



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, November 3, 2025

Meeting information to connect remotely:

<https://us02web.zoom.us/j/87560796376>

Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US

+1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US

+1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US

Webinar ID: 875 6079 6376

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) Plastic Pollution Reduction Act (PPRA) Survey Results and Ordinance Discussion.

Staff Contact: Sustainability Coordinator Dannah Leeman Gore

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 20, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Resolution No. 35, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Fund Balance Reserve Policy, Effective November 3, 2025.

Staff Contact: Interim Finance Director Rob Sweeney

3) Resolution No. 36, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado Approving the Amended and Restated Gunnison Valley Transportation Authority Intergovernmental Agreement.

Staff Contact: Town Manager Dara MacDonald

4) Quarter 3 2025 Financial Update.

Staff Contact: Finance Director Rob Sweeney

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) Resolution No. 32, Series 2025 - A Resolution of the Crested Butte Town Council Adopting the Budget and Appropriating Sums of Money for the Town of Crested Butte, Colorado for the Fiscal Year Beginning the First Day of January 2026, and Ending the Last Day of December 2026, Estimating the Amount of Money Necessary to be Derived from Revenue Sources, and Setting Forth the Total Estimated Expenditures for Each Fund.

Staff Contact: Interim Finance Director Rob Sweeney

7:40 NEW BUSINESS

1) Appointment of Two Town Council Members to Design Standards Update Advisory Committee.

Staff Contact: Town Planner III Jessie Earley

- 7:50** 2) Resolution No. 33, Series 2025 - A Resolution of the Crested Butte Town Council Adopting the Mill Levy for the Town of Crested Butte, Colorado for the Fiscal Year 2026, Beginning the First Day of January 2026 and Ending the Last Day of December 2026.
Staff Contact: Interim Finance Director Rob Sweeney
- 8:00** 3) Resolution No. 34, Series 2025 - A Resolution of the Crested Butte Town Council Adopting Certain Fees and Charges for the Fiscal Year 2026.
Staff Contact: Interim Finance Director Rob Sweeney
- 8:10** **EXECUTIVE SESSION**
1) For a conference with the Town Attorney pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding Mt. Crested Butte Water and Sanitation District.
- 8:40** **NEW BUSINESS CON'T**
1) Mt. Crested Butte Water and Sanitation's Failure to Pay for Biosolids.
- 8:55** **COUNCIL REPORTS AND COMMITTEE UPDATES**
- 9:00** **OTHER BUSINESS TO COME BEFORE THE COUNCIL**
- 9:05** **DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**
 - Monday, November 17, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, December 1, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, December 15, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- 9:10** **EXECUTIVE SESSION**
1) For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the review of the Town Manager.
- 9:40** **ADJOURNMENT**



Staff Report

November 3, 2025

To: Mayor and Town Council

Prepared By: Dannah Leeman Gore, Sustainability Coordinator

Subject: Discussion on single use plastic reduction in Crested Butte

Summary: Staff seeks feedback on how to move forward with a single-use plastics reduction policy under the Plastic Pollution Reduction Act (PPRA). Community outreach shows strong resident support and mixed business support, with cost and infrastructure as key concerns. Such a policy could reduce the Town’s waste management costs and improve eligibility for state sustainability grants.

Previous Council Action:

September 4, 2024 Council Meeting: Council held an initial discussion on single-use plastic regulation. Staff compared different community approaches:

- Frisco: “Moderate” approach—prohibits single-use plastics at Town events/properties, limits single-use plastics availability to “upon request,” and prohibits sales of plastic water bottles under one gallon.
- Breckenridge & Telluride: “Aggressive” approach—broader retail prohibitions, required compostables, and expanded definitions of food establishments in addition to the requirements listed above.

Council directed staff to pursue a moderate approach based on these examples.

Composting discussions:

Staff have had two discussions (May 21, 2025, and October 6, 2025) with Council on the Town’s options to expand composting operations beyond the current drop off program. On both occasions, Council directed staff to maintain the current compost programming and explore larger marketing efforts to increase participation.

Background:

Under HB 21-1162 (Plastic Pollution Reduction Act), effective July 1, 2024, municipalities may regulate or prohibit plastic materials and packaging. Leveraging this authority is listed as a 2025 Strategic Budget goal and aligns with the 2030 Climate Action Plan to increase landfill diversion. Crested Butte’s 2018 bag ban already restricts retailers to offering only reusable or paper bags. Through door-to-door outreach, staff have understood that most businesses are compliant with this ordinance.

Community Outreach

Recent community outreach shows support for reducing single-use plastics:

- *March 2025 Waste Survey (128 responses):*
 - Businesses:
 - Approx. 66% still use plastic packaging.
 - When asked if they would charge a fee for a single-use item, 70% indicated they would not charge for single-use items. 55% already offer or would offer discounts for reusables;
 - Main concerns included: higher costs for compostables, limited dishwashing/staff capacity, health code uncertainty, and skepticism about composting efficacy.
 - When asked how the Town could provide support in switching away from single-use plastics, businesses indicated a need for affordable compostables, reliable composting systems, and education.
 - Community:
 - Community members indicated their main barriers to reducing single-use plastics in their everyday lives were inconvenience, limited recycling/composting, items being already provided in single-use containers.
 - When asked what might help someone reduce their single-use plastic use, they responded: being provided compostable containers (65%), reusable discounts (56%), bring-your-own options (48%), and return systems (32%).
 - 47% of community members indicated they would willing to pay a fee for single-use items.
 - Common response themes were: ban plastic water bottles, expand refill stations, and prioritize incentives over penalties.
 - Overall: Businesses are cautious but open; community members are broadly supportive. Both emphasize improving composting and recycling infrastructure.
- *April 2025 Restaurant Focus Group:* Participants (Frank's Deli, Ryce) supported reducing plastics but cited high compostable costs, limited durability, and inconvenience of reusable container programs.
- *Summer Interviews:* Izakaya and Bonez already use compostables but report high costs.
- Breadery (not interviewed) charges a fee for compostable takeout ware.

Reducing Cost and Waste on Elk Avenue:

Overflowing Big Belly trash bins during summer 2024 highlighted rising waste volumes issues. The Town will pay \$99,480.15 total + \$70.95 per additional service request/unit in 2026. Waste Management reports anecdotally that single-use coffee and ice cream cups make up most of the Elk Avenue trash. Reducing these items through PPRA policies could cut collection frequency and costs.

Grant Opportunities:

The Town's application to the Colorado Energy Office's Local IMPACT Accelerator Grant for building energy efficiency incentives and workforce education programs was unsuccessful due to lack of a strong policy component. The CEO indicated a jurisdiction-wide waste ordinance could act as this policy component and strengthen eligibility for up to \$200,000 in policy funding and \$1.8M for both waste and building energy efficiency program implementation. With this grant program, staff could leverage these funds to advance energy efficiency programming and workforce development in addition to waste initiatives in 2026. Additionally, Colorado Circular

Communities (C3) offers funding and free technical assistance for circular economy and waste reduction policy development and implementation. These are both opportunities to conduct additional, targeted outreach to help craft an ordinance.

Peer Communities Experience with PPRA

The Towns of Breckenridge and Frisco have anecdotally reported general success with the implementation of their PPRA ordinances to date with a few minor compliance issues.

Breckenridge advised the following:

- Provide businesses with ample education and incentives. Breckenridge has gone so far as to offer a grant program to businesses that wish to install a commercial dishwasher to manage reuseable dishware.
- Connect with regional brokers of compostables/alternatives to single use plastics to provide a “consumer’s resource” of compostable options for local restaurants
- Avoid a “grace period” and set an effective date to avoid confusion and improve compliance.

Telluride shared:

- The Town of Telluride implemented PPRA policies in 2022; overall they’ve shared that businesses are compliant.
- The ordinance is enforced on a complaint-based system; staff shared that this may not be capturing non-compliant businesses effectively.

Both Telluride and Breckenridge enforce minor penalty fees to businesses found to be non-compliant with their PPRA ordinances. Staff are interested in compiling more robust information on best practices by leveraging grant funding and other state programming to conduct meaningful desk research and community outreach.

Discussion:

It has been over a year since Council last discussed the Plastic Pollution Reduction Act (PPRA), as much of 2025’s focus has been dedicated to advancing the Save as You Throw (SAYT) ordinance. With the program now moving forward, staff are revisiting the PPRA discussion to align next steps with current priorities and community input. Based on recent updates and feedback received throughout the year, staff are seeking Council’s affirmation to continue gathering more detailed feedback from stakeholders to draft a well-informed ordinance and position the Town to pursue related grant funding opportunities. Additionally, community and business feedback repeatedly noted that access to compostable single-use items reduce barriers in transitioning to alternatives for single-use plastics. However, it was repeatedly raised that the lack of composting infrastructure still makes compostables a “throw-away” item. Alternatively, Council could consider that requiring compostable materials would position the Town to seamlessly integrate with future industrial composting infrastructure serving the northern Gunnison valley.

Staff is seeking feedback from Council on the following:

- Is Council still interested in pursuing a “moderate” approach for a PPRA ordinance?
- Does Council have interest in requiring compostable items to replace single-use plastic items in Crested Butte’s composting infrastructure context?
- What types of additional feedback or data would Council be interested in understanding to inform an effective PPRA policy?

Climate Impact

While plastic reduction has limited direct emissions impact, it supports the Community Compass strategic goal no. 6 to “Continue to passionately care for our natural surroundings and forever protect Red Lady” and the 2030 Climate Action Plan objective to expand waste diversion programs. Throughout the 2024 Compass Navigation outreach process, staff heard repeated requests for more action around waste policies and programming; 45% of respondents to the Compass Navigation survey—mostly full-time residents—wanted stronger waste policies such as bans on single-use takeout containers.

Financial Impact

The Town could see potential savings through reduced trash collection and may also be eligible for significant state grant funding to help offset the costs of implementing new policies. However, additional information from Waste Management is needed to fully understand the direct costs associated with increasing Big Belly trash pickups during the summer months. For local businesses, compostable materials are generally estimated to cost between 30 and 100 percent more than traditional plastic alternatives. Grant funds or dedicated municipal funds could be utilized to offset these costs to business. Staff have been researching several incentive options to offset or eliminate direct costs to businesses for initial conversion to compostable wares or participating in “reuse” programs (i.e., returnable, washable cups) that could make switching from single-use plastics for businesses less burdensome. More research and outreach would be needed to understand the funding levels that would be helpful for businesses if Council is interested in providing direct incentives.

Recommendation

Council should discuss the questions indicated above and ask clarifying questions regarding the development of a PPRA ordinance.

Attachments:

- 2025 Spring Waste Survey Results
- Town of Telluride “Planet over Plastic” Fact Sheet (to be used as a reference for possible materials to consider addressing)

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, October 20, 2025

Mayor Billick called the meeting to order at 7:00PM.

Council Members Present: Mayor Ian Billick, John O’Neal, Anna Fenerty, Beth Goldstone, and Gabi Prochaska

Kent Cowherd (via Zoom) (for part of the meeting). Cowherd voted on all motions.

Staff Present: Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Town Clerk Lynelle Stanford, and Community Development Director Mel Yemma

Interim Finance Director Rob Sweeney, Public Works Director Shea Earley, Parks, Recreation, Open Space and Trails Director Janna Hansen, Dannah Leeman Gore (via Zoom), Town Planner III Jessie Earley (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

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

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

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

PUBLIC COMMENT

None

STAFF UPDATES

MacDonald added updates. MacDonald, Shea Earley, and Hansen answered questions.

LEGAL MATTERS

Hanlon updated.

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.

Staff Contact: Property Manager RaeMarie Barry

Billick opened the public hearing. There were no comments, and the public hearing was closed.

Fenerty moved and Prochaska seconded a motion to approve Ordinance No. 11, Series 2025. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

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

Hanlon outlined background regarding the agenda item. The plan moving forward is to enter Executive Session on November 3, 2025, and return to make a final determination.

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

The placeholder figures listed under the Financial Impact section of the staff report have been retained. Staff will further evaluate options and return to Council with recommendations and potential agreements for consideration.

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

Billick noted that Magner was travelling and absent from the meeting, and Cowherd, who was on Zoom, left the meeting.

Jason Amrich, Chief Executive Officer, of Gunnison Valley Health, was present at the meeting, spoke to Council, and fielded questions.

COUNCIL REPORTS AND COMMITTEE UPDATES

Fenerty updated and Billick elaborated regarding Mountain Express.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

The Council discussed expanding access to housing at the Ruby and agreed to discuss an exemption for the real estate transfer tax (RETT).

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

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:23PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

November 3, 2025

To: Mayor and Town Council

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

Subject: Resolution 35, Series 2025: Amended Fund Balance Reserve Policy

Date: October 20, 2023

Summary:

The Town of Crested Butte (Town) has historically carried a fund balance reserve in its financials as a means to protect against future financial uncertainty. Staff seeks to amend the existing Fund Balance Reserve Policy (Policy) to codify levels of Fund Balance Reserve (Reserve) for each of the Town's Funds as well as define when and how a Reserve may be used in time of need.

Previous Council Action:

- Council established a goal in 2018 of maintaining operating reserves in the amount of 100% of annual operating expenses. The goal was established and maintained through the budget adoption process.
- February 10, April 7 and June 2, 2025: Fund Balance Reserves were discussed with Council at three, long-term financial planning work sessions. Council provided staff direction to recommend Reserve levels per Fund.
- August 5, 2025: Council adopted Resolution 19, Series 2025 Adopting the Fund Balance Reserve Policy
- October 6, 2026: Council provided staff direction to amend the Fund Balance Reserve Policy as defined in the staff report.

Background:

The Town historically carried a Reserve equal to 100% of operations and maintenance expense for each Fund. The Reserve was to protect against unforeseen financial conditions, such as reduction in revenues and uncontrollable cost increases. Staff identified that the Town's 100% Reserve level was an outlier when compared to other communities as well as to government best practices. The Town Council adopted a formal Policy at its August 5, 2025 meeting reducing the operating Reserve level by fund and adding a capital Reserve using the prior year's depreciation expense for capital-intensive funds.

While developing the 2026 budget utilizing the newly adopted policy, staff identified that the level of Reserve in certain funds was having a negative impact to spendable fund balance. The addition

of 100% of the prior year's depreciation expense increased the entire Reserve above historic values.

Discussion:

Staff believes the amended Policy better aligns with the overall financial objectives of the Town. The amended Policy defines sufficient Reserves by fund to cover unforeseen economic conditions. The amended Reserve values from the Policy are summarized in Table 1. These Reserves are in addition to any statutory (e.g., TABOR), regulatory or contractual (e.g., creditor required) Reserves.

Table 1 – Fund Balance Reserve Recommendations by Fund

Fund	Fund Balance Reserve Metric/Calculation
General	50% of the prior FY's operating expenses, including operational transfers
Capital	50% of the prior FY's operating expenses for Facilities Division, including transfers PLUS 50% of the annual depreciation expense
Open Space	50% of the prior FY's operating expenses
Parks, Rec & Trails	50% of the prior FY's operating expenses
Conservation Trust / Transit and Mobility	No Fund Balance Reserve Requirement for either Fund
Streets and Alleys	25% of the prior FY's operating expenses
Affordable Housing	25% of the prior FY's operating expenses PLUS 50% of the annual depreciation expense
Utility Enterprise	25% of the prior FY's operating expenses PLUS 50% of the annual depreciation expense

The Reserve levels above allow for available Fund Balance to be used on capital acquisition/replacement or to allow the Fund Balance to grow to align with multi-year capital projects (e.g., Street and Alley projects). Staff will identify the required and Council-adopted Reserves separately during budget adoption. Staff will continue to monitor Reserve levels to determine if future changes are recommended to protect against negative financial conditions and to align with Council priorities.

Financial Impact:

The Policy has a positive impact to the Town's financial stewardship of public funds.

Legal Review:

The Town Attorney reviewed the draft Resolution and approved it as to form.

Recommendation:

Staff recommends approval of Resolution 35, Series 2025, Adopting the amended Fund Balance Reserve Policy.

Attachments:

Resolution 35, Series 2025
Amended Fund Balance Reserve Policy



Staff Report

November 3, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Resolution 2025-36, A resolution of the Town Council of the Town of Crested Butte, Colorado approving the amended and restated Gunnison Valley Transportation Authority Intergovernmental Agreement.

Summary: Attached for consideration of approval is an amended and restated IGA among all of the entities involved with the Gunnison Valley RTA. The amendments largely seek to align the governing document with current practices.

Previous Council Action: Ian Billick and Anna Fenerty serve as Council representatives to the GVRTA Board. The existing IGA dates to the formation of the GVRTA in 2002, following efforts going back to 1998.

Background:

Major changes to the IGA include:

- Changing the document from a formation document to an ongoing one
- Removing alternate directors
- Allowing compensation for directors
- Allowing decisions by majority of quorum for most items
- Removing the requirement for a citizens' advisory committee, while still allowing for one
- Allowing the treasurer to delegate responsibilities
- Updating sales tax rates and allowing for future funding sources
- Making the document gender-neutral
- Updating boundaries and ballot questions

Discussion:

These changes have been discussed by the RTA staff and Board over the course of several months. All of the parties to the IGA have had two rounds of review and comment opportunities. All comments from Town staff have been incorporated into the document.

Climate Impact:

None.

Financial Impact:

None

Legal Review:

The town Attorney has had opportunity to review the document.

Recommendation:

Staff recommends approval of the amended & restated IGA.

Proposed Motion:

A Council member should make a “motion to approve Resolution 2025-36” followed by a second and roll call vote, as part of the Consent Agenda.



Staff Memo

November 3, 2025

To: Mayor and Town Council

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

Thru: Dara MacDonald, Town Manager

Subject: Quarter 3 2025 Financial Update

Date: October 22, 2025

Summary: Revenues received and expenditures incurred through the third quarter of 2025 are in line with Town's original approved budget. Staff compiled a summary of the financial highlights from Quarter 3 2025 and included them below.

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

Discussion:

Financial highlights from Quarter 3 are outlined below, starting with a Townwide analysis and then by fund.

Townwide – All Funds

Overall, the Town's financials are tracking budgetary expectations.

Current year Tax Revenues classification is flat when compared to 2024 and on target to meet or exceed the 2025 budget. Local sales taxes and real estate transfer tax (RETT) collected through September are leading the way. Use tax is down considerably, approximately \$350K, or 63%, year over year. Use tax is directly related to building permit activity. Building permit revenue is following the same trend as use tax, down approximately \$122K, or 60%, year over year. Staff reduced the Town's use tax and building permit revenue projections when drafting the 2026 budget. County sales tax is down compared to the 2025 budget mainly due to the timing of payments from Gunnison County. Current year Utility Revenues classification is down compared to 2024, however, this dip was considered when adopting the 2025 budget. We are on target to meet budgetary estimates. Fiscal year 2024 included significant debt proceeds included in the

Other Revenues classification and skews the comparative to 2025 figures, as the Town did not issue debt in 2025. The 2025 Other Revenues classification budget includes anticipated reimbursement for capital expenses from Mt. Crested Butte Water and Sanitation District, the expected value and timing of which are still pending. Finally, Grant Revenues are down compared to the 2025 budget due to the timing and completion of the projects funded by the grants on a reimbursement basis.

Current year expenses are in line with budgeted figures. Many expense classifications have different expenditure patterns given procurement, contractual requirements and operational needs. The Financing Obligations classification includes the Town's debt service payments, which final 2025 payments are scheduled to occur in November and December. Staff modeled payments for the Capital Purchases & Improvements classification to ensure any committed (e.g., contract executed) yet unexpended funds were added to the fiscal 2026 budget request.

General Fund

Local sales tax is the largest source of revenue for the General Fund, accounting for over 60% of the Fund's revenue. This revenue category is tracking above last year's figures, with strong returns in July and August. The Other Revenues classification is lagging the 2025 budget mainly due to the drop in short-term interest rates and its negative impact on our investment earnings.

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

Capital Fund

The Tax Revenues classification includes the RETT and use tax. RETT is the largest source of revenue for the Capital Fund, accounting for over 44% of the Fund's revenue. RETT is up year over year and is exceeding the 2025 budget by approximately \$78K. Use tax accounts for approximately 14% of the Fund's revenue, and as indicated above, is down considerably both year over year and compared to the 2025 budget. Commercial lease revenue is the predominant revenue stream in the Other Revenues classification. Commercial lease revenue is up over budget due to the timing of lease increases as well as how lessees make payment (e.g., some pay full lease amount annually vs. monthly).

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

Open Space Fund

The RETT is the primary revenue source for the Open Space Fund, which is up year over year and exceeds the 2025 budget. Expenses through September do not account for three (3) Council-authorized conservation agreements due to the timing of escrow closure. By fiscal-year-end staff will bring forth to Council a Budget Amendment request utilizing available fund balance to ensure the expenditures comply with State Statutes.

Parks, Recreation and Trails (PRT) Fund

Local sales tax account for over 52% of PRT Fund's revenues. PRT program revenue is accounted for in the Operating Revenues classification, accounting for over 10% of the Fund's revenues. All revenue is tracking favorably compared to budget.

PRT Fund's expenditures are tracking to budget. The Personnel expense category appears to be out of line with the budget, but it includes the full expense of seasonal/temporary staff which will not continue into the final quarter of the fiscal year.

Street and Alley Fund

Over 85% of the Street and Alley Fund's revenue is derived from the 8.0 mill property tax levy. The Town has received almost 99% of the budgeted value in property tax revenue and expects to meet the budgeted value as property owners pay their assessments. Operating Revenues classification is up significantly from the budget and over 2024 figures primarily due to parking payments in lieu received from the 218 Elk Ave project as well as a one-time insurance claim paid to the Town.

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

Affordable Housing Fund

Vacation rental excise tax accounts for approximately 63% of the Affordable Housing Fund's generated revenue (i.e., total revenue less Transfers In and Grants). The 2025 excise tax received is flat compared to 2024 and is in line with estimated figures as we enter the normal slow down in the 4th quarter. Housing payment in lieu revenue is captured in the Operating Revenues classification. This revenue is difficult to predict and is currently lagging the budget and is down compared to 2024.

All expense categories are trending to the 2025 budget, including capital expenses, except for the timing of housing authority and HOA dues negatively impacting the Contracted Services classification. Additionally, the final debt service payment for 2025 is due December 1.

Transit and Mobility Fund

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

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

Enterprise Fund

Service fees charged to customers account for 59% of the Enterprise Fund's budgeted revenues. Grants are periodically obtained to pay for capital or other one-time expenses on a reimbursement basis. As mentioned above, current year Utility Revenues classification is down compared to 2024, however, this dip was projected when adopting the 2025 budget. As indicated in the Townwide analysis, the 2025 Other Revenues classification budget includes anticipated reimbursement for capital expenses from Mt. Crested Butte Water and Sanitation District, the

expected value and timing of which are still pending. The Operating Revenues classification is trending well above the budget due to a one-time payment of \$175,000 for the Colorado River Sustainability Campaign.

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

Recommendation:

Staff seeks Town Council acceptance of the Q3 2025 Financial Report as part of the Consent Agenda.

Attachments:

Quarter 3 2025 Townwide Analysis – Year over Year

Quarter 3 2025 Budget vs. Actual Report – By Fund



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: November 3, 2025

Town Manager

- 1) Board & Committee appointments – Ian and Anna both serve as Council representatives to the RTA and Mountain Express. It seems inevitable that one of them will be vacating their position following the election. Appointments to these two important boards, as well as any other changes to other appointments the Council may wish, will be on the November 17th meeting for consideration. If you are interested in learning more about serving on the Mountain Express or RTA boards please reach out to Ian or Anna or to staff at the Town or these organizations directly. Although not required, it has been fruitful to have shared representation by the same Council members serve on the boards of both transit entities.

Sustainability

- 1) **SAYT Updates** – The Save-As-You-Throw program rollout, including bin delivery, has been delayed into November due to further delays from Waste Management in providing accurate billing data to the Town. Bin delivery to households is now anticipated by November 22nd, 2025, and bills will reflect new rates during the December billing cycle. Staff have posted notice to the Town website, social media channels, and Waste Management has committed to placing notice in the Crested Butte News.
- 2) **Oh Be Joyful Solar Array Ribbon Cutting Ceremony** – GCEA invites staff and Town Council members to a ribbon cutting ceremony to celebrate the completion of construction on the Oh Be Joyful Solar Array. The ceremony will take place on November 19, 2025, at 1:00 pm on site at Avalanche Park. Note that this event marks the end of construction; the solar array is anticipated to be operational likely closer to the end of December 2025.
- 3) **CC4CA Board Member/Meeting Updates** – Sustainability Coordinator Dannah Leeman Gore has been appointed as the new CC4CA Board Member, taking the place of community member Nicole Blaser. Staff thanks Ms. Blaser for her time and dedication to attending meetings and representing the Town. At the October board meeting, board members unanimously passed CC4CA's proposed organizational priorities for 2026, which lays out policy areas and organizational goals that CC4CA

will focus on. Staff have attached CC4CA's "Organizational Priorities with Examples of Potential Strategies."

Public Works

- 1) Whiterock Water Main Replacement and Block 80 Water Main Extension – The projects are wrapping up with asphalt patches at 3rd street, 4th street, 5th street and 10th street, as well as final grading of the Whiterock Alley (3rd-6th), all of which are scheduled for the week of October 27th. Once complete, a substantial completion inspection will be scheduled.

Marshals

- 1) Kayce attended four weeks of CAD/RMS presentations in Gunnison in a combined effort with Gunnison, Hinsdale, and Pitkin Counties to select a new CAD/RMS provider.
- 2) The Marshals are currently investigating a burglary that occurred at Ace Hardware. If you have any information, please contact the Marshal's Office at (970)349-5231.

Parks, Recreation, Open Space and Trails

- 1) **PROST Summer Staff:** The PROST Department wants to give a shout out to our incredible summer seasonal staff! We could not tackle the busy summer months without you! THANK YOU to our gardeners Les Choy, Erin Hunt, Marty McGrane, and Josh LaGasse for the gorgeous flower boxes. THANK YOU to our Open Space Assistant Georgia Behrens and our Recreation Assistant Frankie Toohey for supporting our programs and trails. THANK YOU to our Parks Crew Pete Jacobsen, Justin Carter, and Trevor Glavin for keeping our parks beautiful. We will miss you this winter!

Community Development

- 1) **Planning Magazine Article:** The American Planning Association featured the Crested Butte Community Compass in its Planning Magazine. [Check out the article here.](#)
- 2) **Deed Restriction Outreach:** Staff is working on organizing facilitated listening sessions for deed restricted homeowners to learn about what's been working and not working well with current compliance efforts to help inform deed restriction and administration compliance going forward.
- 3) **Marshal's Addition Project:** The Town held the inaugural Advisory Committee meeting for the Marshal's Addition/Cranks Plaza project on October 29. A site survey of the area south of Town Hall (507 Maroon Avenue) has been completed, enabling the project consultant, Reynolds Ash and Associates, to begin developing conceptual designs for the Cranks Plaza space to help with drainage and accessibility.
- 4) **Third Quarter BOZAR Reviews:** The third quarter of 2025 saw review of the Center for the Arts (606 Sixth Street) increased capacity request, site plan review for 915 Bellevue Avenue, and two appeals (flood plain permit and building code interpretation). In addition, the Board has had four work sessions about the zoning code update.

Town Clerk

- 1) We're fortunate to work with such excellent special event planners! The Town received a special event application from The Chamber for WinterGlow 2025, which includes a proposed road closure on December 6, 2025. This application will be on the November 17, 2025, Town Council meeting agenda for consideration.
- 2) Crested Butte Nordic also submitted special event applications for the Alley Loop Nordic Marathon, scheduled for January 30–31, 2026, which will be reviewed by the Council, and the Gothic Mountain Tour, taking place at Town Ranch on February 15, 2026, which will be administratively reviewed for approval.
- 3) The Town received an application from Mad Moose Events for the Crested Butte Ultra, taking place next Fall, September 25 and September 26, 2026. Since the event has little impact on Town without road closures, the application is typically administratively approved. **Does the Council desire to discuss the application after the concerns brought forth from Pat O'Neill?**
- 4) Open enrollment for unlimited vacation rental licenses concludes October 31, 2025. Primary license applications can be filed throughout the year per the change made via Ordinance No. 4, Series 2025. The Council will be provided with a comprehensive update in the November 17 packet.

Finance/HR/IT

- 1) Preliminary Revenue Report

TOWN SALES TAX September 2025

Business Category	Total Amount 2025	Total Amount 2024	\$ Diff	% Diff
BARS/REST	197,937	199,224	(1,287)	-0.65%
ECOMMERCE	57,317	31,578	25,739	81.51%
GROCERY	79,269	79,302	(33)	-0.04%
RETAIL	128,036	134,192	(6,156)	-4.59%
RETAIL-MMU	9,691	10,011	(320)	-3.20%
LODGING	94,592	82,712	11,880	14.36%
CONST/HRDWR/AUTO	62,911	78,538	(15,627)	-19.90%
SERVICE	52,542	58,416	(5,874)	-10.06%
Grand Total	682,295	673,973	8,322	1.2%

YTD 2025	YTD 2024	\$ Diff	% Diff
1,743,524	1,662,293	81,231	4.89%
309,152	197,047	112,105	56.89%
712,072	693,530	18,542	2.67%
1,111,871	1,063,837	48,034	4.52%
90,160	98,415	(8,255)	-8.39%
709,135	627,569	81,566	13.00%
441,483	450,642	(9,159)	-2.03%
297,738	312,701	(14,963)	-4.79%
5,415,135	5,106,034	309,101	6.1%

OTHER REVENUE SOURCES

Vacation Rental Excise Tax	71,062	67,137	3,925	5.8%
Tobacco & Nicotine Tax	18,847	17,687	1,160	6.6%
RETT	217,305	117,179	100,126	85.4%
Carry Out Bag Fee	470	474	(4)	-0.8%

694,113	665,958	28,155	4.2%
154,289	147,512	6,777	4.6%
1,420,844	941,724	479,120	50.9%
4,608	4,944	(336)	-6.8%

Prepared 10.27.2025

- 2) Finance Director status update – We have in-person interviews scheduled next week. In the meantime, Interim Finance Director Rob Sweeney will be heading home to Arizona in early November for a month. He will be available remotely to support the department during that time. Rob will return for a few weeks on-site in December and will be remote through the holidays and then is available to come back in person in January.

Upcoming Meetings or Events Council may choose to attend

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

November 14th – CBFPD & CBSAR Ribbon Cutting and Dedication – new fire station, 4:30-6:00

November 19th – Oh Be Joyful Solar Array ribbon cutting, 1:00-2:00 at Avalanche Park (Baxter Gulch Trailhead)

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.



Memorandum

November 3, 2025

To: Town Council

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

Subject: Resolution 32, Series 2025 – A Resolution of the Crested Butte Town Council adopting the budget and appropriating sums of money for the Town of Crested Butte, Colorado for the fiscal year beginning the first day of January 2026, and ending the last day of December 2026, estimating the amount of money necessary to be derived from revenue sources, and setting forth the total estimated expenditures for each fund.

Date: October 27, 2025

Summary:

Staff completed the final draft of the 2026 budget. This draft was prepared using the Town Council's input and the Community Compass as guideposts for spending decisions across all Town departments.

Prior Council Action:

- November 7, 2022 – Adoption of the Community Compass
- August 5, 2025 – Adoption of the Fund Balance Reserve Policy
- August 18, 2025 – Work session: 2026 Budget kick-off and Compass priority discussion and direction
- 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
- October 20, 2025 – Work Session: Revised 2026 Proposed Budget; General Fund Transfers; Street & Alley mill levy

Background:

Staff developed 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 final 2026 budget includes all changes previously discussed with Council over the course of five public meetings.

Discussion:

The 2026 budget was refined at each step of the public process 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 final 2026 Budget includes all projected revenues and expenses, both operating and capital, as well as internal transfers to balance the budget. All Funds are projected to have a positive or net zero fund balance by the end of 2026, after meeting required and Council-approved fund balance reserve requirements.

2026 Budget Highlights and Major Assumptions:

- Total expenditures amount to \$30.025M across all Funds
- The 5-yr Capital Plan totals \$51M, with 2026 expenditures totaling \$10.91M across all Funds
- General Fund transfers total \$1.37M (\$1.17 to Street & Alley and \$202K to Capital)
- General Fund revenue growth ranges between 0.75% to 1.25% depending on source
- Moved Specific Ownership Tax revenue (\$243K) to Street & Alley from the General Fund
- Mill Levies:
 - General Fund – Reduction from 1.920 to 1.855
 - Street & Alley Fund – Modeled increase from 8.000 to 9.000
- Water and Sewer consumption revenue increase by 3%
- Employee compensation includes a 3% COLA and 1% merit increase
- Healthcare expenses increased by 5.5% (reduction from 14.1% by changing providers)
- Property/Casualty insurance increased by 5.42%
- Most other expenses increased 3% based upon inflation forecast
- No new positions
- Modeled Council-approved Fund Balance Reserve Policy (as amended)

The 2026 expenditure budget will be adopted at the Fund level, as defined in Resolution 32, Series 2025.

Recommendation:

Staff recommends Council approval of Resolution 32, Series 2025, adopting the Town's 2026 Budget.

Attachments:

Resolution 32, Series 2025 – Adopt 2026 Budget
Annual 2026 Budget Document



Staff Report

November 3, 2025

To: Town Council
Prepared By: Jessie Earley, Planner III
Thru: Mel Yemma, Community Development Director and Dara MacDonald, Town Manager
Subject: Appointment of Two Town Council Members to Design Standards Update Advisory Committee

Summary

The Town is now under contract with MIG, Inc. to begin the process of updating the Design Standards. Staff is requesting two members of the Town Council be appointed to serve on the advisory committee for this update.

Background

The Town was awarded a State Historical Fund (SHF) mini grant in 2023 to complete the Town's Historic Preservation Plan (HPP), adopted on December 16, 2024. An identified outcome of the HPP and Compass Navigation effort is to update the Town's Design Standards in 2025-2026. The Town was awarded another SHF mini grant in 2025 for this update to the Design Standards. In concert with this grant, the Town was awarded a Certified Local Government (CLG) grant for the survey work of buildings within the Early Recreation and Ski Period of Significance (1961-1984) to determine which buildings will contribute to this new period and in turn, to inform the update to the Design Standards.

Councilmembers Gabi Prochaska and Mallika Magner took part on the HPP advisory committee.

Discussion

The overall focus of this 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.

The two appointed Town Council members would be asked to attend all advisory committee meetings relating to this update.

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

Climate Impact

Updates to the Design Standards will ensure that the success measures from the HPP are upheld. These include:

- Develop strategies that support our National Historic District designation and continue to preserve historic structures.
- Respect the mass, scale, and orientation of Crested Butte.
 - Where respecting mass means: Ensure the mass of buildings is relational to neighboring buildings.
 - Where respecting scale means: Maintain the human scale of Crested Butte's architecture.
 - Where respecting orientation means:
 - Buildings face the street and are designed to foster a walkable and connected community.
 - Building and site layouts support the character and use of the Town's alleys.
- Allow for a range of styles and materials that celebrate Crested Butte's historic architectural vernacular and demonstrates environmental stewardship.
- Clearly communicate Crested Butte's architectural story, its preservation strategy, and the community's design expectations.

As stated in these success measures, the updates to the Design Standards will take into account the Town's Climate Action goals, FEMA requirements and Wildland Urban Interface (WUI) codes to ensure all are incorporated.

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 update to the Design Standards will help ensure that the document is more clearly communicated to ensure clarity for both applicants and also the Board when applying the Design Standards to decisions.

Recommendation

For a Council member to make a motion to appoint two members of the Town Council to the Design Standards Update advisory committee.



Staff Report

November 3, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager
Rob Sweeney, Interim Finance and Administrative Service Director

Subject: Resolution 33, Series 2025, A Resolution of the Crested Butte Town Council adopting the mill levy for the Town of Crested Butte, Colorado for the fiscal year 2026, beginning the first day of January 2026 and ending the last day of December 2026

Date: October 23, 2025

Summary:

At the October 20, 2025 work session, Council directed staff to model a 1 mill increase in property tax levy for the Street and Alley Fund when adopting the 2026 budget. Staff prepared two options for the Council to consider when adopting the 2026 Street and Alley tax levies: a 9 and 10 mill levy.

Previous Council Action:

- December 2, 2024 – Adoption of 2025 Mill Levies
- 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
- October 20, 2025 – Work Session: Revised 2026 Budget; Street and Alley Mill Levy

Background:

The Town has two distinct mill levies, one for the General Fund and one for the Street and Alley Fund. The levies are assessed on real property within the Town based upon the Gunnison County Assessor's annual update to assessed valuations.

The maximum 7.3 General Fund mill levy must follow Colorado statutory requirements including TABOR, which reduces the annual levy based upon a number of factors.

In 1987, Town residents voted to authorize a levy up to 16 mills in support of the Town's streets and alleys. The Town has held steady at an 8 mill levy since 2016. Table 1 identifies Council-authorized mill levies per fiscal year.

Table 1
Crested Butte Mill Levy History
2005-2024

Fiscal Year	General Levy (7.3 Mills Max)	Street/Alley Levy (16.0 Mills Max; Est 1987)	Total Levy (Mills)
2005	3.181	5.915	9.096
2006	2.694	6.415	9.109
2007	2.826	6.415	9.241
2008	1.844	6.415	8.259
2009	1.919	6.415	8.334
2010	1.920	6.415	8.335
2011	1.960	6.435	8.395
2012	2.526	8.059	10.585
2013	2.526	8.059	10.585
2014	2.747	8.059	10.806
2015	2.862	8.500	11.362
2016	2.633	8.000	10.633
2017	2.740	8.000	10.740
2018	2.537	8.000	10.537
2019	2.668	8.000	10.668
2020	2.304	8.000	10.304
2021	2.372	8.000	10.372
2022	2.140	8.000	10.140
2023	2.366	8.000	10.366
2024	1.855	8.000	9.855
2025	1.920	8.000	9.920

Over 85% of the Street & Alley Fund's revenues are derived from the existing 8.0 mill property tax levy. The Town has been discussing the need to increase the mill levy for streets and alleys for a number of years to support the growing capital and operational needs of the program.

Discussion:

The Gunnison County Assessor calculated the 2026 real property assessed valuation for property with Crested Butte at \$195,799,060, an 8.86% increase over 2025's valuation. This valuation is the basis upon which the General Fund's and Street and Alley Fund's mill levies are assessed.

The 2026 General Fund mill levy is calculated to be 1.855 mills, which is a 0.065 mill decrease from 2025. The maximum mill levy for the General Fund is 7.300 mills. In order to preserve the Town's annual General Fund mill levy, the Town annually issues a temporary tax credit allowed under TABOR to get to the net mill levy. For the 2026

budget, the temporary tax credit is 5.445 mills. The General Fund mill levy of 1.855 mills will generate approximately \$363,207, which is a \$17,873 increase over 2025.

The Street and Alley Fund mill levy is exempt from TABOR requirements by virtue of the ballot language approved by voters. The maximum mill levy for the Street Fund is 16 mills. The Street and Alley mills were last increased in 2015 to 8.5 mills and then reduced to 8 mills in 2016 where the levy has remained since (See Table 1).

Historically, the Town has planned for a large street rebuild/repair project every 5 years: a full depth asphalt removal and replacement (FDR). The cost per block for FDR increased by 386% from 2017 to 2024, while the existing 8 mill levy generated an additional 105% over the same period. The existing funding stream cannot sustain the needs of future capital projects at the current rate of inflation. The 2026-2030 5-Year Capital Plan for the Street and Alley Fund does not fully address the needs of the Fund's stated goals. Existing funding of an 8 mill levy demonstrates the fund will be in a negative position starting in 2026 without a General Fund transfer. The continued use of General Fund transfers is not sustainable to maintain both general government and street/alley operations and capital needs.

For the Street and Alley Fund mill levy, staff prepared two Resolutions for Council's consideration. The first option increases the levy by 1 mill for a total of 9 mills. The second option increases the levy by 2 mills for a total of 10 mills. Table 2 identifies estimated revenues for an 8, 9 and 10 mills levy and the increase over 2025 revenues.

Table 2
Estimated 2026 Street and Alley Revenue per Mill Option

	8 Mills	9 Mills	10 Mills
2026 Est. Revenue	\$1,566,392	\$1,762,192	\$1,957,991
Increase over 2025	\$127,500	\$323,300	\$519,099

At the October 20, 2025 work session, staff recommended Council consider a total 10 mill levy for the Street and Alley Fund to ensure ongoing operations, maintenance and repair for our public rights of way without needing General Fund assistance.

Recommendation:

Staff recommends Council adopt Resolution 33, Series 2025 specifically noting the desired mills for the Street and Alley Fund.

Attachments

Resolution 33, Series 2025 – Adopt Mill Levies (9 mills for Street and Alley)

Resolution 33, Series 2025 – Adopt Mill Levies (10 mills for Street and Alley)



Staff Report

November 3, 2025

To: Mayor and Town Council

From: Rob Sweeney, Interim Finance and Administrative Services Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution No. 34, Series 2025 – A Resolution of the Crested Butte Town Council Adopting Certain Fees and Charges for the Fiscal Year 2026

Date: October 27, 2025

Summary:

Staff annually reviews the various fees charged by the Town as part of the budget cycle. The most significant changes for 2026 includes Council's direction to lower overall fees for the Save As You Throw (SAYT) Program for residential refuse and recycling collection services as well as a 3% increase to water and sewer consumption, tap and availability fees.

Discussion:

Changes to the **Administration & Miscellaneous** section of the fee schedule include:

- Increase in Business License to \$150 annually.

Changes to the **Building & Planning** section of the fee schedule include:

- Removal of Solar Permit Fee (requirement for Use Tax still applies).
- Changes to Building Permit Fees beginning at \$1M and \$5M; added a new \$5M tier; lowered fractional value per \$1,000 in structural value.
- Resident Occupied Affordable Housing Fees will be discussed with Council in 2026 during the Zoning Code Update.

Changes to the **Parks & Recreation** section of the fee schedule include:

- Clarified language related to rental of Town-owned activity spaces.

Changes to the **Marshals Department** section of the fee schedule include:

- Added Off-Duty Marshal Fee (\$90/hr).
- Changed fee structure for accident reports, non-accident reports and body worn camera video; flat fees replaced by a \$5/ten-minute rate plus direct expense by any outside redaction provider.

Changes to the **Public Works** section of the fee schedule include:

- All Water Base, Block Rates, Tap and Availability fees increased by 3%.
- All Sewer Base, Tap, Availability and Pretreatment fees increased by 3%.
- Changed Water Meter Adapter Prices from a fixed rate to a cost plus 10% fee, consistent with how Water Meters are charged.
- Increase in Watershed Permit fee to \$150.
- Increase in Pretreatment Application Fee to \$48.50.
- Adjusted SAYT fees downward for residential refuse and recycling per Council direction on October 6.

Recommendation:

Staff recommends approval of Resolution No. 34, Series 2025 adopting the Fiscal Year 2026 Fee Schedule.

Attachments:

Resolution 34, Series 2025

2026 Town of Crested Butte Fee Schedule

DATE: October 15, 2025
TO: Mayor and Town Council, Town of Crested Butte
FROM: Karl J. Hanlon, Town Attorney
RE: Mt. Crested Butte Water and Sanitation District

Over the last several years the Town of Crested Butte (the “Town”) and Mt. Crested Butte Water and Sanitation District (the “District”) have been at an impasse regarding payment by the District for their share of the Solids Processing Facility which was upgraded as part of the Wastewater Treatment Facility (“WWTF”) construction project.

Background

On May 6, 1996, the Town and the District, entered into an Intergovernmental Agreement, (“IGA”) for the construction of a solids processing facility (formally called ATAD in the IGA). Under the terms of that agreement, the Town paid 35% and the District paid the remaining 65% of the original solids processing facility, which was constructed as part of the Town’s WWTF. Although the IGA provides some formality for decision making most decisions related to the Solids Processing Facility have been made on an informal basis at an operational level. A copy of the IGA is attached as **Exhibit A**.

Beginning in 2021 the Town started designing and budgeting for upgrades to the WWTF, including the Solids Processing Facility. The scope of the project involving the Solids Processing Facility is limited to necessary maintenance and replacement of aging and antiquated equipment. In April 2022 the District was advised that the cost of the Solids Processing Facility would be slightly more than \$3 million. Public meeting minutes from a subsequent board meeting indicate the manager of the District advised his board that they would be budgeting approximately \$1.5 million over the 2022 and 2023 budget cycles to pay that amount.

Over the course of 2022 projected costs increased and on October 6, 2022, via email, Public Works Director Shea Earley advised the District that the construction cost of work involving the Solids Processing Facility was now \$5,265,693 and that the District portion of the cost, including design, would be \$3.3 million. As with the balance of the overall project, the scope of work at the Solids Processing Facility went through significant value engineering in 2022 to try and control costs and thus only essential improvements were included in the final project. The District’s minutes from February 14, 2023, reflect that the Board was advised that the District’s share of the Solids

Mail to:
Glenwood Springs
201 14th Street, Suite 200
P.O. Box 2030
Glenwood Springs, CO 81602

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

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432

Processing Facility was now \$3.4 million and minutes from March 14, 2023, reflect the Board was looking for funding sources to pay its portion of the cost.

From December of 2022 on, District staff requested detailed information regarding the project and over the course of 2022, 2023, and 2024 information was exchanged between the Town and the District. Negotiations also took place between general counsel for the District and the Town Attorney regarding project costs and allocations. Subsequently, in 2024 the District retained an outside consultant to review project cost allocations. A detailed timeline of events through November 2023 with supporting documents related to communications with the District and information available from the District's posted meeting minutes is attached as **Exhibit B**. After November 2023 all communications between the Town and the District related to this matter have primarily been through counsel for the parties although Staff provided answers and information related to the project over the course of 2024 while the District was engaging in its cost analysis.

Item/Source	Value
Project Budget	\$22,993,573.77
Town of CB Debt Financing (\$1.5M which was forgiven)	\$14,000,000.00
Town of CB award of DOLA Grant - Design	\$150,000.00
Town of CB award of DOLA Grant - Construction	\$750,000.00
MTCBWSD Assessment of Bio Solids Costs	\$3,463,397.01
Town of CB Enterprise Funds	\$4,630,176.76

Town Expenses

To complete the WWTF project and the Solids Processing Facility the Town used a combination of cash on hand and loans. The Town has contributed \$4,630,176 in cash and took out a loan from the Water Pollution Control Revolving Fund in the amount of \$9.5 million on December 9, 2022, at an interest rate of 2.75%. Payments including accrued interest commenced on May 1, 2023. The Town took out a second loan from the Water Pollution Control Fund for green and energy efficient elements of the project in the amount of \$3 million at an interest rate of 0.5%. Payments including accrued interest commenced on May 1, 2023. The District's contribution to the Solids Processing Facility was integral to the Town's financial plan to complete the WWTF project.

In anticipation of this project and the associated debt service, the Town of Crested Butte began increasing rates for water/sewer customers in 2020. This includes dramatic increases in 2022 and 2023. From 2020 to 2023, Crested Butte's ratepayers saw a 56% increase in base rates, largely to finance the WWTF project and associated debt service.

<u>gals</u>	<u>year</u>	<u>water</u>	<u>sewer</u>	<u>TOTAL</u>	<u>% increase</u>
8,000	2020	\$29.00	\$38.50	\$67.50	3.1%
8,000	2021	\$31.00	\$40.50	\$71.50	5.9%
8,000	2022	\$37.50	\$48.50	\$86.00	20.3%
4,000	2023	\$46.00	\$59.50	\$105.50	22.7%
4,000	2024	\$46.92	\$60.69	\$107.61	2.0%
4,000	2025	\$48.32	\$62.51	\$110.83	3.0%

In addition to staff time, attorney's fees in the amount of \$7,757.50 have also been incurred since January 1, 2023, related strictly to the District's payment dispute.

District Concerns

Our understanding is that the District has, or had, four primary concerns: 1) Notice and participation under the IGA; 2) Total cost of the Solids Processing Facility; 3) Cost allocation between the Parties; and 4) Timing and terms of payment.

Payments

The District has made three payments to the Town for the Solids Processing Facility project, \$22,324 on July 8, 2022; \$25,929.46 on November 4, 2022; and \$1,500,000 on July 22, 2024.

MTCBWSD Assessment	3,463,397.01
7/8/22 payment	(22,324.00)
11/4/22 payment	(25,929.46)
7/22/24 payment	(1,500,000.00)
Balance	1,915,143.55

Outstanding Balance

Based on the Town's internal analysis and cost allocation there is a remaining balance of \$1,915,143.55 for the District's share of the total cost for the Solids Processing Facility. The District's proposal is outlined below and contains a lower number of \$1,780,371.46. Given the complexity of the project and the multiple potential methods of allocating costs, the difference in these two numbers is not wholly unexpected. From Staff's perspective accepting the District's proposed amount makes sense as the time and expense of revisiting every invoice is probably not beneficial.

Proposed Resolution

While there have been several back-and-forth discussions with the District that Council has been updated on in executive session, Staff believes we are at the point that a public discussion and

direction by Council is necessary to move forward in accordance with the Colorado Open Meetings Law.

The District's last proposal to resolve the issue is as follows:

Principal: \$1,780,371.46				Rate: 3.00% commencing 9/30/25	
Payment Date	Payment	Total Payment	Principal	Interest	Balance
9/30/2025	1	\$ 445,092.87	\$445,092.87	-	\$1,335,278.59
9/30/2026	2	\$ 291,565.00	\$251,506.64	\$40,058.36	\$1,083,771.95
9/30/2027	3	\$291,565.00	\$259,051.84	\$32,513.16	\$824,720.11
9/30/2028	4	\$291,565.00	\$266,823.40	\$24,741.60	\$557,896.71
9/30/2029	5	\$291,565.00	\$274,828.10	\$16,736.90	\$283,068.61
9/30/2030	6	\$291,560.67	\$283,068.61	\$8,492.06	-
		\$1,902,913.54	\$1,780,371.46	\$122,542.08	

In the alternative, the District suggested that if the foregoing wasn't acceptable, then the parties should engage in a one-day mediation to see if they could resolve the situation. The District also wanted as part of any settlement agreement that the parties agree to work cooperatively and in good faith to replace the existing IGA with an updated and comprehensive one that is intended to provide additional detail and avoid future disputes.

At this time Staff is requesting direction from the Council to either:

1. Accept the Districts payment plan and direct staff to draft the necessary loan agreements to document the agreement.
2. Direct staff to pursue a one-day mediation with the District; or
3. Direct staff to prepare a complaint for collection of the outstanding balance.