



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 Special Town Council Meeting Town Council Chambers 507 Maroon Ave; Crested Butte, CO Monday, May 19, 2025

Meeting information to connect remotely:

<https://us02web.zoom.us/j/89941693035>

Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 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: 899 4169 3035

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, MAY 19, 2025, BEGINNING AT 8:00PM.

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 JOINT WORK SESSION WITH THE BOARD OF ZONING AND ARCHITECTURAL REVIEW (BOZAR)

1) Redefined Draft Community Plan.

Staff Contact: Community Development Director Mel Yemma

8:00 SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

8:02 APPROVAL OF AGENDA

8:03 CONSENT AGENDA

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

Staff Contact: Town Clerk Lynelle Stanford

2) Crested Butte Farmers Market Special Event Application Closing the Ten and 100 Blocks of Elk Avenue on Sundays, from May 25, 2025 to October 5, 2025.

Staff Contact: Town Clerk Lynelle Stanford

3) ARTumn Festival Special Event Application Closing the 1st and Elk Parking Lot on Saturday, September 20, 2025 and Sunday, September 21, 2025.

Staff Contact: Town Clerk Lynelle Stanford

4) Apology Letter to Charles Robinson and Scotia Cox Regarding Mistake at the January 2025 Paradise Park Workforce Rental Lottery.

Staff Contact: Housing Director Erin Ganser

5) (First Reading) Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Town Clerk Lynelle Stanford

6) (First Reading) Ordinance No. 5, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to the Gunnison County Electric Association.

Staff Contact: Town Manager Dara MacDonald and Sustainability Coordinator Dannah Leeman

7) Resolution No. 11, Series 2025 - A Resolution of the Crested Butte Town Council Approving a Lease Agreement with Mountain Mentors LLC for Use of 620 2nd Street AKA Big Mine Warming House.

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

8) Resolution No. 12, Series 2025 - A Resolution of the Crested Butte Town Council Establishing Expedited Development Review Policies for Future Affordable Housing Projects.

Staff Contact: Community Development Director Mel Yemma

9) Endorsement Letter for Dara MacDonald for Run for CML Executive Board.

Staff Contact: Town Manager Dara MacDonald

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under

New Business.

8:05 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 ²minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under “Other Business to Come Before the Council.”

8:10 STAFF UPDATES

8:15 LEGAL MATTERS

8:20 PRESENTATION

1) Jodi Payne, Executive Director of Gunnison Country Food Pantry, and Holly Conn, Executive Director of Mountain Roots Food Project Regarding Federal Funding Cuts Affecting Critical Community Programs.

8:25 NEW BUSINESS

1) RV Dump Station Improvements Discussion.

Staff Contact: Public Works Director Shea Earley

8:45 COUNCIL REPORTS AND COMMITTEE UPDATES

8:50 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:55 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, June 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council

9:00 ADJOURNMENT



Staff Report

May 19, 2025

To: Mayor Billick and Town Council, and Chair Nauman and Board of Zoning and Architectural Review

Prepared By: Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: **Joint Work Session: Refined Draft Community Plan**

Summary: This joint Town Council and BOZAR Work Session is intended to review and discuss the refined draft of the Community Plan (CP). The updated draft reflects community feedback, input from the advisory committee, and prior Council and BOZAR discussions. The goal of this session is to align on final recommendations to complete the plan and prepare it for adoption—setting the stage for the next phase: updating the zoning code and developing new five-year strategies for housing and community spaces.

Previous Council Action: On May 5, 2025, the Town Council held a work session to review public input on the draft CP and provide feedback on the proposed goals and tools for each plan focus area.

Council Members Kent Cowherd and John O’Neal, along with BOZAR member Roxana Alvarez-Martí, served on the CP Advisory Committee. Several Council and BOZAR members also participated in the Compass Navigation Committee meeting on February 5, which introduced key draft CP concepts and gathered early feedback.

Background: About the Draft CP: The CP identifies a long-term vision to improve Crested Butte’s livability, functionality, and sense of community by aligning the Town’s development regulations with the community’s values and strategic goals. The CP seeks to encourage and stimulate private-sector investment in community-serving housing and spaces for businesses, and non-profits to address Crested Butte’s pressing local challenges – an escalating affordability crisis, a vulnerable and concentrated economy, a decline in full-time residency, and zoning regulations that are overall failing to produce the housing and infrastructure the community needs.

The Refined Draft CP is grounded in a vision that reflects and advances the Community Compass goals and values—focused on “keeping Crested Butte, Crested Butte” by retaining and growing the full-time community. It includes a set of strategies and recommendations designed to realize this vision, to be implemented through a comprehensive zoning code update and supported by forthcoming five-year plans for housing and community spaces, launching this summer with expanded outreach.

Discussion: This work session will allow Town Council and BOZAR members to share feedback on the refined draft and discuss further refinements. Staff will begin with a brief overview of the plan’s purpose and the updates made, then facilitate a discussion of each focus area to identify

areas of alignment or divergence in preparation for finalizing the draft and setting the upcoming zoning code update for success.

Key changes made in this refined draft include:

- A significantly shorter, more concise document
- A revised executive summary and introduction clarifying the dual goals of expanding community spaces and community-serving housing
- Clearer, more compelling success measures tied to the plan’s vision
- A sharpened vision statement emphasizing support for the full-time community
- A restructured “Unlocking Potential” chapter that focuses on four key areas—parking requirements, neighborhoods & the historic core, Belleview Avenue, and the Sixth Street Corridor (now including the Slate River Annexation)—with streamlined recommendations for the zoning code and accompanying 5-year housing and community spaces strategies.
- Relocation of the “Crested Butte’s Context” chapter (challenges and opportunities) to the appendix for improved flow

Climate Impact: The CP supports the goals of the Climate Action Plan and the Transportation Mobility Plan by integrating land use with transportation. This approach is intended to create more opportunities for residents to live closer to where they work, thereby reducing vehicle emissions. The plan focuses on identifying these opportunities within Town limits, while coordination with Gunnison County through the Corridor Plan will expand this integration at the regional level.

Financial Impact: The development of the Draft CP was funded through a \$200,000 grant from the Colorado Department of Local Affairs, with an additional \$150,000 match from the Town over 2024 and 2025. While updates to the zoning code will not result in additional financial impacts, further financial incentives, programs, and Town-led development opportunities will be explored as part of the forthcoming 5-Year Housing and Community Spaces strategies, which will begin this summer.

Legal Review: The Town Attorney has reviewed the zoning code considerations included in the Draft CP and confirmed their feasibility. The Attorney will continue to work with staff throughout the code update process to ensure the final code is clear, concise, defensible, and user-friendly for both the Town and the development community, and that it effectively enables the CP vision.

Recommendation: Staff requests Council and BOZAR input on the refined draft and its recommendations. Following this session, staff will incorporate feedback and present a final draft for Council consideration and possible adoption in June.

ATTACHMENTS:

1. Refined Draft Community Plan for Town Council and BOZAR Review

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, May 5, 2025

Mayor Billick called the meeting to order at 7:23PM.

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

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Town Clerk Lynelle Stanford

Community Development Director Mel Yemma, Chief Marshal Mike Reily, Housing Director Erin Ganser, Town Planner I Kaitlyn Archambault, and Parks, Recreation, Open Space & Trails Director Janna Hansen (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

Magner 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) April 21, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Amended Memorandum of Understanding (MOU) between the Town of Crested Butte and the Town of Crested Butte Municipal Judge James McDonald.

Staff Contact: Town Clerk Lynelle Stanford

Magner 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

Billick recognized a written comment received from Jodi Payne from the Gunnison Country Food Pantry.

Jim Starr, 323 Gothic Avenue; Will Frischkorn, Executive Director of Crested Butte Devo; and Amy Nolan, also from Crested Butte Devo, commented.

STAFF UPDATES

MacDonald and Stanford added updates.

LEGAL MATTERS

None

PROCLAMATION

Proclamation designating May 2025 as “Mental Health Awareness Month.”

The Council agreed to the edit recommended by Goldstone.

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

PUBLIC HEARING

1) (Second Reading) Ordinance No. 3, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 8-2-150 of the Crested Butte Municipal Code.

Staff Contact: Chief Marshal Mike Reily

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

Magner moved and Prochaska seconded a motion to approve Ordinance No. 3, Series 2025. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

NEW BUSINESS

1) Letter from Council for the 2030 Climate Action Plan.

Staff Contact: Sustainability Coordinator Dannah Leeman

Goldstone moved and Prochaska seconded a motion to pass (the letter) as is. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

2) Resolution No. 8, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Leasing of Residential Municipal Property Policy.

Staff Contact: Housing Director Erin Ganser

Billick asked for public comment. No one from the public commented.

Goldstone moved and Prochaska seconded a motion to approve Resolution No. 8, Series 2025, with suggested changes. A roll call vote was taken with all voting, “Yes,” except Magner voted, “No.” **Motion passed (5-1).**

3) Resolution No. 9, Series 2025 - A Resolution of the Crested Butte Town Council Adopting a Paradise Park Workforce Rental Tenant Selection Plan.

Staff Contact: Housing Director Erin Ganser

The Council identified amendments related to eligibility requirements. Billick opened the meeting for the public to comment. No one commented.

Goldstone moved and Prochaska seconded a motion to approve Resolution No. 9, Series 2025, adopting a Paradise Park Workforce Rental Tenant Selection Plan, with suggested changes. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

4) Resolution No. 10, Series 2025 - A Resolution of the Crested Butte Town Council Setting an Application Fee for the Paradise Park Workforce Rental Housing Project.

Staff Contact: Housing Director Erin Ganser

No one from the public commented.

Prochaska moved and Goldstone seconded a motion to approve the \$30 application fee. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

5) Consideration for the Applicant Household Affected by the Paradise Park Lottery Drawing.

Staff Contact: Housing Director Erin Ganser

Billick opened the meeting to the public for comments. Chuck Robinson (twice), Jessica Knoll (twice), Abby Whitaker, and Scotia Cox (via speakerphone) spoke during the meeting.

Magner moved and Cowherd seconded a motion that we allocate the household two additional tickets which would move them up one tier in the lottery ticket allocation structure to be used once and send an apology letter. A roll call vote was taken with all voting, “Yes,” except Goldstone voted, “No.” **Motion passed (5-1).**

6) Discussion on Possible Moratorium on New Development.

Staff Contact: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Community Development Director Mel Yemma

There would not be a moratorium. There will be further discussions.

COUNCIL REPORTS AND COMMITTEE UPDATES

Billick updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

The Food Pantry would be invited to speak to the Council, and the Council provided direction regarding Crested Butte Devo.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Wednesday, May 14, 2025 - 6:00PM Joint Work Session with Mt. Crested Butte Regarding Mountain Express
- Monday, May 19, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council

Staff would be working to schedule the next intergovernmental meeting, tentatively planned for June 30, 2025.

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:35PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

May 19, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: Crested Butte Farmers Market Special Event Application Closing the Ten and 100 Blocks of Elk Avenue on Sundays, from May 25, 2025 to October 5, 2025.

Date: May 9, 2025

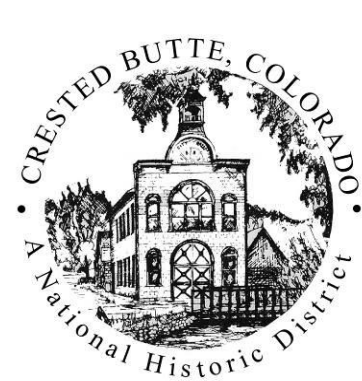
Summary:

Allison Pugh submitted the special event application for the Crested Butte Farmers Market. The Farmers Market is scheduled for Sundays, beginning on May 25, 2025, to October 6, 2025. The proposed location for the Farmers Market is the Ten Block and 100 Block of Elk Avenue. The two blocks of Elk Avenue would be closed from 7AM to 3:30PM on Sundays to allow for set up and clean-up. The Farmers Market event itself runs from 9AM to 2PM.

Staff determined that the event organizer's request to close the 1st Street/Elk Avenue intersection to north and southbound traffic was not in the best interest of overall safety for ingress and egress to the northwest corner of Town. The intersection will remain open as it has in the past. Per direction from past years, the Farmers Market event organizer remains committed to keeping the path to the stairs accessing the 1st and Elk parking lot clear for people to utilize the stairs to the parking lot where the Art Market will be occurring on Sundays.

Recommendation:

To approve the Crested Butte Farmers Market special event application as part of the Consent Agenda.



Staff Report

May 19, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: ARTumn Festival Special Event Application Closing the 1st and Elk Parking Lot on Saturday, September 20, 2025 and Sunday, September 21, 2025.

Date: May 11, 2025

Summary:

Steven Wallis submitted the special event application for the ARTumn Festival on behalf of Colorado Events. The ARTumn Festival is proposed to take place Saturday, September 20, 2025, and Sunday, September 21, 2025, in the 1st and Elk parking lot. The three ADA parking spaces and parking for the electric vehicle charging station must remain open and available for the duration of the ARTumn Festival. The event diagram, included in the packet, reflects the availability of the parking areas.

On Saturday, the event would run from 11:00AM to 6:00PM, and on Sunday, the event is planned from 8:00AM to 4:00PM. The parking lot would close on Saturday, beginning at 8:00AM, and take-down will be concluded by 6:00PM on Sunday.

Recommendation:

To approve the ARTumn Festival special event application.

Recommended Motion:

To approve the ARTumn Festival special event application as part of the Consent Agenda.



Staff Report

May 9, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: Apology letter to Charles Robinson and Scotia Cox regarding mistake at the January 2025 Paradise Park Workforce Rental lottery

Summary: An error occurred during the January 22 lottery that necessitated a redraw. One of the five applicants drawn for housing in the first drawing for a two-bedroom unit were not drawn at the second drawing. Council requested that staff prepare a formal apology letter for the household that was not selected on the second drawing.

Previous Council Action: This topic was discussed at the February 3rd, March 3rd, and April 21st, and May 5th Council meetings.

Background and Discussion: A ticket was unintentionally excluded from the drawing for two-bedroom units in the January 22 lottery resulting in an objection from an excluded household and necessitating a redraw. One of the five applicants drawn for housing in the first drawing were not drawn at the second drawing. Recognizing that the error caused significant distress for the household who was not selected for housing on the second drawing, the Council requested that staff prepare a formal apology letter and convey the Council's decision to award the household two additional lottery tickets to be used at one of the two remaining lotteries for the Paradise Park Workforce Rental project.

Climate Impact: None.

Financial Impact: None.

Legal Review: Legal counsel was included in the discussion to offer the affected household an additional two tickets.

Recommendation: Staff recommend that the Council review and discuss the attached letter, provide direction on any changes to the letter and approve.

Proposed Motion: For one member of the Council to make a motion to approve the apology letter, followed by a second and a roll call vote.



Staff Report

May 19, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.
Date: May 12, 2025

Summary:

A discrepancy in Article 5, Vacation Rental Licenses, Town Code Section 6-5-30, was identified between the definition of block face and the map depicting the number of unlimited vacation rental licenses allowed in zones by block face. According to the definition of block face, the Town allows 199 unlimited vacation rental licenses, while the map depicted the allowance of 198 unlimited vacation rental licenses. In 2025, the Town issued 189 unlimited vacation rental licenses. Ordinance No. 4, Series 2025 removes the map from the Town Code. The map will continue to exist as a tool for identifying the locations in which there are available unlimited vacation rental licenses per concentration within the zones.

Furthermore, per a suggestion from a Council member earlier this year, staff is proposing that primary occupant vacation rental licenses could be applied for throughout the year. The Town issued 23 primary occupant vacation rental licenses in 2025. The open enrollment period for unlimited vacation rental licenses would remain to be during the month of October.

Recommendation:

To set Ordinance No. 4, Series 2025 for public hearing during the June 2nd, 2025, Council meeting.

Recommended Motion:

Motion to set Ordinance No. 4, Series 2025 for public hearing during the June 2nd, 2025, Council meeting as part of the Consent Agenda.



Staff Report

May 19, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Ordinance No. 5, Series 2025 – An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to Gunnison County Electric Association

Summary:

Ordinance No. 5, Series 2025, would approve a 30-year option and lease agreement between the Town of Crested Butte and Gunnison County Electric Association (GCEA), enabling the construction and operation of a 1.62 MW DC solar array at the Town's Avalanche Park property south of town and adjacent to the GCEA substation. The project will support the Town's adopted climate action goals and ensure long-term access to local renewable energy.

Previous Council Action:

- December 2019: Town Council adopted the Climate Action Plan (CAP) and declared a climate emergency.
- December 2020: Council approved a land lease with GV Solar LLC (Outshine Energy) for solar development at Avalanche Park.
- 2021–2023: Town supported PPA and REC subscription planning; Outshine Energy and GCEA finalized REC pricing and permitting.
- 2024: Outshine Energy received land use approval from Gunnison County for the project.
- Late 2024-current: GCEA and Outshine Energy are negotiating to change roles such that GCEA will now own the project and will contract with Outshine Energy to install.
- March 2025: GCEA presented project updates and reaffirmed REC pricing and construction timelines.
- April 2025: Council adopted an updated Climate Action Plan including a directive to decarbonize with a state action to "Partner with GCEA to support local renewable energy generation up to 100%"

Background:

The Town's 2019 CAP outlined a strategy to support a utility-scale solar project to meet renewable electricity goals. Avalanche Park was identified as a viable location due to its proximity to GCEA infrastructure and favorable siting conditions. After site feasibility analysis, public lease authorization, and developer procurement, Outshine Energy was selected as the development

partner. GCEA and Outshine Energy have completed key studies, permitting, and financing negotiations, and are ready to proceed with construction pending final lease approval.

Discussion:

The proposed lease agreement will provide GCEA with site control of Avalanche Park, allowing for construction of the “Oh Be Joyful” (OBJ) community solar array. This is critical to ensure financing and interconnection approvals remain active.

GCEA is offering Renewable Energy Credits (RECs) from the OBJ array to the Town to offset 100% of its municipal electricity use. At full subscription, the Town would offset approximately 800 metric tons of CO₂e annually, about 44% of municipal emissions. RECs will be priced at \$0.068 per kWh (blended into GCEA base rates), with a projected annual premium of \$33,803.53 for full offset, based on the Town’s current usage. This translates to a marginal cost of \$43 per metric ton of CO₂e offset, providing a cost-effective means of advancing the Town’s carbon reduction goals.

GCEA has stated that the price per kWh for RECs will remain fixed over the contract term, although broader cost uncertainties may arise in 2026 due to changes in federal tax credit policies.

Climate Impact:

This project aligns directly with the CAP’s renewable energy goals. By subscribing to RECs generated by a local solar array, the Town ensures its energy expenditures directly support new renewable energy generation.

Financial Impact:

There will be no payment to the Town from GCEA to lease the property, rather the Town is providing the space to advance goals to reduce emissions.

Recent GCEA estimates project a recurring annual premium of at least \$33,803.53 for REC subscriptions to offset the Town’s full municipal electricity usage. This is an increase over previous projections (\$5,300–\$21,000 annually in 2020) and reflects rising energy costs, Town’s ongoing transition away from natural gas towards electricity, and finalized REC pricing.

For context, the Town’s recent electricity expenditures totaled:

- 2022: \$140,266.88
- 2023: \$149,556.04
- 2024: \$173,105.90

The REC subscription represents an approximately 19.5% increase over 2024 energy costs.

Legal Review:

The Town Attorney has reviewed and approved the lease agreement and ordinance for form and compliance with state and municipal requirements. All commitments are subject to annual appropriations under TABOR.

Recommendation:

Staff recommends approval of Ordinance No. 5, Series 2025, to authorize execution of the 30-year lease with GCEA for the Oh Be Joyful solar project at Avalanche Park.

Proposed Motion:

A Council member should make a motion to “set Ordinance No. 5, Series 2025, for second reading and public hearing on June 2, 2025,” as part of the Consent Agenda.



Staff Report

May 19, 2025

To: Mayor and Town Council

Through: Dara MacDonald - Town Manager

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

Subject: Resolution No. 11, Series 2025 - A Resolution of the Crested Butte Town Council Approving a Lease Agreement with Mountain Mentors, LLC. for Use of 620 2nd St. AKA Big Mine Warming House

Summary and Background:

Mountain Mentors, LLC., a local organization offering outdoor-based youth programming, has requested use of the first floor of the Big Mine Warming House to provide a meeting and rainy-day location for summer programming from June 8 – August 23, 2025. Mountain Mentors has leased the first floor of the Big Mine Warming House since 2021, with a shift to the Fitness Room of Town Hall during construction at Big Mine Park in 2023. CB Nordic has submitted written approval of this use. The Town supports the use of Town-owned buildings by local community-based organizations and as such would be happy to have Mountain Mentors utilize that space during the quiet summer months at Big Mine Park. The total rent will be \$2,025.00 based upon a \$1.50 per square foot per month rate.

Recommendation:

Staff recommends approving Resolution No. 11, Series 2025 as part of the Consent Agenda.



Staff Report

May 19, 2025

To: Mayor and Town Council

Prepared By: Jessie Earley, Planner III

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

Subject: A Resolution Establishing Expedited Development Review Policies for Future Affordable Housing Projects

Summary

The Town of Crested Butte is applying to the Department of Local Affairs (DOLA) for a \$50,000 incentive to help support the upcoming Five-Year Housing Strategy, as one of the next steps from the Community Plan (CP).

Background

Proposition 123 was approved by Colorado voters in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments, as defined by CRS-29-32-104. The Town has established a baseline and committed to increasing affordable housing in accordance with Proposition 123. To apply for the funding through DOLA, the Town must show proof of adoption of an expedited development review process specific to affordable housing. This resolution helps to establish this proof.

Discussion

Currently, the development review process for BOZAR is 60 days. This resolution states this and then gives a maximum of 90 days for extenuating circumstances. As a relational comparison, other resort communities can at times be six months to one year out to get into the queue when a complete application is submitted for their commission's development review.

Climate Impact

No known impact.

Financial Impact

Funding from DOLA would help to create the Five-Year Housing Strategy, which would take the burden off the Town's budget.

Legal Review

This action complies with the Town Charter and Municipal Code requirements.

Recommendation

Staff recommend that the Town Council approve the resolution as part of the consent agenda.

Proposed Motion

A Councilmember make a motion followed by a second “to approve Resolution 12, Series 2025 for establishing expedited development review policies for future affordable housing projects” as part of the consent agenda.



Memo

May 19, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Endorsement Letter for Dara MacDonald to run for CML Executive Board

Summary:

I am seeking an endorsement letter from the Town Council in my bid to run for election to the CML Executive Committee.

Background:

Colorado Municipal League (CML) is now accepting applications for members interested in running for the CML Executive Board. Applications accepted starting April 7 through Friday, May 23 by 5 p.m.

Per CML bylaws, half of the 20 elected board seats have terms ending this year and will be on the ballot in June.

There are 10 board seats that will be on the ballot:

- Largest Category (*Population 250,000+*): Two positions (one for a two-year term, one for a one-year term)
- Large Category (*Population 50,000–249,999*): Three positions (two-year terms)
- Medium Category (*Population 8,000–49,999*): Three positions (two-year terms)
- Small Category (*Population <8,000*): Three positions (two-year terms)

Candidates meeting all qualifications will be placed on the slate by the CML Nominating Committee and be voted on by the membership at the CML Annual Business Meeting on Thursday, June 26 during the 103rd CML Annual Conference in Breckenridge. Voting procedures will be outlined in the “Notice of Annual Business Meeting,” which will be sent to all member municipalities before the conference.

CML Executive Board members are elected at-large, meaning each member municipality can vote for candidates in all population categories.

Application procedure:

CML bylaws require that Executive Board members be elected or appointed officials of member cities and towns. To be nominated for a board position, an official must:

1. Submit an application to the Nominating Committee; applications must be received by Friday, May 23 at 5 p.m.
2. Obtain and submit a written letter or resolution signed by the mayor (or appropriate substitute, if needed) affirming the endorsement of the applicant's candidacy by the city council or board of trustees, also by Friday, May 23.

Discussion:

As an employee in Colorado municipal governments for more than 20 years, I have many years of working with CML and utilizing the services offered by CML for the members. Through my involvement on the CML Policy Committee for several years I have come to appreciate the processes utilized to involve members in the development of the CML policy positions, exploration of ideas for initiating legislation and engagement of CML members in advance of and during the legislative session each year. I have been a board member for the Colorado Association of Ski Towns (CAST) since 2019, serving as president from 2020 to 2022. The experience of representing CAST and its 31-member municipalities provides a strong basis for a role on the CML Executive Board.

Participation on the CML Executive Board would naturally provide opportunities for networking and collaboration on issues facing Crested Butte. It would also amplify the voice of Colorado onto the statewide stage, particularly through CML's significant role in lobbying with the Governor's office and the Legislature.

Climate Impact:

None

Financial Impact:

The Executive Board does meet monthly, and they do encourage in person attendance, which would mean periodic time away from the office.

Legal Review:

None

Proposed Motion:

A Council member should make a "motion to approve the attached endorsement letter for Dara MacDonald's application to run for the CML Executive Board" as part of the Consent Agenda.



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: May 19, 2025

Town Manager

- 1) Progress update on Council's 2025 Strategic Plan – See attached overview of strategic goals and progress on specific implementation steps.
- 2) Gunnison Valley Regional Housing Authority Q1 update – See attached update from GVRHA.
- 3) Met Rec Regional Master Plan - As you likely know, [MetRec's regional recreation master plan](#) has been completed. Executive Director, Derrick Nehrenberg, has offered to attend a Council meeting and present the plan if Council so desires. Janna Hansen continues to serve on the MetRec North Valley Advisory Committee and Derrick is participating in the PROST Plan on that advisory committee. MetRec is now gearing up to initiate a regional recreation path master planning process which they would like to begin in the fall. Town staff have met with Derrick as part of the kickoff of this effort. Council should advise if they would like a presentation on the MetRec Master Plan as part of an upcoming agenda.
- 4) Town Hall remodel – As of this writing the Town Hall remodel project is nearly complete. Staff are moving back into their office spaces at Town Hall on Tuesday, May 13th. The budget for the project was \$600,000, which was offset with a grant for \$150,000 from DOLA's Energy and Mineral Impact Fund. The contractor, [Fixture Studio](#), has been great to work with. Despite the complexities inherent in any remodel and several change requests by the Town, the project is on time and under budget. The project scope included not only demolition of existing interior partitions and installation of new interior office spaces, but also necessary upgrades to electrical and communications systems to support modern utilization of the facility.

Exterior maintenance of the building will commence in the coming weeks. This project includes limited window replacements along with tuckpointing the exterior brick, repair of the parge coat and sign, and stabilization of the chimney. This maintenance work will ensure this important historic structure continues to function for the community for many years to come. Prior building assessment and design work has been funded in part by grants from the State Historical Fund (SHF). This phase of exterior work is budgeted at \$324, 498, offset with an

SHF grant of \$232,123. Staff will continue to seek grant funding to offset the cost of replacement of the remaining windows in future years.

Council members and the public are welcome to stop by any time to tour the improvements. Attention will likely turn to Jerry's Gym following completion of the PROST Plan.

- 5) Finance Director Search – At great loss to the Town, Kathy Ridgeway has decided to step away from her position as Finance Director and begin easing into retirement. Kathy has done tremendous work for the Town overseeing a huge effort to transition accounting systems and modernize many practices for the department. Her doggedness and expertise will be sorely missed. I hope that everyone will join me in wishing Kathy all the best in her retirement. I am in the process of selecting an Interim Finance Director as well as a recruitment firm to help with the search for Kathy's replacement.

Sustainability

- 1) Maternity Leave – Dannah Leeman Gore officially began maternity leave on Friday, May 9, 2025. Please direct all Sustainability requests to Dara MacDonald, Town Manager, and Alexa Luger, Sustainability CivicSpark Fellow, until her return.

Public Works

- 1) Public Works Department would like to introduce RaeMarie Barry to the team. RaeMarie will be assuming the newly formed position of Property Manager. Please join me in welcoming her!
- 2) Streets Division – Streets staff will be working on some storm water improvements on the far east side of Elk Ave. This work will occur the week of May 12th.

Marshals

- 1) No updates.

Parks, Recreation, Open Space and Trails

- 1) Slate River Working Group Update – The SRWG met on 4/30 and discussed the following:
 - American Whitewater is pursuing a Right to Float bill for Colorado
 - WCU received a grant from the Upper Gunni to finish the restoration project at the Rec Path Bridge. That work will happen this summer.
 - WCU is still undecided regarding the reopening of the Rec Path/McCormick Ranch Rd. connector trail. They are talking to CBMBA about trail improvements but are concerned about damage public access could cause to the restoration area.
 - CBLT Rangers will be stationed at the put-ins to the Slate again this summer for outreach and education.
 - The Gunnison basin is at 47% of median snowpack but the upper basin is tracking average = not many floatable days expected for the Upper Slate outside of the voluntary no-float period - middle section expected to have 100 floatable days.

- 2) East Side Nordic Cat Barn Update – Town and Nordic staff met to discuss budget estimates for the East Side Cat Barn and public restrooms project. Cost estimates for this 900 sf facility came in at just over \$1 million. A decision was made to pause and look at other potential options such as pre-fab construction that could be more cost efficient.
- 3) Deli Trail is Open! Given the low snow year, the PW crew was able to bust through the pile for us on May 1st. Thank you Jack Greene and the PW Crew for their work to make this happen!



Community Development

- 1) Wildfire Resiliency Code: Town Staff submitted a formal comment letter and Jessie Earley provided public testimony on the State of Colorado's proposed wildfire resiliency model code. Our feedback emphasized the need to recognize and accommodate historic districts, ensure sustainable and enforceable implementation mechanisms, and further evaluate required materials.
- 2) Building Inspection Thanks: A big thank you to Todd and Leah from the Town of Mt. Crested Butte for stepping in to cover building inspections while Chief Building Official Astrid Matison is out. With the department still actively recruiting a building inspector, their support has been invaluable in

ensuring continued service. We sincerely appreciate Mt. CB's partnership and willingness to help during this time.

- 3) Mineral Point: Mineral Point is the first residential project on a remediated landfill in Colorado to be approved with ground floor living space. As such, staff has been working closely with the Colorado Department of Public Health and the Environment and the Town's environmental consulting team to navigate the uncharted environmental closure process that will enable a TCO at Mineral Point. Testing of the soil gas monitoring and mitigation system can only happen after the building is complete, and the whole process, from "closed building conditions" (i.e. all contractors done and out, finishes in place and no access), to state sign off will delay the lease up process. Staff is working closely with TWG Development, the consulting team and the state to move as quickly as possible to minimize the financial impact to TWG.
- 4) Paradise Park Workforce Rentals: The phase 2 application window is May 12 through midnight on June 1, 2025. The second phase includes two, two-bedroom single family homes. Each features an all-electric design with air source heat pumps as the primary heating source, energy efficient construction, washer and dryers, dishwasher, microwave, refrigerator and storage. The units are located at 930 Butte and 20 Tenth. Monthly rent is \$2,025. Tenants are responsible for all utilities (garbage/recycling, water, sewer, and electric). [The application is available on the Town's website here.](#)

Town employees do not receive priority for the Paradise Park Workforce rentals, rather they are open equally to all local workforce with the number of lottery tickets awarded based on longevity in the local workforce. In coming days, we will also announce the availability of a two bedroom employee rental unit.

Phase 1 of Paradise Park Workforce Rentals is fully occupied. Exterior paint and landscaping started May 12th. Weather permitting, HMC anticipates all exterior work to be completed by the end of July.

- 5) Certified Local Government (CLG) subgrant update: The Town of Crested Butte was recommended for award for the CLG subgrant for the survey work regarding the new Period of Significance (POS) representing Early Recreation and Skiing. However, a continuing resolution passed which provided federal funding for the Historic Preservation Fund for FY25, we do not yet have an update from the National Park Service on funding amounts or timing to be able to officially award CLG subgrants. The State will plan to update Town Staff by June 1st with any news.
- 6) First Quarter BOZAR Review: During the first quarter, BOZAR has approved: two single family residences, two ADU's, one addition to a historic primary building, one cold accessory building, and a variance.

Town Clerk

- 1) For 2025, Town issued 23 primary occupant vacation rental licenses and 189 unlimited vacation rental licenses. With the upcoming ordinance regarding vacation rentals, staff is proposing to allow primary occupant vacation rental licenses to be issued year around. The open enrollment period for unlimited vacation rentals will remain to be in October.
- 2) The public hearing for the Gourmet Noodle's liquor license transfer is scheduled for June 16, 2025.

- 3) Staff will be meeting with event organizers in June for the 4th of July and Arts Festival, so stay tuned for their applications on upcoming agendas.
- 4) KBUT submitted an application for the Fish Fry (June 13, 2025) that will be approved administratively.
- 5) Parklets will be set up for the season on June 17th, 2025. Bruhaus, Wooden Nickel, and Elk Avenue Prime will be providing their own parklet infrastructure.

Finance/HR/IT

- 1) New Website - Staff completed a full re-design of the Town's municipal website in partnership with Propeller, a digital strategy and design firm, with funding provided by a \$150,000 grant from SIPA (Statewide Internet Portal Authority). The new website launched May 9th and features improved navigation, enhanced mobile functionality, and compliance with state-mandated digital accessibility requirements. The project included a comprehensive user research phase involving community surveys, interviews, and usability testing to ensure the new site meets the needs of both internal and external stakeholders. Special thanks to the staff website committee and appreciation to the public for their participation in the research process, which informed key aspects of the final design. Kat Carpenter did an outstanding job in leading this effort on behalf of the Town! If you notice anything amiss or links not functioning, please let us know asap.

Upcoming Meetings or Events Council may choose to attend

May 30, 5:00-7:00 Preservation Month Open House, Crested Butte Museum

June 6, 12:00-2:00 Town Picnic, Rainbow Park

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.



Staff Report

May 19, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: **RV Dump Station Improvements Discussion**

Summary:

The Town of Crested Butte (Town) RV dump/fill station (RV Station) is a public amenity that is located at the southeast corner of Eighth St. and Butte Ave, across from the Wastewater Treatment Facility. Between the fall of 2020 and 2022, Town Council had multiple discussion and eventually approved a project aimed at upgrading the RV station based on increased usage of the facility and safety concerns related to the increased traffic. The intent of this project was to abate safety concerns arising from the increase in usage seen during the COVID pandemic.

Town Staff is looking to confirm these plans based on the decreased usage that we have seen since COVID, as well as the significant cost increases we have seen in the construction industry.

Previous Council Action:

- October 5, 2020: Council discussion on relocation of RV Dump/Fill Station. Direction to engage with STOR committee
- April 5 and May 17, 2021: Approved establishment of queue lane off northbound Eighth Street. Wayfinding signs updated along with seasonal creation of the queue lane.
- October 17, and November 21, 2022 and January 3, 2023: Discussion of alternatives for the future of the dump station and direction to keep the dump station open and investments described below and investigation of possible relocation as part of Whetstone project.

Background:

The primary purpose of the RV station is to provide an accessible location for RVs, campers, boaters, etc. to acquire potable water and deposit their waste generated during their recreational activities. Additionally, it serves as a buffer to protect the environment by facilitating an easy access location to deposit waste.

The Town established an RV station in the 1990s, which consisted of nothing more than an accessible manhole with an aluminum lid. In 2015, the Town constructed improvements to the RV station to the tune of approximately \$20,000 in contractor costs and an additional \$20,000 in in-kind labor and support from Town Staff. At that time, upgrades included a lockable sanitary sewer

fill port, a potable water spigot, non-potable spray down station, an access drive off the roadway, and containment infrastructure, if any spills were to occur.

During COVID, the Town saw a dramatic increase in RV dump station usage, leading to a Town Council discussion around improving the RV station to address safety concerns raised by the community.

At that time, the Council also discussed alternative site locations for the RV station, including Eighth Street, across from the Public Works Shops (street sweeper cleanout area), as well as Avalanche Park. Due to costs associated with the relocation of the street's sweeper cleanout and conflicts with Public Works (PW) and Mt Express traffic coming for the PW Shops, the relocation of the RV station to Eighth Street was not considered. With respect to Avalanche Park, based on the way the County designed the Whetstone Utility Improvements, there is no practical way to tie an RV dump station into the system.

It should be noted that the decision to improve the RV station occurred during an extraordinary year. COVID brought an unprecedented volume of people into the valley. In turn, the level of usage seen at the RV station was the highest that we have seen over the last decade as indicated by the annual revenue generated. See table below.

Table 1: RV Dump Station Annual Revenue

RV Dump Station Revenue		
Year	Revenue	Notes
2016	\$3046	
2017	\$4427	
2018	\$5449	
2019	\$5922	
2020	\$12447	COVID Year
2021	\$6795	
2022	\$6830	
2023	\$6508	
2024	\$3882	RV Station Closure due to Paving Project

Since the initial Council discussions in 2021 and 2022, the Town has performed the following improvements on the RV station:

- 2021 – Developed a que lane on the east side of the Eighth Street ROW.
- 2022 – Extended existing storm water infrastructure
- 2023 – Performed environmental assessments and limited engineering
- 2024 – Incorporated valley pan/curb and gutter improvements along the east side of the Eighth Street ROW as part of the 2024 Paving Project.

Discussion:

Based on community feedback and subsequent Council discussion, the overarching goal of the RV dump station improvement was to address safety concerns, which include RV parking on Butte Ave to access the station and queuing in roadways, as well as managing operational times of the RV dump station.

The RV dump station improvements are poised for construction this fall; however, given the reduction in usage since 2020, coupled with ever increasing construction costs, staff would like to confirm the desire to make improvements to the station at this time.

Based on the 2020 Council direction, the scope of the proposed project includes:

- Developing and paving of the access lane (que lane) along Eighth Street. \$30,000
- Installation of an underground water service. \$20,000
- Curb and Gutter removal and replacement. \$9,000
- Installation of two kiosks with automated access and credit card reader for sanitary sewer and potable water. \$17,000 (plus \$4,000 in annual service fees)
- Fence separating Butte Ave from station (discourage parking in Butte Ave). \$5,000

Que Lane Along 8th Street: Town Staff began to integrate the proposed improvements into the RV dump station starting in 2021 and 2022 with the development of the access drive/que lane along the east side of Eighth Street. In 2024, valley pan improvements were made on the east side of Eighth Street, adjacent to the access drive/que lane, as part of the 2024 paving project. These two improvements were made to mitigate the concern of RVs queuing on the roadway.

At this time, given the goals and objectives of the project, staff would recommend reducing the scope by removing the asphalt paving and remaining curb and gutter improvements, as these are not necessary to address the safety concerns raised by the community. Additionally, given the recent conversations around streets maintenance costs, the capital and ongoing maintenance costs associated with paving the access drive/que lane, as well as the seasonality of its use, do not justify the need for a paved surface. Based on that, Staff would not recommend any additional asphalt or curb and gutter improvement at this time.

Water and Wastewater Kiosks: The improvements contemplate the installation of two kiosks to facilitate payment for use of the facility. The kiosks would also manage the RV dump station's operational hours. Currently, the station is designated to be open from 800 AM to 800 PM, for non-commercial use. However, we do not have a way to enforce this, nor have the staff present seven days a week to open and close the station. Finally, the kiosks would provide a credit card reader for payment, thereby taking the place of the voluntary pay tube that is currently at the station.

Due to the ongoing costs to operate the kiosks compared to the annual revenue generated by the RV station, coupled with the lack of any real operational value beyond managing when the station can be utilized, Town Staff recommends removing this from the scope of the project.

Fence along Butte Ave: The addition of the fence along Butte Ave is a reasonable improvement given that it will help discourage RVs from parking in the eastbound lane of Butte Ave to access the station. Also, the costs associated with this improvement are not exorbitant. Staff recommends installing a seasonal fence.

Potable Water Service: The potable water service will eventually need to be upgraded as we currently utilize a temporary service line from the WWTP to provide water service. This

improvement will cost approximately \$20,000 given the limited access to a water main, conflicts with existing utilities, and the number of street cuts necessary to install the service. This work could be performed now or in subsequent years to correlate with the paving of the Butte Ave. and Eighth St. intersection, which would facilitate cost sharing between projects and reduce the overall costs of the improvement. Staff recommends postponing the installation of the water line to align with paving improvements that are scheduled in the Butte Ave and Eighth St intersection in the coming years.

Financial Impact:

The Town's 2025 budgets approved \$75,000 for this project. Based on Staff's recommendation, The Town would spend approximately \$10,000 this year installing the fence and boxes to deter queuing or parking within the roadway to access the RV station. These improvements would be designed to force RVs into the access drive to queue and use the facility. The Town would also install better wayfinding signage to help RVs enter and exit the facility appropriately.

Recommendation:

Staff recommends scaling back the scope of the RV station improvements to include fencing, boxes, and signage necessary to mitigate the safety concerns raised in the previous Council discussion.