for GreenDeed program
- \$35,000 for a CivicSpark or ICLEI Fellow

Council direction will guide whether these resources are reallocated or whether alternative approaches with different budget implications should be considered.

Legal Review: N/A

Recommendation: This discussion is intended to provide high-level direction on strategies for maintaining deed restriction administration and GreenDeed continuity during the GVRHA transition. Based on Council direction, Staff will further evaluate options and return to Council in the coming months with recommendations and potential agreements for consideration.

Attachment: GVRHA Executive Director's Report summarizing proposed services for GCHA



Memorandum

October 20, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Discussion regarding increasing costs of private health insurance premiums and the impact and role of local health system on those costs

On September 2nd the Town Council approved a letter to Gunnison Valley Health (GVH) expressing concerns about the increasing costs of private health insurance premiums. The Council expressed concerns in that letter that one of the myriad pressures and policies influencing health insurance premiums are the decisions made locally by GVH. The Council requested that GVH take a leadership role in educating the Council and community members in how we can work together to avoid the looming crisis of increasing health insurance premiums. GVH responded to that letter on September 25th.

Both letters are attached for Council consideration and discussion.

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



September 25, 2025

Mayor Ian Billick
Town of Crested Butte
P.O. Box 39
Crested Butte, Colorado 81224

Dear Mayor Billick:

Thank you for your September 2 letter regarding healthcare affordability concerns in Crested Butte. The Board of Trustees and leadership team at Gunnison Valley Health (GVH) share your concern about the financial pressures facing our community members and local employers. We appreciate the opportunity to provide context about these complex challenges and to explore collaborative approaches that could benefit our entire region.

At GVH, we believe that lasting solutions require a mindset of abundance —particularly the importance of proactive leadership, seeking mutual benefit, and synergizing through collaboration. This leadership mindset guides our commitment to growth, partnership, and innovation as we navigate these challenges together.

Understanding the Insurance Premium Crisis

We want to first address a critical distinction that often gets lost in healthcare affordability discussions: healthcare providers do not set insurance premiums. **The 38% premium increase you referenced for western Colorado was determined by insurance companies based on their actuarial assessments, risk pool analyses, and business decisions.** These rates are then approved by the Colorado Division of Insurance—a process entirely independent of GVH's operations or pricing.

To put this in perspective, insurance premiums are influenced by multiple factors:

- The overall health status and demographics of the insured population
- The size and stability of the regional risk pool
- Insurance company administrative costs and profit margin targets
- State and federal regulatory requirements
- The number of competing carriers in the market





The Western Slope has experienced a troubling exodus of insurance carriers, leaving limited options in most rural counties. This lack of competition, combined with smaller risk pools that tend to be older and have higher chronic disease rates, creates a perfect storm for premium increases—regardless of local provider efficiency. It is important to note that, based on GVH's contracts with insurance companies, we are unable to raise our prices more than 5% per year. Given that constraint, it is hard to make the argument that GVH's cost per service is a major contributor to exceptionally large annual increases in health insurance premiums and the predicted 38% premium increase in the Colorado western slope marketplace for 2026.

The Reality of Rural Healthcare Economics

Operating a comprehensive healthcare system in a rural, resort community presents unique structural challenges that affect costs across the entire healthcare ecosystem. According to the American Hospital Association (2024), rural hospitals face 40% higher per-discharge costs than urban facilities¹, driven by factors beyond any single organization's control:

- **Lower Volume, Fixed Costs:** We must maintain 24/7 emergency services, minimum regulatory staffing levels, and essential diagnostic equipment regardless of patient volume. These fixed costs, when spread across a smaller patient base, inherently result in higher per-unit costs. Between 2021 and 2024, GVH's salary, wages, and benefit costs have increased by 28%.
- **Workforce Challenges:** The nationwide healthcare workforce shortage hits rural communities particularly hard, with rural areas more susceptible to physician shortages. Recruitment costs an average of \$180,000-\$250,000 per physician placement². When we cannot recruit permanent staff, temporary coverage can cost \$1,500-\$2,500 per day for specialists.
- **Supply Chain Realities:** In 2024, nationwide hospital expenses grew 5.1%, far surpassing the overall inflation rate of 2.9%³. Between 2021 and 2024, GVH's supply costs increased by 20%.
- **Geographic and Seasonal Factors:** Our unique location presents additional challenges—seasonal population fluctuations require maintaining capacity for peak times while managing lower volumes off-season, and our distance from major medical centers means we must maintain broader capabilities than might otherwise be necessary.

These structural challenges are inherent in delivering high quality healthcare close to home in rural communities such as ours. Unfortunately, the financial pressures GVH faces will be compounded by recent federal funding changes.





The Looming Federal Funding Crisis

While we work to address today's health insurance challenges, we must also prepare for an unprecedented threat to rural healthcare sustainability. Federal healthcare reform proposals, including HR1 and anticipated Medicaid restructuring, pose existential challenges to GVH and every rural hospital in America.

Medicaid Transformation Impact: Proposed changes to Medicaid, including block grants and per-capita caps, would fundamentally alter healthcare financing in Colorado. Currently, Medicaid accounts for approximately 10% of GVH's patients. The Colorado Healthcare Affordability and Sustainability Enterprise (CHASE) estimates that proposed federal changes could reduce Medicaid funding to Colorado by \$1.5-2 billion annually by 2027⁴. For GVH specifically, this translates to:

- **Revenue Reduction:** An estimated \$2 million annual decrease in Medicaid reimbursements, representing over 25% of our total operating cash flow.
- **Increased Uninsured Population:** With stricter eligibility requirements, we project 800-1,300 Gunnison County residents could lose Medicaid coverage⁵
- **Uncompensated Care Surge:** Emergency services, which we are legally required to provide regardless of ability to pay, could see a significant increase in uncompensated care

Medicare and Rural Hospital Payment Cuts: HR1 and related proposals include provisions that would:

- Eliminate Critical Access Hospital (CAH) enhanced reimbursements
- Reduce Medicare reimbursement rates to 90% of costs for rural facilities
- Phase out rural health clinic supplemental payments

For GVH, these changes represent a significant revenue loss.

CAHs need to exist to provide essential, affordable healthcare to rural communities, but they face significant challenges like workforce shortages and financial constraints. The CAH Medicare designation helps keep rural hospitals financially viable by providing cost-based reimbursement and by keeping essential services available locally, reducing the need for long-distance travel to urban hospitals for care.





The Compound Effect: When combined with commercial insurance challenges, GVH faces a potential reimbursement decrease of over \$9 million over the next three years while demand for services—particularly uncompensated emergency care—increases. This is not a scenario where just operational efficiencies or belt-tightening can bridge the gap. These cuts threaten the fundamental viability of rural healthcare delivery. This existential threat makes our current collaboration of critical importance.

GVH Services and the “Amenities Trap”

In your letter, you reference the “Amenities Trap” within the context of healthcare delivery; specifically, a concern that expanding specialty services or improving facilities will make healthcare less affordable. Our response to this legitimate concern is that it depends on the specific services.

The reality of health care reimbursement for services rendered is that some of the most essential services that we believe our community wants and needs are financial “loss leaders,” meaning that these service lines lose money for GVH despite their essential nature. Some examples of our financial loss leaders in 2024 include:

- EMS (1,600 calls resulting in 1,000 transports; for every \$1.00 we charge for EMS transport, we spend \$1.46 to provide the service)
- Primary care (18,000 visits)
- Behavioral Health (10,000 visits)
- Obstetrics (134 births; for every \$1.00 we charge for labor and delivery, GVH spends \$2.29 to provide the service)
- Senior Care Center (\$2.6 million loss in 2024)

Imagine a health system devoid of the above service lines. It would not be a health system at all.

To provide and fund the above essential service lines, we need to continue and to potentially expand service lines that fund these essential loss leaders. Typically, these are specialty services, surgeries, procedures such as endoscopies, radiology, and laboratory services.

GVH is exploring **strategic** growth possibilities that could expand care available locally, increase revenue but not increase health care costs, and, in some instances, reduce health care costs and health insurance premium increases. Some examples include:





- Specialized medical navigation services (not covered by insurance but direct coordination with GVH Foundation to support this initiative).
- Retail medicine such as “cosmetic” procedures (again not a cost to insurance and therefore no impact on insurance premiums).
- Virtual ICU (partnering with a tertiary care center to safely care for ill patients at GVH who we currently transport to typically more expensive facilities that have greater specialty expertise). Having a Virtual ICU at GVH can lower health care costs and limit annual premium increases.
- Partnering with other regional hospitals to share the cost of subspecialists when we do not have the patient volume to justify hiring our own subspecialty physicians. By sharing this cost, we can provide subspecialty care locally, typically at lower cost, instead of the patient having to leave the valley to receive the care.
- Expanding telehealth capabilities and visits (greater patient access and additional revenue with no incremental infrastructure cost to provide the care).
- Creating shared purchasing groups with other health systems to achieve economies of scale (will lower GVH and healthcare costs).

With respect to facility renovation or expansion, this will be an additional expense but there is also a “cost” to the status quo. At some of our current primary care offices, space constraints limit the ability of our providers to expand their schedules, care for more patients, and improve patient access. The physical state of some of our outpatient offices makes it challenging to recruit and retain high quality providers when competing health systems offer much more modern and functional work environments. Without providers, we will not have a hospital or a health system in the Gunnison Valley.

GVH's Value to the Community

We want to point out that GVH provides essential value to the community beyond direct healthcare delivery:

- **Access to Emergency Care:** Local 24/7 emergency services prevent families from facing \$2,000-\$5,000 ambulance transfers to distant facilities, plus associated travel, and lodging costs.
- **Economic Stability:** Studies consistently show that communities without hospitals experience decreases in property values and can struggle to attract new businesses and residents. Your recognition of Crested Butte as a destination for families seeking quality of life depends partly on accessible healthcare.





- **Prevention and Management:** Our local presence enables preventive care and chronic disease management that reduces expensive emergency interventions and hospitalizations.
- **Community Wellness:** Our low-cost community blood draws saw 1,751 community members this year with record numbers in Crested Butte.
- **Charity Care:** GVH is required, by law, to accept patients in our Emergency Room, regardless of ability to pay. The hospital provided \$1.7million in Charity Care during 2024.
- **Direct Access:** Lab and radiology testing in which individuals can choose selected tests without a clinical provider's order for cash payment.
- **Supporting Cancer Care & Testing:** GVH collaborates with several local nonprofits, but two notable partnerships include Gunnison Tough and Living Journeys, supporting cancer care for our community members. Furthermore, our Cancer Screening Access Fund supports screening opportunities for community members without insurance.

Moving Forward Together

While GVH cannot control insurance company decisions or federal policy changes (although we will work intensely to influence governmental agencies), we recognize our role in the broader healthcare affordability challenge and are committed to being part of collaborative solutions within our valley community.

We offer the following next steps:

1. **Regular Communication:** We propose regular meetings between GVH leadership and regional municipal leaders to discuss healthcare access challenges and coordinate responses to state and federal policy changes—structured as peer partnerships focused on our shared survival. Ongoing Town Council updates, for example, could be helpful.
2. **Innovation Partnership:** We invite the Town of Crested Butte to join us in exploring alternative models such as:
 - Direct primary care arrangements for municipal employees
 - Shared purchasing coalitions among regional employers
 - Local fundraising initiatives to offset uncompensated care
 - Community health worker programs to reduce emergency department utilization
3. **Joint Advocacy Initiative:** Create a coordinated regional advocacy initiative to:





- Oppose federal funding cuts that disproportionately harm rural communities
- Support state-level insurance market stabilization programs
- Push for rural health payment reforms that recognize our unique challenges
- Engage Colorado's congressional delegation with specific data about local impacts

Our Commitment

GVH remains committed to our mission of providing accessible, high-quality healthcare to all residents of Gunnison County. We understand that our success is intertwined with the economic health of communities like Crested Butte, and we take our responsibility seriously to operate as efficiently as possible while maintaining essential services.

We look forward to working with you and other community leaders to tackle these challenges. Working together, we can build solutions that protect access to high quality affordable healthcare in our community.

Sincerely,

Mark Kaufman, MD
Chair, Board of Trustees
Gunnison Valley Health

Jason Amrich, MBA, PT, FACHE
Chief Executive Officer
Gunnison Valley Health

cc: Gunnison County Commissioners
GVH Board of Trustees
Crested Butte Town Council





References

1. American Hospital Association. (2024). "Rural Hospital Access/Economics." Available at: <https://www.aha.org/system/files/media/file/2024/01/analysis-hospitals-health-systems-are-critical-to-preserving-access-to-care-for-rural-communities-report.pdf>.
2. PracticeMatch (2024). "The Actual Cost to Recruit a Physician in 2024." Available at: <https://www.practicematch.com/employers/recruitment-articles/the-actual-cost-to-recruit-a-physician-in-2024.cfm>.
3. American Hospital Association. (2025) "AHA Senate Statement on Trade in Critical Supply Chains." Available at: <https://www.aha.org/testimony/2025-05-14-aha-senate-statement-trade-critical-supply-chains>.
4. Colorado Healthcare Affordability and Sustainability Enterprise (CHASE). (2025) "2025 CHASE Annual Report." Available at: <https://hcpf.colorado.gov/sites/hcpf/files/2025%20CHASE%20Annual%20Report%20%5BFinal%5D.pdf>.
5. Colorado Department of Health Care Policy & Financing. (2024). "Gunnison County Fact Sheet Fiscal Year." Available at: <https://hcpf.colorado.gov/sites/hcpf/files/Gunnison%20County%20Fact%20Sheet%20FY24-R.pdf>.





City of Gunnison City Council Agenda

Regular Session

Tuesday, October 14, 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: 120 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

None.

VI. Proclamations, Recognitions, and Appointments

A. Appoint City of Gunnison Alternate for Colorado Municipal League Policy Committee

Background: The Colorado Municipal League (CML) Policy Committee requests an elected official or staff member serve on the Policy Committee and recommends that an alternate is appointed to the Committee.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to appoint an alternate to the CML Policy Committee.

Estimated time: 5 minutes

VII. New Business

A. Resiliency Project Report

Background: The Resiliency Project emerged out of the COVID-19 pandemic. It has expanded over the last five years, continuing to build on community initiatives and encouraging collaboration between local organizations, community members and businesses. The Resiliency Project continues to be an important vehicle that can “enhance future engagement” efforts and address the City of Gunnison’s strategic focus around public engagement.

Staff Contact: Ricardo Esqueda, Community and Policy Liaison

Public Comment: not applicable.

Action Requested of Council: No action requested, report only.

Estimated time: 15 minutes

B. Ordinance No. 7, Series 2025, First Reading: *An Ordinance Of The City Council Of The City Of Gunnison, Colorado, Amending Gunnison Municipal Code, Title 4 Judiciary, Chapters 4.10 Municipal Court And 4.20 Penalty*

Background: The Gunnison Municipal Code (“GMC”) Title 4, Chapter 4.10 provides for the creation and operation of a municipal court to hear violations of the City Charter, codes and ordinances. GMC Title 4, Chapter 4.20 provides the penalties for violations as determined by the municipal court judge. The proposed revisions will better align municipal court with state statutes already adopted by Council, such as the applicable penalty provisions of the Model Traffic Code for Colorado.

Staff Contact: Kathleen Fogo, City Attorney

Public Comment: limited to three minutes per speaker.

Action Requested of Council: 1) Introduce Ordinance No. 7, Series 2025, and read the ordinance by Title only; and 2) Consider a motion to adopt Ordinance No. 7, Series 2025, and order to publish on first reading.

Estimated time: 10 minutes

VIII. Old Business

A. Draft: ADA Self-Evaluation Assessment Report and Transition Plan

Background: The ADA federal regulation requires all public entities, regardless of size, to evaluate all of their programs, services, policies, and practices and to modify any that do not meet ADA requirements. Public entities with 50 or more employees are required to develop a transition plan detailing any changes that are needed to achieve program access and specifying a time frame for their completion.

Staff Contact: Erica Boucher, ADA Coordinator

Public Comment: limited to three minutes per speaker.

Action Requested of Council: No action required; discussion only.

Estimated time: 15 minutes

B. Ordinance No. 5, Series 2025, First Reading: *An Ordinance Of The City Council Of The City Of Gunnison, Colorado, Amending Gunnison Municipal Code, Chapter 5.20 Traffic and* **Ordinance No. 6, Series 2025, First Reading:** *An Ordinance Of The City Council Of The City Of Gunnison, Colorado, Amending Gunnison Municipal Code, Chapter 5.10, Sections 5.10.010 Definitions And 5.10.071 Camping Prohibited*

Background: Draft revisions to City Code 5.20 were provided and discussed by City Council on September 23, 2025. The resulting proposed ordinance is enclosed that provides the requested changes to the parking regulations and enforcement practices. Additionally, an ordinance is provided to implement the requested modifications to City Code 5.10 addressing camping in vehicles within the public right-of-way.

Staff Contact: Amanda Wilson, City Manager

Public Comment: limited to three minutes per speaker.

Action Requested of Council: 1) Introduce Ordinance No. 5, Series 2025 and Ordinance No. 6, Series 2025, and read the ordinances by Title only; and 2) Consider a motion to adopt Ordinance No. 5, Series 2025 and Ordinance No. 6, Series 2025, and order to publish on first reading.

Estimated time: 10 minutes

C. Amended and Restated Gunnison Valley Regional Transportation Authority (RTA) Intergovernmental Agreement (IGA)

Background: The City of Gunnison is party to an IGA with other jurisdictions in the region in support of the RTA. The RTA proposes that the existing IGA be amended to better reflect current operations and practices.

Staff Contact: Amanda Wilson, City Manager

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to authorize the Mayor to execute the Amended and Restated Gunnison Valley Transportation Authority Intergovernmental Agreement as presented.

Estimated time: 5 minutes

IX. Executive Session

Background: This Executive Session is pursuant to C.R.S. §24-6-402(4)(b) for the purpose of receiving legal advice regarding contract requirements for the City of Gunnison to be a sub-recipient of a federal grant.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Actions Requested of Council: Consider a motion and vote to go into Executive Session pursuant to C.R.S. §24-6-402(4)(b) for the purpose of receiving legal advice regarding contract requirements for the City of Gunnison to be a sub-recipient of a federal grant. No action will be taken.

Estimated time: 30 minutes

X. 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](#)

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**

134

DATE: Tuesday, October 7, 2025 **Page 1 of 3**
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
- Alcohol Beverage License #03-10559; Kebler Corner Liquors LLC dba Kebler Corner Liquors; 10/2/2025 to 10/2/2026
- Adjourn

GUNNISON COUNTY HOUSING AUTHORITY MEETING:

8:32 am

- Call to Order
- Weatherization Funding Agreement Between Energy Outreach Colorado Efficiency LLC, Vendors, and Property Owner; Mountain View Apartments; Facilities; 9/25/2025 to 6/15/2026
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:35 am

- Call to Order; Agenda Review
- Minutes Approval
 1. September 16, 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. Ratification; Welcome Week Sponsorship; Discretionary Funds; \$1,500
 2. Ratification of County Manager's Signature; Participation Letter; Gunnison Valley Regional Housing Authority; Gunnison County
 3. Indirect Cost Negotiation Agreement; Colorado Local Public Health Agency; Finance; 1/1/2026 to 12/31/2026
 4. Grant Application; AAA Auto Club Group Foundation Driver's Ed Grant; Juvenile Services; \$14,250
 5. Award Letter; Energy Outreach Colorado; Health and Human Services; 10/1/2025 to 9/30/2026; \$12,900
 6. Acknowledgment of County Manager's Signature; Professional Services Agreement; Good Knight Roofing, LLC; Blackstock Building; Facilities; 10/7/2025 to 12/31/2025; \$143,419
 7. Professional Services Agreement; Taylor Automation; Facilities; 10/7/2025 to 9/16/2026; \$130,500
 8. Option Letter #2; 2026*0107; Original Contract 2024*0031; Health and Human Services; 9/22/2025 to 6/30/2026; \$14,209
 9. Grant Application; City of Gunnison; Gunnison-Hinsdale Early Childhood Council; Health and Human Services; \$10,000
 10. Grant Application; City of Gunnison Public Service Grant; Gunnison County Substance Abuse Prevention Project; Juvenile Services; \$8,000

*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**

135

DATE: Tuesday, October 7, 2025

Page 2 of 3

**PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)**

11. Concession, Lease, and Operating Agreement for a Non-Exclusive On-Airport Automobile Rental Concession at Gunnison-Crested Butte Regional Airport; The Hertz Corporation; Gunnison-Crested Butte Regional Airport; 6/1/2025 to 5/30/2028
12. Acknowledgment of County Manager's Signature; Amendment to Owner-Engineer Agreement; 2302-00790-01 Amendment No.02; KLJ Engineering LLC; Public Works; 9/22/2025 to 12/31/2026; \$51,100
13. Acknowledgment of County Manager's Signature; Professional Services Agreement; Integrity Pro Roofing; Courthouse; Facilities; 10/7/2025 to 12/31/2025; \$83,086
14. Certifications and Assurances; State of Colorado Amendment #3; 24-HTS-ZL-00208; Juvenile Services
15. Grant Application; FY26 LPHA Chronic Disease Pilot Interest and Mini-Application Form for Local Public Health Agencies (LPHAs); Health and Human Service
16. Acknowledgment of County Manager's Approval; Grant Recommendation; San Juan Regional Council Grant; Gunnison County Substance Abuse Prevention Project; Juvenile Services; \$50,000
17. Acknowledgment of County Manager's Signature; Professional Services Agreement; Integrity Pro Roofing; Health and Human Services Building; Facilities; 10/7/2025 to 12/31/2025; \$47,450
18. Amendment No.1 to ConsensusDocs 410; Standard Design-Build Agreement and General Conditions Between Owner and Design Builder; Adena Corporation; Gunnison Landfill; Facilities; 9/26/2025; \$1,576,086
19. Letter of Support; National Forest Foundation; Forest Restoration & Wildfire Risk Mitigation Grant Dollars
20. Memorandum of Understanding; Energy Outreach Colorado; Bill Payment Assistance program; Health and Human Services; 10/1/2025 to 9/30/2030; \$12,900
21. Grant Application; Connected Care for Rural Colorado; OeHI Innovation Grant; Colorado Office of eHealth Innovation; Health and Human Services; 1/1/2026 to 6/30/2026; \$80,000
22. Professional Services Agreement; Debra Dunbar; Treasurer's Office; 10/1/2025 to 2/1/2026; \$45 an hr up to \$9,000
23. Acknowledgment of County Manager's Signature; Professional Services Agreement; Good Knight Roofing, LLC; Public Safety Center Building; Facilities; 10/7/2025 to 12/31/2025; \$62,575
24. Acknowledgment of County Manager's Signature; Statement of Work; Colorado's Maternal and Child Health Program; Health and Human Services; 7/1/2025 to 12/31/2025; \$7,863
25. Grant Application; Telligen Community Initiative - 2025 Strengthening Families & Communities Request for Proposals (RFP) Application Process (for both 2025 Grant Cycles); Health and Human Services; \$150,000
26. Grant Agreement Amendment #2; State of Colorado Grant Agreement Modification; 2023*2302; 10/1/2025 to 6/30/2026; \$8,962

8:40 am

- County Manager's Reports

8:45 am

- Administrative Review; LUC-25-00020; Cox Teocalli Townhome Plat

8:50 am

- Lot Cluster; LUC-25-00026; Patricia Ramsey

8:55 am

- Conservation Easement Letters of Support:
 1. Stirrup Bar Ranch Conservation Easement Phase 2 – CPW Colorado Wildlife Habitat Program Application
 2. Stirrup Bar Ranch Conservation Easement Phase 2 - NRCS-ACEP Application

*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**

136

DATE: Tuesday, October 7, 2025 **Page 3 of 3**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

9:10 am

- Colorado River Water Conservation District Annual Update

9:40 am

- **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

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
SPECIAL MEETING AGENDA

137

DATE: Tuesday, October 14, 2025

Page 1 of 3

**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
- Hearing Officer Recommendations for Properties appealed to the CBOE (Hearings arranged by day and order of appearance):

MONDAY, OCTOBER 6th, 2025:

1. CBOE #060; R005834; Alan Brent Qualls
2. CBOE #005; R0059545; Irene Vance
3. CBOE #027; R0044352; Melissa Christine Verhaeghe
4. CBOE #056; R001358; Event Planning & Management LLC
5. CBOE #055; R010897; Robert Santilli
6. CBOE #048; R014192; Douglas P. Hayes
7. CBOE #021; R013773; Chance Burnett
8. CBOE #031; R013761; Jamie Hall
9. CBOE #023; R009707; David A. Ellerbroek
10. CBOE #001; R073723; Donald A. Maguire
11. CBOE #061; R007958; Hemminghaus Colorado Trust of 2011
12. CBOE #052; R007173; Sarah DeVries Revocable Trust
13. CBOE #038; R012559; Scenic Butte Partners LLC
14. CBOE #039; R041146; Scenic Butte Partners LLC
15. CBOE #040; R041147; Scenic Butte Partners LLC
16. CBOE #041; R041148; Scenic Butte Partners LLC
17. CBOE #079; R041103; James Edward Herring
18. CBOE #034; R031138; Thomas K Loughlin Revocable Trust
19. CBOE #059; R042013; Jeffrey Blank
20. CBOE #043; R043551; Allison and Brian Pugh Revocable Living Trust
21. CBOE #016; R030755; Robert Nicholls
22. CBOE #046; R027522; David B. Floyd
23. CBOE #108; R005036; James K. Jennings III
24. CBOE #004; R003310; Systers Inc
25. CBOE #082; R074815; Adagio Properties LLC
26. CBOE #083; R074810; CBS Block 6 LLC
27. CBOE #084; R074808; CBS Block 6 LLC
28. CBOE #085; R074807; CBS Block 6 LLC
29. CBOE #086; R074805; CBS Block 6 LLC
30. CBOE #087; R074804; CBS Block 6 LLC
31. CBOE #088; R074803; CBS Block 6 LLC
32. CBOE #089; R074802; CBS Block 6 LLC
33. CBOE #090; R074801; CBS Block 6 LLC
34. CBOE #091; R074798; CBS Block 6 LLC
35. CBOE #092; R074797; CBS Block 6 LLC
36. CBOE #093; R074796; CBS Block 6 LLC
37. CBOE #094; R074795; CBS Block 6 LLC
38. CBOE #095; R074793; CBS Block 6 LLC
39. CBOE #096; R074792; CBS Block 6 LLC
40. CBOE #097; R074791; CBS Block 6 LLC
41. CBOE #098; R074790; CBS Block 6 LLC
42. CBOE #099; R074788; CBS Block 6 LLC

*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
SPECIAL MEETING AGENDA

138

DATE: Tuesday, October 14, 2025

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**PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)**

43. CBOE #100; R074787; CBS Block 6 LLC
44. CBOE #101; R074786; CBS Block 6 LLC
45. CBOE #102; R074809; CBS Block 6 LLC
46. CBOE #103; R074799; CBS Block 6 LLC
47. CBOE #104; R074794; CBS Block 6 LLC
48. CBOE #105; R074800; CBS Block 6 LLC
49. CBOE #106; R074806; CBS Block 6 LLC
50. CBOE #107; R074811; CBS Block 6 LLC

WEDNESDAY, OCTOBER 8th, 2025:

1. CBOE #003; R008138; Timothy Allen Trust
2. CBOE #015; R026065; Charles Nasso Living Trust
3. CBOE #047; R012624; Daniel Wayne Rase
4. CBOE #063; R032819; Stephen Widener
5. CBOE #057; R009526; Doyle E Saddler Living Trust
6. CBOE #024; R012429; Craig Marsh
7. CBOE #042; R031365; George Sterner
8. CBOE #051; R009746; Jeffrey Stanley
9. CBOE #033; R025785; Conner Beard
10. CBOE #029; R033871; CB LoCo LLC
11. CBOE #020; R032358; Annette Megan Miller

THURSDAY, OCTOBER 9th, 2025:

1. CBOE #050; R041096; Betsy 9 Group LLC
2. CBOE #007; R003020; Jeffrey Hermanson
3. CBOE #002; R043222; 105 Bear Scratch LLC
4. CBOE #049; M031139; Lee Dickelman
5. CBOE #058; R027188; Peter Hovanec
6. CBOE #044; R015202; Mammoth View Properties LLC
7. CBOE #035; R073187; Luke Eben Reed
8. CBOE #018; R032144; 195 Silver Sage LLC
9. CBOE #006; R044097; William Paape
10. CBOE #037; R027276; Hale CB LLC
11. CBOE #081; R008350; Eagle Nest Quartz Creek LLC
12. CBOE #025; R043395; Trent Baines
13. CBOE #045; R001195; Patricia A. Seeberg
14. CBOE #022; R009709; Charles W. Kelley
15. CBOE #032; R073784; William J. Carter
16. CBOE #028; R073785; Back Nine Holdings LLC
17. CBOE #064; R042507; Dustin Dyar
18. CBOE #065; R042518; Eric and Jennifer Sees Living Trust
19. CBOE #012; R042693; Jeffrey Hermanson
20. CBOE #053; R042691; Harmony Jackman
21. CBOE #054; R042497; Chris Jackman

- Assessor Recommendations for Stipulations to Properties appealed to the CBOE
- Assessor Recommendations for Changes to Properties not appealed to the CBOE
- Adjourn

>>PORTFOLIO INFORMATION: Please use this SharePoint link to view the individual folders for each 2025 CBOE petition listed above: [2025 Hearings, Recommendations & Decisions](#)

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
SPECIAL MEETING AGENDA**

139

DATE: Tuesday, October 14, 2025

Page 3 of 3

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING:

9:30 am

- Call to Order
- Gunnison County 2026 Budget Draft Proposal #1
- Schedule Gunnison County Budget Public Hearing

10:30 am

- Break

10:40 am

- Gunnison County Audited Financial Statements 2024
- 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

+12532158782,,82753657556#,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,*471302# US (Houston)

*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.*

From: [Karole Armitage](#)
To: [Town Council](#)
Subject: Center for the Arts
Date: Wednesday, September 17, 2025 7:12:30 AM

Some people who received this message don't often get email from karmitage@armitagegonedance.org. [Learn why this is important](#)

Dear Mayor Bilick and Members of the Town Council,

As an artist and creative member of this community, I want to express my support for transferring ownership of the Crested Butte Center for the Arts building from the Town to the Center.

My roots in Crested Butte go back to 1960 when I arrived at RMBL as a young child. I have been here ever since. In 1985 I was able to purchase a house in the historic district. It is my primary residence though I run a not for profit dance company based in New York City and have done so since 1980.

The struggle for funding never eases up – however the ownership of a building makes a huge difference in an institution's ability to raise funds. A tangible location where the community can gather together to share experience is an invaluable tool in donor perception that leads to financial stability.

I urge you to take this step. By transferring ownership, you are not just securing a building. You are securing the ability of the institution to thrive financially as well as artistically.

Thank you for your consideration.

Karole Armitage

□

--



NEXT UP: **GRRRL Nutcracker. The shoot begins! May 20-Oct 1.**

Our wills and fates do so contrary run
 That our devices still are overthrown;
 Our thoughts are ours, their ends none of our own.

The Armitage Foundation
 159-34 Riverside Dr W #1C-90

NY NY 10032

Karole Armitage
Cell 917-885-8177

Home
PO Box 1703
Crested Butte, CO 81224

From: [jill.indovino](#)
To: [Town Council](#)
Subject: Center for the Arts
Date: Thursday, September 18, 2025 3:26:55 PM

[Some people who received this message don't often get email from jill.indovino@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Town Council Members,

I am writing to recommend our support for The Center for the Arts to own the building in which they currently operate. As a former executive director, I know how hard it is not only to run a nonprofit but to fundraise for it. I believe the board and the organization understand this is the best step forward for not only the Center but the community it represents. As a donor, I understand the fundraising questions that might arise with the current ownership structure as the Center makes plans for long-term improvements. Having the old Center auditorium in working condition would be a huge benefit to the community. I think having the Center fundraise for that possibility versus Town providing those funds makes the most sense and if changing the ownership structure makes that possible I would be in favor, understanding strict guidelines the Center is willing to have in place to serve the community for years to come.

Thank you,

Jill

From: [John Tyler Lucas](#)
To: jillian@crestedbuttearts.org
Cc: [Town Council](#)
Subject: Re: What do you think about Big Blue?
Date: Friday, September 19, 2025 12:21:01 PM

Some people who received this message don't often get email from tyler.lucas@me.com. [Learn why this is important](#)

Hi Jillian,

You've got my support! I understand why property ownership is important to the Center's mission and fundraising. At the same time, I'd like to see some safeguards built in—beyond standard due diligence—to make sure this continues to serve the community over the long term:

- The property should be deeded to a nonprofit organization with an explicit mission of cultivating the creative arts, with a clear priority for supporting local creatives. This mission should be reviewed periodically by the Town through a rigorous and transparent process, with consequences if it's not upheld.
- If there were a default in ownership or a dissolution of the nonprofit, the Town of Crested Butte should retain the right of first refusal to take back the property ahead of any lenders, investors, or liens.
- An escrow fund should be maintained by the Town to ensure that this take-back is possible if needed.
- The nonprofit's governing board should be democratically elected—either through membership or as part of Town elections—and include term limits to ensure accountability and community representation.

With these kinds of safeguards in place, I think the transfer would truly balance the Center's stability with the Town's responsibility to the public.

Thanks for reaching out and for keeping this conversation open. I appreciate your leadership and look forward to seeing how this develops.

Best,

John Tyler Lucas

Citizen, Town of Crested Butte

On Thu, Sep 11, 2025 at 5:08 PM Jillian Liebl <jillian@crestedbuttearts.org> wrote:
Hey Tyler!

I hope you're doing well and enjoying these last summer days in Crested Butte. I wanted to reach out personally because you live here in town and your voice really matters in shaping the future of the arts in CB.

As you have likely seen in the paper, there's a community conversation happening about whether the Town should transfer ownership of the Center's building to our nonprofit. I truly believe this is the best step forward for our community. It would help us finish paying off the last of our construction debt, give donors the confidence to invest in an endowment and building fund for the future, and open the door to redeveloping the old Center building into a usable community space.

Our goal is to ensure that public access, affordable ticket prices, and uniquely Crested Butte programming stay at the heart of the Center forever. The ownership transfer would come with strict deed restrictions to guarantee the Center will always stay open to the community, and ensuring accountability and public oversight.

I'd really love your feedback: Do you support this? Do you have questions? Think it's unnecessary? Not sure what it means? However you're feeling about it, I'd like to hear your opinion and talk it through. We have also posted an FAQ and more information on our website [here](#).

Starting next week, I'll be holding **"Center Coffee Talk" at Rumors every Thursday from 9-11am**. Please drop by! You can also catch me at our new free **Fall Folk series next Tuesday, Sept. 16 at 5pm**, or at one of the other free concerts on **Oct. 7** or **Oct. 21**. And of course, I'm happy to meet one-on-one if another time works better for you.

I'd also love to hear your ideas about the Center: How can we better serve you and the community? What kinds of programs would you like to see? What would make the Center even more valuable to your life in Crested Butte?

Thanks for taking a moment to read this, and I really hope we can connect soon.

Warmly,
Jillian

P.S. If you'd like to make your voice heard in a bigger way, you can write a short note to Town Council (email towncouncil@crestedbutte-co.gov) and/or a Letter to the Editor (email editorial@crestedbuttenews.com - due each Tuesday by noon). Your perspective as a local voter carries real weight, and I'd be happy to share some sample language if that's helpful.

--

Jillian Owens Liebl | Executive Director



Center for the Arts | PO Box 1819 | Crested Butte Colorado 81224
970.349.7487 x 702 (o) | 719.207.3712 (c)
she | her ([what's this?](#))

From: [Paul Mack](#)
To: nkempin@mtcb.colorado.gov; smorris@mtcb.colorado.gov; alindeman@mtcb.colorado.gov; rkolodziej@mtcb.colorado.gov; vscribner@mtcb.colorado.gov; bnation@mtcb.colorado.gov; bsferra@mtcb.colorado.gov; [Town Council](#)
Cc: editorial@crestedbuttenews.com
Subject: Snodgrass
Date: Monday, September 22, 2025 12:44:00 PM

Some people who received this message don't often get email from paul@cbmba.org. [Learn why this is important](#)

September 22, 2025

Mount Crested Butte Council Members:

Regarding Snodgrass:

The Crested Butte Mountain Bike Association Board of Directors would like to offer a clarification of our position on the Snodgrass Trail.

Our Board of Directors supports the present citizens' initiative to reroute Snodgrass off private land. However, this is not a CBMBA-led effort.

We have been proposing various scenarios for such a reroute off private land on Snodgrass for over ten years. Those proposals have not been accepted into any scoping efforts, including the recent 'North Valley Trails Project'.

We have rerouted four significant trails, 401, 403, Deer Creek Trail, and Middle Cement/Fenceline from private to public lands with full Forest Service support in the last eight years. These reroutes have been a great success for both private and public land users.

The Forest Service recently designated Snodgrass as a "Recreation Emphasis Area" in the 2024 GMUG Forest Plan. With this new designation, a greater planning initiative for the Snodgrass area is being pursued and we look forward to the opportunity to enter a process where environmental and public review will reveal the best interests for public land uses, for the greatest amount of people.

CBMBA has always sought a balanced solution that provides public access and community connectivity while preserving, respecting and honoring our ranching heritage.

If and when the Forest Service approves a Snodgrass reroute or a new Snodgrass trail system, CBMBA is prepared to build it with our own resources, our CBCC and our extensive volunteer network.

Thank you,

Crested Butte Mountain Bike Association Board of Directors

Paul Mack, Board President
Crested Butte Mountain Bike Association



From: [rob.mahedy](#)
To: [Paul Mack](#)
Cc: [nkempin@mtcb.colorado.gov](#); [smorris@mtcb.colorado.gov](#); [alindeman@mtcb.colorado.gov](#); [rkolodziej@mtcb.colorado.gov](#); [vscribner@mtcb.colorado.gov](#); [bnation@mtcb.colorado.gov](#); [bsferra@mtcb.colorado.gov](#); [Town Council](#); [editorial@crestedbuttenews.com](#)
Subject: Re: Snodgrass
Date: Monday, September 22, 2025 6:10:59 PM

Some people who received this message don't often get email from rob@cbmba.org. [Learn why this is important](#)

Hello fellow Board and Staff members,

Thank you for your time,intelligence and input on this letter.

I too have received calls of concern and heard rumblings around town about our “support” and involvement in the Cotizens Initiative,

Most of the comments have been centered around, “why are you trying to make it harder for ranching” and “don’t you guys care about wildlife and hunters?”

I have yet to read Reaman’s editorial and will do so tonight, but I am concerned about the perception that this is coming from us. I am not comfortable with Graham Elliot speaking speaking for us on our behalf.

I am concerned about losing our hard earned support (financial and philosophical) from both Town Councils, NFF National Forest Foundation, Colorado Parks and Wildlife and Gunnison County over this. We have received many grants from these organizations. (thank you Mary and Dave)

Over the past several years, I have heard donors say, “I give to of CBMBA because of CBCC and your conservation efforts !” I certainly want to be cautious not to jeopardize that support.

With that said, I support sending the leader and think it is appropriate at this time.

My only suggested change would be start of Paragraph 2 to, Our Board of Directors has been following the present citizens’ initiative...

When Graham came before us I do not recall a motion and formal vote ? If indeed we did vote and it’s on the record I agree with the word “support.”

Thanks for considering this change.

Sincerely, Tonto

Sent from my iPhone

On Sep 22, 2025, at 12:43 PM, Paul Mack <paul@cbmba.org> wrote:

September 22, 2025

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CBMBA has always sought a balanced solution that provides public access and community connectivity while preserving, respecting and honoring our ranching heritage.

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Thank you,

Crested Butte Mountain Bike Association Board of Directors

Paul Mack, Board President
Crested Butte Mountain Bike Association

<CBMBA_DO_email_logo.jpeg>

From: [laird cagan](#)
To: [Town Council](#)
Subject: Healthcare movie
Date: Tuesday, September 23, 2025 3:23:58 PM
Attachments: [CrestedButteHealingUs100725\[5\] copy.pdf](#)

Some people who received this message don't often get email from lairdpcagan@gmail.com. [Learn why this is important](#)

Please distribute this email to all council members.

I am not sure you received the previous email about this movie, so I am sending information again, and a flyer is attached.

The movie is "Healing US". It focuses on facts about the crisis of healthcare in the US including the many Americans without access to healthcare due to cost and bureaucracy, and it also tells stories about people who have suffered due to our system. Admission is free, and it will be shown at the Majestic on 10/7 at 6:30 and in Gunnison on 10/21 at 6:30.

The long-term effects for our broken system are greatly exacerbated by the recent passage of the OBBBA (the big beautiful bill) which further reduces healthcare coverage and limits access to care for many more people.

I hope you can see the movie.

Laird Cagan, MD

SPECIAL GUEST— EXECUTIVE PRODUCER JOE JARVIS

CRESTED BUTTE

COLORADO

6:30 P.M. TUESDAY, OCT. 7

MAJESTIC THEATER

507 Red Lady Avenue
Crested Butte, CO 81224

HEALING US

an Archivist Entertainment Production

FREE AND OPEN TO THE PUBLIC



Hosted by health care activists Laird Cagan and Marsha Thorson

From: [Ann Gibson](#)
To: [Town Council](#)
Subject: Support for Transferring the CFA Building to the Center's Non-Profit
Date: Tuesday, September 23, 2025 3:41:33 PM

Some people who received this message don't often get email from adventurewellness@gmail.com. [Learn why this is important](#)

Dear Town Council ~

Ann Gibson here. Resident of CB. I have been learning a little more about the Center for the Arts' request to transfer ownership of the Center building from the town to the Center's non-profit.

After several discussions with friends in the community and staff at CFA, I feel not only comfortable and confident with such a transfer, but truly inspired. I'm amazed at the programming they have already provided to this community, as well as how quickly they are paying down the construction debt.

The staff and team have always come across as whole-heartedly committed to doing whatever it takes to ensure the well-being and longevity of the center, as well as providing both free and paid events in all facets of "art".

We are so blessed to have not only the new center, but also the leadership there, and I trust them to grow and prosper in the most conscientious ways for this community.

I love their plan to deed-restrict the property to ensure permanent public use, as well as plans to eventually upgrade the old center (a piece of nostalgia for so many of us), as further space for classes and performances down the road. I would LOVE to step into that little building again, full of so many memories.

Thank you for your time. I would love to be kept in the loop on how this decision unfolds.

Sincerely,
Ann

Ann Aubin Gibson | AdventureWellness.com
Author, Blackhawk Helicopter Pilot, Functional Medicine

Practitioner, Sabbatical Coach & Sacred Pause Mentor for Visionaries & Entrepreneurs Changing the World.

Curating + creating Lifestyles that Leave a Legacy!

Book a FREEDOM Call to Learn More: bit.ly/freedom_call

From: [David Schneider](#)
To: [Town Council](#)
Subject: Center for the Arts
Date: Wednesday, September 24, 2025 11:12:50 AM

Some people who received this message don't often get email from dschneid727@mac.com. [Learn why this is important](#)

Dear Mayor Ian Billick and Members of the Town Council,

I am writing to express my strong support for transferring ownership of the Crested Butte Center for the Arts building from the Town of Crested Butte to the nonprofit organization that built and operates it.

The Center for the Arts is not just a building. Since 1987, it has brought people together through performances, classes, festivals, and cultural experiences that enrich the lives of residents and visitors alike.

My wife and I are proud to have sponsored the Alpenglow concerts this year and to have supported other Center activities, such as the Wine and Food festival, in the past.

Transferring ownership to the Center will:

Ensure long-term sustainability for this vital community asset

Unlock new philanthropic opportunities for the Center, allowing them to invest more into the community

Keep the Center protected as a public resource through deed restrictions

As a community member, I believe this transfer is the best path forward for both the Town and the Center.

Thank you for considering this important step to secure the future of the Center for the Arts.

Sincerely,

Dave Schneider
3 Aspen Hill Road
Crested Butte

Sent from my iPhone

From: [Eugene Hawk](#)
To: [Town Council](#)
Subject: Center for the Arts Building
Date: Thursday, September 25, 2025 6:42:19 AM

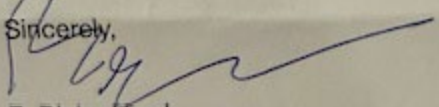
[Some people who received this message don't often get email from eblakehawk@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

E. Blake Hawk
311 Butte Avenue
Crested Butte, CO. 81224
25 September 2025

Dear Mayor Billick and Town Council:

This letter is to register my support for the transfer of the building for the Center for the Arts in Crested Butte, Colorado ("Building") from the Town of Crested Butte ("Town") to The Center for the Arts ("Center"), the IRC Section 501(c)(3) organization (EIN 74-2451146) that built and operates the Building. I think the transfer will improve the operations of the Center and be beneficial to the Town and the Crested Butte community. I also believe the Town can be protected by appropriate covenants relating to the transfer of the Building. Thanks for your consideration of this matter.

Sincerely,


E. Blake Hawk

Sent from my iPhone

From: [jill.indovino](#)
To: [Town Council](#)
Cc: [Jim Jose](#); [Joanna Jose](#); [Jay Indovino](#)
Subject: Light Posts at Mineral Point
Date: Monday, September 29, 2025 10:53:46 AM
Attachments: [image2.png](#)
[image3.png](#)

Some people who received this message don't often get email from jill.indovino@gmail.com. [Learn why this is important](#)

Dear Town Council,

I am forwarding a message from Jim Jose and me that we sent to Ian Billick this past weekend. Please let us know what the next steps are for rectifying this issue.

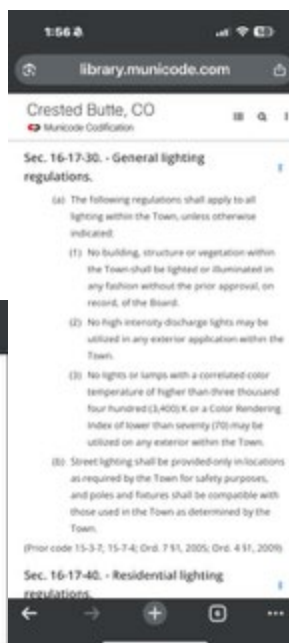
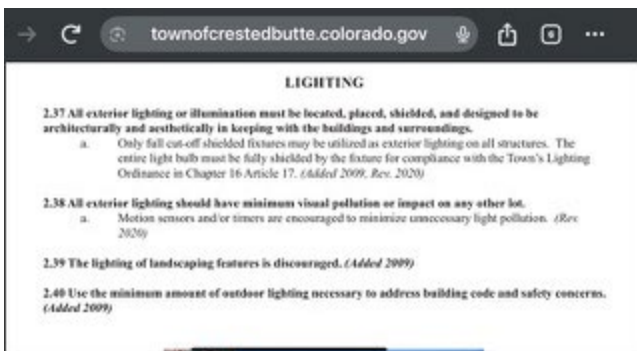
I am looking at the light poles that went in at Mineral Point. They look like they belong in a Target Parking lot. They are incredibly high, and I don't know of any other light poles that high in town- anywhere. They will shine directly into our house. How does this comply with dark sky restrictions? A marshal recently came by and asked me and my neighbor to turn off our Christmas lights, as they were violating the dark sky guidelines. I just don't understand how the light posts are within the guidelines of Crested Butte.

Hello all!

I wanted to offer a little input on this, too, as I was surprised to see something so large on the residential property, multi-family project at Sixth & Butte. Throughout town, Clarke's or Ace parking lots, and even the 4-way parking lot and bus stop, there aren't any light poles like this. The guidelines, attached, state that no lights over 10ft are allowed anywhere. And IF a light pole is used, it must be compatible with those already used in town. Additionally, it states that all exterior lighting should have a minimum visual pollution or impact on any other lots. The light poles at the dumpster enclosure at this new project are not in compliance with most of these guidelines and need to be revised to comply.

I'm happy to discuss further. Feel free to contact me, and I'll make time to meet with BOZAR and the council as appropriate. Thanks very much for your attention to this.

Best regards,
Jim
303.888.6721



Jill Indovino
(314) 662-0713
jill.indovino@gmail.com

From: [Patrick O'Neill](#)
To: [Town Council](#)
Subject: Giving Back
Date: Monday, September 29, 2025 11:55:59 AM

Some people who received this message don't often get email from patcbtwins2005@gmail.com. [Learn why this is important](#)

Dear Respected Mayor and Council Members:

I have lived in Crested Butte for 38 years, and as you know, I love this town. This is my first letter to town council, and I feel that it is positive, proactive, and beneficial to town and local organizations. Thank you for your time.

Here we go. We have many incredible events in Crested Butte that DIRECTLY benefit local municipal organizations and non-profits: Pancake Breakfast, Living Journeys Summit Hike, ASC Bridges of the Butte, Land Trust Summer Concert, KBUT Fish Fry. The great list goes on and on. These events make Crested Butte awesome while deeply and directly supporting crucial, “giving back” organizations.

On the above positive note, I have recently looked at one particular event that does not benefit Crested Butte at all. The event may benefit some restaurants and local businesses, so I don't want to discount that small fact. I take issue with Mad Moose Running Company. As you may know, I have run over 50 Ultramarathons. Dozens of my running friends and I, consciously and deliberately, do not run Mad Moose events.

My friends and I run events where we KNOW that the race directors and race organization give back HEAVILY to the beautiful locations that they “use” for the weekend. I ran Leadville in 2024 and Hardrock in 2025. Their two, big, famous mandatory meetings are completely DEDICATED to listing the people and organizations that directly benefit from the races: students, police and fire departments, search and rescue, trail building groups, sports teams, mentor programs, scholarships, recreation departments. The list goes on and on. Mad Moose can do so much better. We, as a town should ask MUCH more of Mad Moose. If MM can't agree to give back like 95 percent of the other 95% of ultrarunning events, they can find and “use” another beautiful location. Here is the punchline: MM currently gives NOTHING to CB, Moab, and other towns that MM uses as very easy, lucrative, and convenient venues. The town of CB is too smart, too proactive, and too beautiful to get used and taken advantage of.

Here are the exact concerns with Mad Moose and their philosophy and ethos:

1. They give nothing back to the town or the valley. Perhaps, a few restaurants and businesses benefit. Business owners would be able to answer this question. But, is this a wise Return on Investment? They have zero local advertising or involvement. Out of over 300 runners this weekend, FOUR lived in the Valley. I have never seen a poster. Can you say Denver runners, Mr. Bill?
2. They simply do not give back like all other race organizations.
3. They provide the minimum to runners, including the most bogus aid stations known to man. I hope you like Skittles and chips?

4. They have I bad reputation (among runners who select races who truly give back to towns) as THE outside, running business, minimum, non-inclusive of town and local runners, “money grab” company.

It’s not like I want to shut Mad Moose down. But, if they can’t agree to step it up big time, why in the heck would we continue to give MM a permit for this event? Heck, if they adopt the ways of all other running organizations, I will be at the start line in 2026, like I was at the Mad Moose 100 km CB Ultra about 15 years ago.

Thank you for your time and consideration. If I could remain anonymous, that would be lovely. I would like to avoid any retribution from Mad Moose or a few business owners. Thank you. I tried to make this “first time letter” an interesting read at least.

Respectfully yours,

Patrick Exley O’Neill
38-year, grateful citizen and Huge Proponent of Giving Back to Town

From: [Chris](#)
To: [Town Council](#)
Subject: I support transferring ownership of the Center for the Arts
Date: Monday, September 29, 2025 4:25:02 PM

You don't often get email from chris@dreamingtreegroup.com. [Learn why this is important](#)

Dear Mayor Billick and Town Council,

I'm writing in support of transferring ownership of the Center for the Arts building from the Town to the nonprofit that built it and continues to run it every day.

The Center is more than a building - it's where local kids perform, neighbors gather, and visitors get a taste of what makes Crested Butte unique.

Transferring ownership makes sense for a few simple reasons:

- It's a practical, proven model that other mountain towns have used successfully for decades.
- It gives the Center the tools it needs to build long-term stability through an endowment and building reserve.
- It ensures that private donations can be leveraged for the public good — more free programs, more affordable access, and well-maintained facilities without new taxpayer burden.
- Strong deed restrictions would lock in community use of the building for arts and culture forever, while also requiring transparency, accountability, and responsible financial management.

I believe this step will strengthen the arts, support our local economy, and preserve a core part of Crested Butte's identity for generations to come.

Thank you for your leadership and for considering this important step forward.

Thanks

Chris Hanna
Crested Butte Publishing & Creative
chris@dreamingtreegroup.com
970-349-7511

From: [Ren Hoskin](#)
To: [Town Council](#); [Jillian Liebl](#)
Subject: Support for The Center for the Arts
Date: Thursday, October 2, 2025 12:01:07 PM

Some people who received this message don't often get email from ren.hoskin.cb@gmail.com. [Learn why this is important](#)

Dear Esteemed Members of the Crested Butte Town Council,

I am writing as a town resident and an avid supporter of the Crested Butte Center for the Arts. Over our 14+ years in CB, my husband Brice and I have enjoyed countless community experiences at the Center—from Alpenglow performances to the Film and Literary Festivals, concerts, friends' weddings, gallery walks, fundraisers, dance performances, and classes.

I have been privileged to serve as a sponsor and contribute to designing the bars while helping envision community interfaces over the years. I am deeply proud of this organization.

I have taken time to educate myself about the current questions facing the Town and the nonprofit entity. I understand the complexity of these issues because I was involved in a similar project: I designed and built an early childhood center in Colorado in 2004/2005 and served as the Board President for 7 years. This beautiful and financially robust center just celebrated its 20th anniversary. I raised capital for the facility through multilevel collaboration between county government, DOLA, the school district, the town, foundations, and a nonprofit entity. To involve DOLA, the county initially owned the building while the town owned the land. Eventually, ownership transferred to the nonprofit organization through multiple agreements that helped meet everyone's objectives.

I believe a similar model could work well for the Center. The collaboration between your two entities has been pivotal to the long-term success of Big Blue, giving the nonprofit a chance to establish itself on a strong foundation in the new facility. I believe that foundation has been established and the organization has proven its lasting fiscal responsibility.

Having analyzed the circumstances, I believe that facility ownership by CBCFTA is the best path forward for all parties involved.

The Center has navigated a rapidly changing environment while staying focused on the mission and goals that serve this community so well. CBCFTA is the entity best suited to undertake the final steps of finishing the old building and improving the outdoor stage.

I have confidence in the board and leadership of CBCFTA. Are there challenges ahead? Absolutely. I feel confident that CBCFTA is up to the task.

I hope you can envision the spectacular future of this completed project, setting aside turf concerns, self-interest, and emotion. "No" is always the easier answer, and I understand you may worry about making such a significant decision. However, you also have the chance to be part of something truly exceptional and take pride in it for decades to come.

My concern is that a "no" leaves us with an unfinished skeleton of the old building and a ramshackle outdoor stage. I hope you will have the courage to say "yes."

Feel free to reach out with any questions.

Ren (Karen) Hoskin, MS, NBC-HWC

Instinctive Nutrition

www.instinctivenutrition.co

Founder of Montanya Distillers, CEO for 15 years.

918 Butte Avenue

From: [Leigh Mundy](#)
To: [Town Council](#)
Subject: Support of CFTA ownership
Date: Thursday, October 2, 2025 3:47:33 PM

Some people who received this message don't often get email from lmundy7111@gmail.com. [Learn why this is important](#)

Dear Council,

Throughout my career, I have had the privilege of working at the intersection of arts and place. Years ago, I helped lead the full restoration of a 900-seat vaudeville theater, bringing it back to life as both a cultural hub and a driver of downtown vitality. Later, as Executive Director of a community arts center, I saw firsthand how strong leadership and clear responsibility are what allow organizations to flourish. That experience, combined with my years managing real estate and running a business here in Crested Butte, shapes how I view the next chapter for the Center for the Arts.

The renovation of the original Center building and the Alpenglow stage is a pivotal opportunity. It is not simply about bricks, mortar, and new finishes. It is about ensuring that the Center has the tools and the authority to meet its mission for decades to come. Ownership is part of that foundation. When the organization that programs and manages the space also holds responsibility for the building itself, decision-making is clearer, oversight is stronger, and planning is more effective.

With deed restrictions in place, the Town retains every assurance that the facility will always serve its cultural purpose. At the same time, the Center gains the stability it needs to grow, build community confidence, and attract the donor support that makes these projects possible. This is the kind of arrangement that sets an organization up for long-term health rather than short-term fixes.

Crested Butte thrives when we invest in what makes this place unique. The arts are at the heart of that identity. By aligning ownership with mission, and safeguarding it with thoughtful restrictions, we can give the Center the stability it needs to continue enriching our valley far into the future

Sent from my iPhone

Leigh Mundy
Gothic Ave, CB

“Stay grounded, question wisely, and guide with perspective.”

From: [Debra Sporcich](#)
To: [Town Council](#)
Subject: Center for the Arts
Date: Friday, October 3, 2025 7:50:57 PM

Some people who received this message don't often get email from dsporcich1@gmail.com. [Learn why this is important](#)

Dear Crested Butte Town Council,

I was born and raised in Crested Butte and I'm now 72 years old. I've watched the Center for the Arts grow into something that truly brings this community together. I live by the Center and get to witness the hundreds who come together for free concerts, yoga classes, church services and much more. This is much more than a building. It's a gathering place for all walks of life to come together to perform, create and connect.

I support transferring ownership of the Center's building to the nonprofit that built and runs it. This step will give the Center the stability it needs to plan for the future, take care of the building, and keep programming affordable and accessible. With clear deed restrictions, the public benefit will always be protected.

This feels like the practical path forward. Other mountain towns have done the same, and it's worked well for them. I believe Crested Butte deserves that same security and vision for the future.

Thanks for considering this important decision.

Debbie Sporcich

From: [Daria Robinson](#)
To: [Town Council](#)
Subject: Melanin Market Vendor
Date: Saturday, October 4, 2025 9:24:41 AM
Attachments: [image0.png](#)
[image1.png](#)

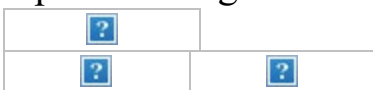
Some people who received this message don't often get email from dariajrobinson@gmail.com. [Learn why this is important](#)

My name is Daria, and I'm the owner of The Neighborhood Plant Plug. I was one of the original vendors for the Melanin Market, and while I understand the event was canceled, I wanted to reach out to see if there might still be an opportunity for us to participate in the Farmers Market. I understand the Farmers Market is full and I was advised to reach out to the city to see if we can extend the street by a few feet.

We've already made the trip from Denver and are set up in Almont with lodging, having invested considerably to be here. As a vendor, we bring a unique offering that always draws strong engagement and excitement from attendees, and we'd love the chance to contribute to the success and energy of your event.

A 20x10 space would be ideal for us, but we're more than willing to work with a 10x10 if that's what's available.

Thank you so much for your time and consideration. We're deeply committed to making the most of this opportunity and would be thrilled to represent Neighborhood Plant Plug here.



Sincerely,
Daria Robinson
The Neighborhood Plant Plug
(720) 795-2324

From: [shaun horne](#)
To: [Town Council](#)
Cc: [Jillian Liebl](#)
Subject: Free the Center, keep the conversation open.
Date: Sunday, October 5, 2025 5:26:03 PM

Some people who received this message don't often get email from shaunhornepainter@gmail.com. [Learn why this is important](#)

Crested Butte Council Member,

I would like to make the argument for giving ownership of the Arts Center to the Center Non Profit. I care because I feel some responsibility for the Center, as I asked several important donors to contribute, and they did. I don't think they did because I asked, still I care about the building and want to see it be everything it can be.

The Center is an awesome facility, capable of hosting almost any cultural event you can think of. I have hosted two nationally important landscape painting events there, really to demonstrate what the building and Crested Butte can do in the visual arts.

The first event in 2023 was a very large scale plein air event. We presented by far the best body of landscape paintings of any plein air event that year. We advertised that event in national art magazines the most of any plein air event, by far, and we came in a close second in painting sales by dollar nationally for 2023. That success allowed me to host the Plein Air Painters of America National exhibit this past summer. PAPA is the most elite landscape painting group in the US today. That event was again the most heavily nationally advertised painting event of this year. The Crested Butte PAPA show was the biggest event they have executed in over a decade. In other words, the Center for the Arts allows this community to take the national stage for cultural events.

The Center building is a large and complicated tool, which the Center staff, and really this community, are just beginning to learn how to use. The current ownership of the building by the town hampers that process. First, the town owning the building does nothing for the town. If the Center Non Profit owns the building they will gain the ability to develop the building and its programs, and will be more successful at getting support from Crested Butte's donor class.

The building was constructed, with town ownership, despite a long troubled relationship between the Crested Butte town council and this community's donor base. Many examples exist of the council targeting out-of-town property owners as bad guys (albeit probably in a representative fashion). Despite that, those home owners ponied up and built the best arts center - ever - for a community of our size, because they love this place, want to be a part of it, and want to make it better. Still, when the Non Profit asks for money to finish the south end, which is certainly a problem, donors do not necessarily care to donate to a town owned building. Without town ownership the Center would be very effective at moving forward financially, and I think would be able to build an endowment.

The main objection to the transfer of ownership seems to be a concern that if the Non Profit could leverage the building to get loans they might do so irresponsibly. I share that concern. However, the Non Profit is inviting both deed restrictions and financial transparency. We, as a community, should take them up on both.

Those concerned about irresponsible borrowing, and the long term welfare of the building, should take a long careful look at the deed restrictions that will safeguard the building financially. The town is in the driver's seat in terms of dictating deed restrictions. I think this should include a citizens group which would have a legitimate, independent, and complete look at the finances of the building, and any borrowing that may ensue, going forward.

The best possible outcome for the building and the cultural life of Crested Butte would be to untie the hands of the building at the same time the community takes ownership of welfare of the building by becoming personally involved.

Please keep this conversation open.

Thank you for your time.

Shaun Horne

From: [James McLoughlin](#)
To: [Town Council](#)
Subject: Art Center
Date: Monday, October 6, 2025 10:45:16 AM

Hello Mayor and Council. I am writing this letter in support of the Art Center and the potential transfer of ownership. The Art Center is an essential aspect of our community. What the Art Center has been able to bring to our little hamlet provides us with cultural opportunities that would otherwise be unavailable. As a former art teacher at CBCS, I worked with the Art Center on many projects, programs, shows, etc. The Art Center staff helped us provide experiences for our students that went well beyond what our curriculum provided. I am truly grateful for that relationship. Since my retirement from teaching, I've continued to enjoy concerts, classes, talks and local gatherings at the Center in that beautiful building. The staff at the Center are dedicated to providing art and cultural opportunities to Crested Butte as well as support the community as a space that can be utilized by everyone. I am aware of the ongoing challenges to fund the Art Center and what it took to construct the new building. If a transfer of ownership is the best way to ensure that the Art Center can continue and thrive then I am in support. With proper restrictive deeds the town and community can be assured that the building and property will always serve the town and community. Without transfer, additional support from the town should be considered. Let's keep the arts alive and well in our valley.

Thank you.

Ben McLoughlin

From: [Brooke MacMillan](#)
To: [Town Council](#)
Subject: Support of Center owner transfer
Date: Monday, October 6, 2025 12:16:17 PM

Some people who received this message don't often get email from editor.cbmagazine@gmail.com. [Learn why this is important](#)

Dear Councilmembers,

I hope this finds you well and enjoying a peaceful fall.

I'd like to voice my support of the Center ownership transfer that is on the agenda at tonight's council meeting.

As many of you know, I worked at the Center for five years and watched firsthand how access to not only the arts but also community programming and meeting space at the Center has contributed to the overall mental health of our community. Remaining open during the pandemic (amidst strict distancing requirements), I believe the Center successfully transitioned from a perceived "wealthy second-homeowner club" to a space welcoming to all. In my time at the Center, it was a privilege to serve the valley in this capacity, and the current administration has, in my opinion, done an exceptional job of further increasing access and opportunities for the greater good of the community — by lowering rents for nonprofits, increasing local programming, partnering and co-presenting with other nonprofits, and leading with an open-door mindset, to name a few.

I am very proud of the work they're doing in our community, and while I understand the concerns and implications of an ownership transfer, it would seem (with the proper use of indemnities and perpetuity) that the arrangement could be a win-win for all parties, and would allow the organization the financial freedom to deepen their work and mission to "enrich our community through arts and cultural experiences for everyone."

Respectfully,

Brooke

--

Brooke MacMillan
Editor, *Crested Butte Magazine*
Crested Butte, CO 81224
c 970.749.6245

From: [Drew Verdecchia](#)
To: [Town Council](#)
Subject: Center for the Arts
Date: Monday, October 6, 2025 12:34:52 PM

Dear Council,

Living at 602 7th Street, we are neighbors with The Center for the Arts. While we are not often able to voice our support at Council meetings on their behalf, The Center for the Arts has been a terrific neighbor. Living in such proximity to the Center, I can vouch that neither parking nor noise has been an issue. The communication with Center staff, especially Jillian Liebl, has been fantastic.

While the Center are great neighbors, their real benefit is what they provide to our community.

Thank you!

Drew Verdecchia
602 7th St., CB
404-693-5088

From: [Bruce Alpern](#)
To: [Town Council](#)
Subject: We can't make the meeting tonight, but have some comments that we'd like to put on the record
Date: Monday, October 6, 2025 1:58:18 PM

Town Council:

My wife and I have been full-time residents of the Town of Crested Butte for more than two decades and wouldn't stay if we didn't mostly agree with how things are going. We're both fiscally conservative and a bit to the left of center socially, so Town's government is generally in synch with our inclinations. (One is a little further to the left than the other.)

That said, we have some serious difficulties with the way that the Town continues to exhibit ownership of buildings paid for by non-profit contributions. We helped fund the Cat Barn years ago but didn't fund the new Nordic Center building because it seemed as though we would just be making a tax-deductible payment to town coffers, since the town would hold title to the building. And we aren't contributing as much to the Center for the Arts as we might otherwise for the same reason. We feel pretty strongly that the best way for the town to support the Center for the Arts would be to contribute something annually to their budget. Local government support is quite common nationally. The current situation is essentially the opposite of local government support and I strongly request that you re-examine your position.

Thank you for all of your efforts,

Bruce and Debbie Alpern

From: [Dave Ebner](#)
To: [Town Council](#)
Subject: Support of Center for the arts building ownership
Date: Monday, October 6, 2025 4:18:31 PM

Some people who received this message don't often get email from dave@daveebner.com. [Learn why this is important](#)

Dear Crested Butte town council,

As an 18 year resident of the town of Crested Butte and local business owner and employer, I am in strong support of finding a way for the Center for the Arts non-profit to hold title to the building it built. As a board member and finance committee member that would truly be life changing for the center as it would erase our \$1,000,000 remaining debt and bring many donors back to the table to give to the future instead of giving to past debt.

I assure you the staff and board are not looking to work any less hard providing the amazing events we do, nor to raise any less money, but to change our situation from trying to get out of debt to building for the long term future of the community would be life changing for everyone involved.

Thank you for your consideration!

Dave Ebner

--

Dave Ebner
Broker Associate, Realtor
Signature Properties Ebner & Associates
326 Elk Avenue, Downtown Crested Butte
c: 970 901 1393
o: 970 713 2000

