

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, June 2, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/85393780875>
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 +1 309 205 3325 US
Webinar ID: 853 9378 0875

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.

- 5:00 WORK SESSION**
1) Long-Range Financial Planning Work Session #3.
Staff Contact: Town Manager Dara MacDonald
- 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) May 19, 2025 Special Town Council Meeting Minutes.
Staff Contact: Deputy/Licensing Clerk Eric Treadwell
2) Selection of the Consultant for the Red Lady Roundabout 60% Design.
Staff Contact: Public Works Director Shea Earley
3) Approval of the Amended and Restated Deed of Easement with the Board of Education of Gunnison Watershed School District.
Staff Contact: Public Works Director Shea Earley
4) Selection of Consultant for the Facilities Efficiency and Electrification Plan.
Staff Contact: Public Works Director Shea Earley
5) Letter of Support to Open and Maintain the Unnamed “Spur Trail” Connecting the Rec Path Bridge and McCormick Ranch Road.
Staff Contact: Recreation, Open Space and Trails Supervisor Joey Carpenter
The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council’s vote. Items removed from the Consent Agenda will be considered under New Business.
- 7:05 PUBLIC COMMENT**
The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under “Other Business to Come Before the Council.”
- 7:10 STAFF UPDATES**
- 7:15 LEGAL MATTERS**
- 7:20 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.
7:30 2) Gunnison County Metropolitan District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan.
- 7:40 PUBLIC HEARING**
1) (Second 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

- 7:452) (Second 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
- 7:50COUNCIL REPORTS AND COMMITTEE UPDATES
- 7:55OTHER BUSINESS TO COME BEFORE THE COUNCIL
- 8:00DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE
 - Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, June 30, 2025 - 6:00PM Intergovernmental Dinner Meeting
 - Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, July 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- 8:05ADJOURNMENT

MINUTES
Town of Crested Butte
Special Town Council Meeting
Monday, May 19, 2025

Mayor Billick called the meeting to order at 8:13PM.

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

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Deputy Town Clerk/Licensing Clerk Eric Treadwell

Community Development Director Mel Yemma, Public Works Director Shea Earley, Town Planner III Jessie Earley, Housing Director Erin Ganser, and Town Planner I Kaitlyn Archambault (for part of the meeting)

APPROVAL OF AGENDA

MacDonald removed the presentation by Jodi Payne of Gunnison Valley Food Pantry and Holly Conn of Mountain Roots Food Project from the agenda.

MacDonald added approval of two letters to Town’s congressional delegation regarding proposed reductions to federal funding of transit and water/wastewater infrastructure to the agenda.

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

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

Fenerty removed item numbers 4, 5, and 6 from the Consent Agenda.

Goldstone moved and Magner seconded a motion to approve the Consent Agenda with items 4, 5, and 6 removed. A roll call vote was taken with all voting “Yes.” **Motion passed unanimously.**

PUBLIC COMMENT

Billick recognized written comments from Abby Whitaker; Amy Nolan, Executive Director of Jr. Bike Week; Will Frischkorn, Executive Director of Crested Butte Devo; and Mike Nolan.

STAFF UPDATES

MacDonald, Yemma, and Ganser added updates.

LEGAL MATTERS

None.

NEW BUSINESS

1) RV Dump Station Improvements Discussion.

Staff Contact: Public Works Director Shea Earley

Council directed Staff to proceed with the recommended cuts and improvements to the RV dump station improvements project.

2) 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

Fenerty moved and Prochaska seconded a motion to approve revisions made by Council and Staff to the apology letter to Charles Robinson and Scotia Cox. A roll call vote was taken with all voting, “Yes,” except Goldstone voted, “No.” **Motion passed (6-1).**

3) (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

Fenerty moved and Goldstone seconded a motion to set Ordinance No. 4, Series 2025 for second reading and public hearing on June 2, 2025. A roll call vote was taken with all voting “Yes.” **Motion passed unanimously.**

4) (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

Goldstone moved and Cowherd seconded a motion to set Ordinance No. 5, Series 2025 for second reading and public hearing on June 2, 2025. A roll call vote was taken with all voting, “Yes.” except Fenerty voted, “No.” **Motion Passed (6-1).**

5) Letters to Town’s congressional delegation regarding proposed reductions to federal funding of transit and water/wastewater infrastructure.

Magner moved and Fenerty seconded a motion to pass the letters. A roll call vote was taken with all voting, “Yes.” Goldstone was not present and did not vote. **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska and Billick updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Fenerty and O’Neal commented.

**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

ADJOURNMENT

Mayor Billick adjourned the meeting at 8:51PM. Mayor Billick re-convened the meeting at 8:52PM to address a missed new business item. Mayor Billick adjourned the meeting at 8:54PM.

Ian Billick, Mayor

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



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Selection of the Consultant for the Red Lady Roundabout 60% Design

Summary: The Town of Crested Butte (Town) solicited proposals for 60% design of the Red Lady Roundabout in the March 27th and April 3rd editions of the Crested Butte News and on the Town's website. The Town received proposals from the following consultant firms:

1. JVA Inc.
2. Kimley Horn
3. KLJ Engineering
4. JR Engineering

Based upon Kimley Horn project approach, understanding and experience with the CDOT process, and their knowledge of existing conditions within the project area, Town Staff and CBCS recommend executing a contract with Kimley Horn.

Financial Impact:

The Town budgeted \$350,000 for this project, which included a contribution from CBCS to share the estimated expense (up to \$175,000). Kimley Horn's fee proposal for this project is \$300,000.

Legal Review:

The Town Attorney has assisted staff with drafting the professional services agreement.

Recommendation:

Staff recommends authorizing the Town Manager to enter into a professional services agreement with Kimley Horn for the 60% design services of the Red Lady Roundabout.

Proposed Motion:

A Council member should approve a "motion to authorizing the Town Manager to enter into a professional services agreement with Kimley Horn for the 60% design services of the Red Lady Roundabout" as part of the Consent Agenda.

Attachments:

Kimley Horn Proposal



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Approval of the Amended and Restated Deed of Easement with the Board of Education of Gunnison Watershed School District

Summary:

Crested Butte Community Schools (CBCS) is seeking an amendment to an existing easement located along the southwest side of the CBCS campus. The purpose of this easement is to convey storm water from the intersection of SH135 and Red Lady to the gravel pit area. The proposed amendment to the easement would reduce the existing 60-foot easement to facilitate the proposed CBCS improvements. At the same time, the new easement area would allow for access, maintenance, and replacement of the existing storm water infrastructure.

Previous Council Action:

- Resolution No 6, Series 1996 – A resolution authorizing and approving the conveyance of approximately 11.78 acres of real property owned and to be owned by the Town to the REIJ School District for the Construction of a K-12 School Facility.
- 2019 IGA Between the Town and Gunnison Watershed School District

Legal Review:

The Town Attorney has assisted staff with drafting and reviewing the amendment to the easement.

Recommendation:

Staff recommend approving the amended and restated deed of easement between the Town of Crested Butte and the Board of Education of Gunnison Watershed School District.

Proposed Motion:

A Council member should make a “motion to approve the amended and restated deed of easement between the Town of Crested Butte and the Board of Education of Gunnison Watershed School District” as part of the Consent Agenda.



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Dannah Leeman Gore, Sustainability Coordinator
Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Selection of Consultant for the Facilities Energy Efficiency and Electrification Plan

Summary: The Town of Crested Butte (Town) solicited proposals for the Facilities Energy Efficiency and Electrification Plan in the March 27th and April 3rd Editions of the Crested Butte News and on the Town's website. The Town received proposals from the following consultant firms:

1. Bureau Veritas
2. EBI Consulting
3. Mead & Hunt
4. Noresco

Background:

The Town has engaged in energy performance contracts and other energy assessments for Town facilities several times over the last 10-15 years, the latest project being with Johnson Controls, Inc (JCI) from 2021-2024. JCI's project recommended three major Facilities Improvement Measures (FIMs) focused on identifying energy efficiency strategies in select Town buildings, which included retrofitting interior lighting, solar PV installation at the Fire Station and Marshal's Office, and building envelope improvements, such as door, window, and other envelope seals and weather-stripping.

As the Town's next concerted step in improving building energy efficiency in its facilities, this plan's proposed development is in direct response to the 2030 Climate Action Plan's (CAP) recommendation to create a "Facilities Energy Efficiency and Electrification Plan" (Facilities EE&E Plan). It supports the CAP's core strategy of improving energy efficiency in existing buildings, the largest source of Crested Butte's in-boundary emissions, and previous projects do not achieve the same scope as the Facilities EE&E Plan. The scope of this plan includes individual energy assessments for twenty-nine (29) Town-owned buildings, both residential and commercial, to identify specific efficiency and electrification upgrades per Town building. Leveraging these

updated energy assessments, Town facilities will be prioritized from least to most efficient to guide a cost-effective facilities improvement strategy that incorporates existing capital improvement plans over the next 20–25 years.

Climate Impact:

In 2022, the Town of Crested Butte’s municipal operations produced 1,800 MTCO₂e—about 8% of the community’s total emissions, roughly equal to the annual emissions of 420 gas-powered cars. While this is a relatively small share, 71% of municipal emissions come from energy use in buildings (natural gas and electricity). The Town is committed to upgrading its own buildings to support broader goals in the Climate Action Plan (CAP), serving as a community model for future regulations and incentive programs focused on building efficiency and electrification. As the Town electrifies its buildings, emissions from electricity will decline further, in line with Tri-State and GCEA’s 2030 decarbonization targets. The Facilities EE&E plan will include GHG emissions reduction estimates of the proposed building improvements measures.

Financial Impact:

The Town budgeted \$200,000 for this project.

Legal Review:

The Town Attorney has assisted staff with drafting the professional services agreement.

Recommendation:

Staff recommends approving the Energy Efficiency and Electrification Plan professional services agreement with Bureau Veritas at a cost of \$157,340.

Proposed Motion:

A Council member should make a “motion to approve selection of Bureau Veritas with a total contract price of \$157,340” as part of the Consent Agenda.

Attachments:

Bureau Veritas Proposal



Staff Report

22nd May 2025

To: Mayor Billick and Town Council

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

Thru: Janna Hansen, PROST Director

Subject: Letter of Support to open and maintain the unnamed “Spur Trail” connecting the Rec Path Bridge and McCormick Ranch Road

Summary: In 2021, the previous owners of the Verzuh Ranch installed a spur trail that connects the McCormick Ranch Road and the Rec Path near 10th & Teocalli in Town. This trail quickly became a popular access point for users in Town and those utilizing the Rec Path to/from Mt Crested Butte. When the Western Colorado University Foundation received the land from the previous owners, they inherited an incomplete stream bank restoration project adjacent to the trail segment. The trail was closed during the end of 2024 to facilitate the restoration activities. The group of WCU Foundation members and WCU staff/students remain undecided on if they would like to reopen the trail due to potential riparian area impacts. Council has requested a letter supporting the reopening of the trail segment.

Previous Council Action: Several actions by council were taken regarding the Verzuh Ranch from 2015-2023 under previous ownership. However, no formal action has been taken regarding the specific trail mentioned here.

Background: Many winter and summer trail segments are deeded on the plat of the Verzuh Ranch and explicitly mentioned in the Verzuh Annexation Agreement (504285), Subdivision Improvements Agreement (504289), Land Conservation Covenant (504291). This specific spur is not one of them, so staff have supported the vested right of the landowners to open/close it as they see fit to this point.

This trail segment also crosses Lot 6 of the McCormick Ranch HOA. There is no deeded easement on this property either. However, current landowners have been amenable to the trail.

Community members and local trail advocacy have supported the trail segment remaining open.

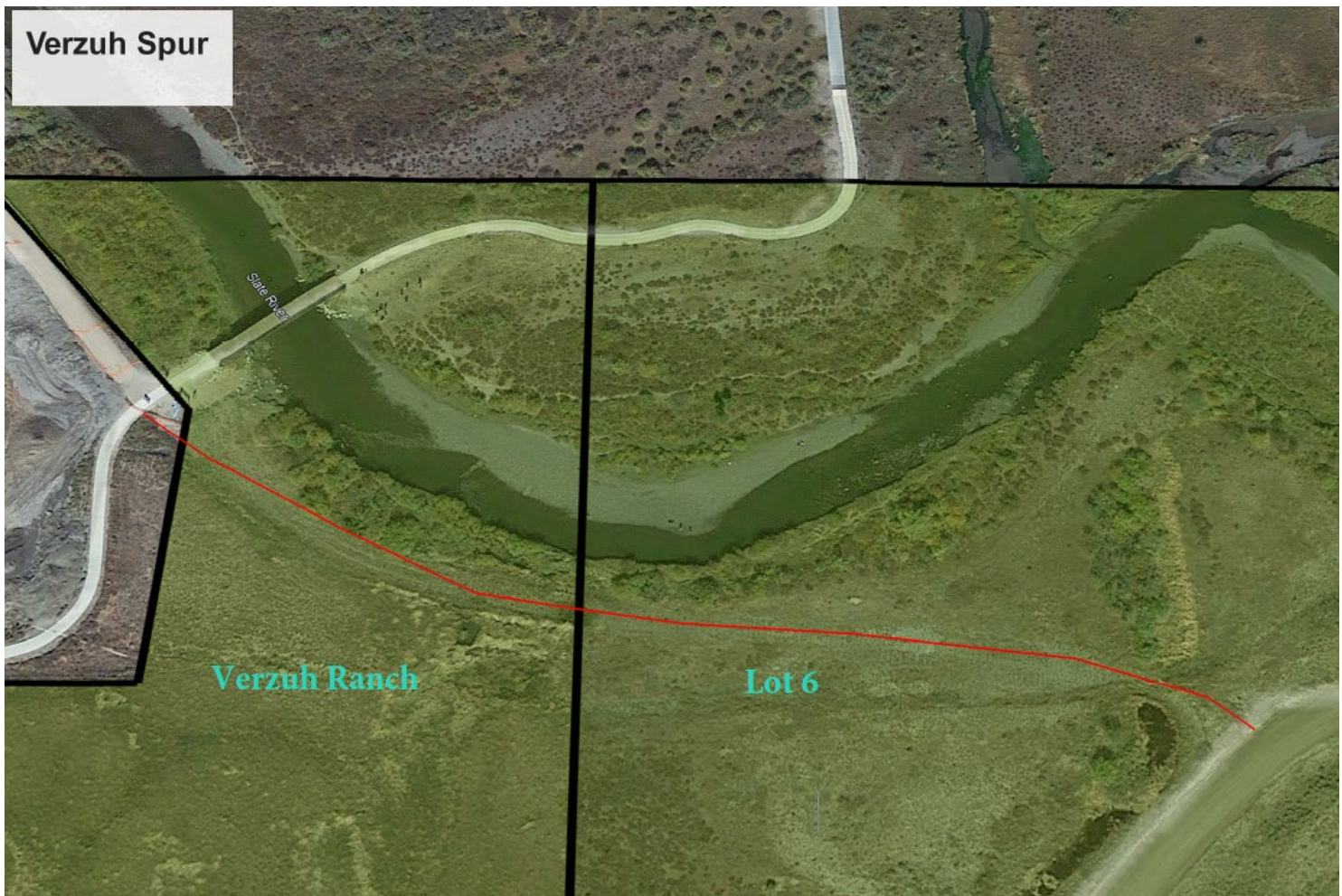
Climate Impact: No notable impacts. Increase ease of bike usage in the area.

Financial Impact: None of current.

Legal Review: In discussions with previous Town legal representation, it was determined that the trail segment does fall within the defined values of the Conservation Covenant (504291).

Recommendation: Send a letter to WCU Foundation requesting the trail segment be reopened due to its community value.

Map (Approximated Trail in Red)





Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: June 2, 2025

Town Manager

- 1) QQ Legislative Bill Tracker and Session Update – The Northwest Colorado Council of Governments convenes a [Water Quality/Quantity Committee \(QQ\)](#). QQ facilitates and augments member jurisdictions' efforts to protect and enhance the region's water resources while encouraging its responsible use for the good of Colorado citizens and the environment. QQ is the only group of local governments in the state dedicated to water quality and quantity protection of Colorado's headwaters. Crested Butte and Gunnison County are both members of QQ. Attached is QQ's summary of bills they actively tracked during the 2025 legislative session.
- 2) CC4CA Legislative Summary – The Town is a member of [Colorado Communities for Climate Action](#) (CC4CA), a coalition of 45 local governments across the state advocating for stronger state and federal climate policy. Attached is a quick summary of their activities during the 2025 legislative session.
- 3) Local Impacts of Federal Funding Cuts – I met with staff from the Community Foundation of the Gunnison Valley (CFGV), Gunnison County, City of Gunnison and Mt Crested Butte on Friday, May 23rd for an initial conversation about the impacts to local programs being seen across local governments and non-profits in Gunnison County. In terms of dollars, programs administered by the County appear to be most vulnerable to funding reductions as they receive a significant amount of funding for a variety of human services programming.

There are approximately 75 active, Gunnison County-based non-profits. Of those, CFGV has identified 9 who have been identified as having funding or AmeriCorps staffing at risk:

Mentors
Mt. Roots
Food Pantry
Cold Harbor
GV-Heat

RMBL
Project Hope
Six Points
Coal Creek Watershed

Any funding reductions may reasonably be anticipated to last at least 2 years (possible Congressional changes), if not for the full four years of this administration and into the future. CFGV has been advising that local governments are unable to backfill the unknown potential shortages that may come from the federal government. The County may choose to provide limited assistance to non-profits or programs that directly supplement health and human services programming with whom they already have established relationships. At this time, they are trying to assess potential impacts of funding they know is being reduced and impacts if additional funding or grants are not renewed. Mt. Crested Butte is likely to direct any requests to CFGV who administer their community grants program. The City of Gunnison is unlikely to be responsive to one-off requests as their budget is particularly tight with managing their services at this time.

- 4) Final Decree in Case No. 24CW3051 – See attached letter from water counsel Scott Miller explaining the final decree for the Town’s conditional rights for 15 c.f.s. in the Slate River. These water rights are important in the Town’s pursuit of a second water source.

Sustainability

- 1) Dannah welcomed a beautiful baby boy, Jack Bennet Gore, into the world on Tuesday, May 20 at 6:30 PM!
- 2) Staff are working on promoting the Town’s incentives on energy efficiency and electrification. Information can be found on the Town’s website for the [Cash-Back Program](#). Letters have been sent to all vacation rental properties with information about the EV Charger Cash Back Program for STR Properties. We are coordinating with GCEA and GVRHA to attend the Town Picnic and promote the GCEA/TriState rebate programs and the GreenDeed program. Elements Composting will also be at Town Picnic to promote the compost drop-off program.

Public Works

- 1) The barn at Town Ranch is scheduled to be removed from the property starting the week of May 26th. The material from the barn will be salvaged, if possible, and recycled into a future Town project.
- 2) Wildfire Ready Action Plan (WRAP) - The first stakeholder meeting occurred on Wednesday, May 21st. In attendance were representatives from the State Forest Service, Upper Gunnison River Water Conservation District, Coal Creek Watershed Coalition, Colorado Rural Water Association, Met Rec, Trout Unlimited, High Country Conservation Advocates, Colorado River Sustainability Campaign, Mt Crested Butte, Mt. Crested Butte Water and Sanitation District, United States Forest Service, Gunnison County Emergency Management Office, Colorado Water Conservation Board, SGM-JW Associates (Town contractor), and Town of Crested Butte Staff. Topics of discussion centered around hydraulic modeling, further identification of risks, and identification of values/assets at risk.
- 3) The Streets crew is scheduled to continue crack sealing operations throughout the month of June. As temperatures are on the rise, staff will begin striping and painting of stop bars, crosswalks, parking areas, etc., starting the first week of June.

Marshals

- 1) On May 20th the new Gunnison Police Chief, Sam Costello and the Communications Director, Jodie Chinn, ventured north to Crested Butte to meet with the north valley chiefs and tour the new Fire Station on Gothic Rd.

Parks, Recreation, Open Space and Trails

- 1) **Town Picnic:** The annual Town Picnic will be Friday the 6th from 11:30-2:30 at Rainbow Park. Janna will pass around a sign-up sheet during the meeting for volunteer opportunities.
- 2) **Weed Board Meeting Update:** The Town of CB Weed Board met on May 12th. These are the highlights:
 - a. Gunnison County
 - i. The Gunnison County Weed staff is working on a plan to hydroseed disturbed areas from the Whetstone utility extension project and the housing project
 - ii. They hope to hire a third weed manager this season (historically there have just been two) to help with requests for additional work in Marble.
 - iii. The County plans to support the USFS with their weed management efforts this summer in the face of federal staffing cuts
 - b. Saddle Ridge has been an area of concern for the past few years. The HOA has contracted with a local weed management company to perform mitigation work this summer.
- 3) **Summer Programs Update:** Youth skateboarding, softball, baseball and tennis are offered this summer in addition to adult softball and tennis. Many of these programs are full with wait lists and staff is working to see if we can accommodate additional participants.
- 4) **Keep it CO Summit:** Janna and Joey attended the [Keep it CO](#) Summit at WCU to further our education and network with the open space conservation community.

Community Development

- 1) Demolition of 902 Red Lady Barn: Next week, the existing Barn located at 902 Red Lady Avenue will be taken down. The Town had a structural assessment done on that building about a year and a half ago and there were significant concerns about its integrity. Through the assessment, the estimate to stabilize and rehabilitate the structure with a new foundation was about \$1,000,000. Based on a needs and use analysis of Town buildings, well as Town budget discussions, the building was deprioritized. Because this building is not designated as historic, it isn't eligible for any grant funds. Through the Verzuh Annexation, the building is technically not in Town boundary proper and is in the County, so it's deconstruction is going through an approval process with the County. The Town plans to save the materials to reuse for a future project.
- 2) Alley Survey Work: The Town's consultant Ron Sladek with Tatanka Historical Associates Inc. will pick up in mid-June where he left off last fall with the historic survey work within the alleys in town. The Town received a State Historic Fund mini grant for this work last year to survey the existing outbuildings from the current period of significance and also the attributes of the alleys themselves. This will help to inform the Design Standards and Guidelines update later this year.
- 3) Open Housing Opportunities:

As of Friday afternoon:

- a. Staff has received notice from five employees indicating interest in 815 Gothic, a two bedroom employee unit. Employees have until May 30th at 4:30pm to enter the lottery, which will be held on Tuesday June 3rd.
 - b. The qualification consultant has processed three applications for the two Paradise Park Workforce rental units that will be up for lottery in mid-June. The application window is open through June 2nd at midnight.
- 4) **Holiday Lighting Reminder:** In partnership with the Marshals, warning door tags were recently placed on residences that still have holiday lights up, as these should have been removed by January 15 per Town Code. This week, outreach efforts are expanding to commercial properties, which are expected to remove lights by April 15. Community Development staff have already contacted several businesses, and the Marshals will be issuing warning notices throughout the week to encourage compliance.

Town Clerk

- 1) Parklets will be installed for the season on Tuesday, June 17th, 2025. It will take team work to complete the installations, and thank you to Mel, Public Works crews, and Parks and Rec crews for all of their help with parklet implementation.
- 2) The third food cart/booth permit for space at the Four Way was issued to Crested Bucha to dispense from their bucha cart. The two existing permits are Log Dawgs and the Teocalli Tamale Burrito Bike.
- 3) Thank you to Heather, from the Chamber, for her willingness to help with notification on the Chamber's end for Coffee with the Council. Please reach out to Eric Treadwell for Coffee with Council sign up.
- 4) Thank you to Trevor and Eric for helping to facilitate the Memorial Day event at the cemetery!

Finance/HR/IT

1) April Revenue Report

TOWN SALES TAX APRIL 2025

Business Category	Total Amount 2025	Total Amount 2024	\$ Diff	% Diff
BARS/REST	52,828	42,558	10,270	24.13%
ECOMMERCE	20,146	21,518	(1,372)	-6.38%
GROCERY	32,829	30,200	2,630	8.71%
RETAIL	37,865	35,851	2,014	5.62%
RETAIL:MMJ	5,208	5,799	(591)	-10.19%
LODGING	15,875	15,304	571	3.73%
CONST/HRDWR/AUTO	33,967	30,241	3,726	12.32%
SERVICE	20,136	26,003	(5,867)	-22.56%
Grand Total	218,854	207,473	11,381	5.5%

YTD 2025	YTD 2024	\$ Diff	% Diff
656,424	637,736	18,688	2.93%
120,064	86,969	33,096	38.06%
243,843	252,422	(8,579)	-3.40%
347,465	345,534	1,931	0.56%
39,330	45,721	(6,391)	-13.98%
266,596	254,830	11,765	4.62%
148,560	137,270	11,290	8.22%
129,157	135,649	(6,492)	-4.79%
1,951,439	1,896,131	55,308	2.9%

OTHER REVENUE SOURCES

Vacation Rental Excise Tax	21,672	23,065	(1,394)	-6.0%
Tobacco & Nicotine Tax	10,270	10,076	195	1.9%
RETT	3,894	387,323	(383,429)	-99.0%
Carry Out Bag Fee	187	202	(15)	-7.4%

290,435	292,902	(2,467)	-0.8%
60,890	59,985	906	1.5%
958,895	641,213	317,682	49.5%
1,631	2,143	(512)	-23.9%

prepared 5.23.25

Upcoming Meetings or Events Council may choose to attend

June 6, noon-2:00pm Town Picnic, Rainbow Park

June 17, 6:00pm-7:30pm Gunnison BOCC Open House, The Depot

June 30, 6:00pm-8:00pm Intergovernmental Dinner, King Community Room, Center for the Arts

Upcoming Agenda ItemsSee 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.

Landscape Of Community Food Security

Prepared for: Crested Butte Town Council

Prepared by: Jodi Payne, Gunnison Country Food Pantry & Holly Conn, Mountain Roots Food Project
May 20, 2025



What is Food Security?

The USDA defines food security as consistent, reliable access to enough nutritious food for an active, healthy life. Food insecurity occurs when individuals or households do not have the means—financial, physical, or logistical—to meet this basic need.

Why It Matters in Gunnison County

Though often hidden by rural beauty and recreation-based wealth, **food insecurity is a persistent challenge** in our county. Limited housing, high cost of living, and seasonal employment combine to stretch household budgets thin—particularly in North Valley communities.

The Food Insecurity Landscape in Gunnison County - 2025

By the Numbers - Need

688 Students 1 in 3	Over one-third (33%) of Gunnison Watershed School District students qualify to receive free or reduced meals and activity fees
2,530 people	15% of the county population (2,530 people) received food assistance in 2024
60%	Increase in food assistance since 2019
1 in 5 / 20%	One in five people faces food insecurity, which is significantly higher than the pre-COVID level of 10-15%
\$15,650 \$32,150	Annual Income for a single person at 100% federal poverty level Annual Income for a family of four at 100% federal poverty level
\$975	Current monthly maximum SNAP benefit for a family of four
10%	People who fall below the federal poverty level (1 in 3) <i>(source: 2019-2023 Census data)</i>
\$74,680 (\$6,233 / month)	Self-Sufficiency Standard Annual/monthly income for a family with 2 adults and 1 school-age child living in Gunnison County to meet basic needs <i>(source: Gunnison County State of the Community Report, CFGV, 2025)</i>
1 in 3 (33%)	Residents who live below the Self-Sufficiency level but above the federal poverty line <i>(source: Gunnison County State of the Community Report, CFGV, 2025)</i>



About the Self-Sufficiency Standard

- The official poverty measure, developed half a century ago, is now methodologically out of date and no longer accurately measures the ability to provide for oneself and one's family. At best, it measures "deprivation."
- This measure describes how much income families of various sizes and compositions need to make ends meet without public or private assistance in each county in Colorado. The Self-Sufficiency Standard is a measure of income adequacy based on the costs of basic needs for working families: housing, child care, food, health care, transportation, and miscellaneous items, as well as the cost of taxes and the impact of tax credits.
- Throughout Colorado, the Self-Sufficiency Standard shows that incomes well above the official federal poverty thresholds are nevertheless far below what is necessary to meet families' basic needs. Note that the Standard is "bare bones," with just enough allotted to meet basic needs, but no extras. For example, the food budget is only for groceries. It does not allow for any takeout or restaurant food, not even a pizza or an ice cream. *University of*

Why is this Happening?**Underlying Factors Driving Food Insecurity in Gunnison County (2025)**

- **Cost of living continues to outpace wages, especially for essential workers.** Even full-time employment isn't enough to cover housing, food, and healthcare in Gunnison County, where the self-sufficiency wage is more than double the federal poverty level. The gap between what people earn and what it costs to live has widened significantly.
 - **Seasonal and tourism-based employment creates instability.** Many local jobs in the hospitality, recreation, and service sectors offer inconsistent hours, limited benefits, and seasonal layoffs, making it nearly impossible to maintain a stable household income or food access year-round.
 - **Housing pressures push workers to the edge.** With rising rents and limited inventory, many residents spend a disproportionate share of their income on housing, leaving little left for groceries. This is especially true in Crested Butte and Mt. CB, where affordability is out of reach for many workers who staff local businesses.
 - **Federal safety net programs are shrinking while need is growing.** Cuts to programs like SNAP, WIC, TANF and AmeriCorps have hit just as demand for assistance increases. These programs were never designed to fully address rural food insecurity on their own—and their erosion exposes the fragility of the current system.
-

Real People in our Community ... Who Is Experiencing Food Insecurity?

According to 2024–25 participant data from the Gunnison Country Food Pantry and Mountain Roots Backyard Harvest Program:

- **85%** of participants live at or below 150% of the Federal Poverty Level.
 - **52%** identify as BIPOC or Hispanic.
 - **60%** are employed—often in multiple part-time or seasonal jobs.
 - Participants include seniors, single parents, undocumented immigrants, individuals with disabilities, and essential workers.
 - Many are employed in the very communities where they cannot afford to live.
-

How Needs Are Being Met

Gunnison County Public Health - As of the end of May 2025, Department of Health and Human Services (DHHS) has had 693 cases that have SNAP attached to them, this includes 1,059 unique individuals across those cases. In May, DHHS issued \$210,289 in SNAP benefits, which has been a pretty standard amount post-pandemic.

- Supplemental Food Assistance Program (SNAP)
- Temporary Assistance to Needy Families (TANF)
- Women, Infants, and Children (WIC).

Gunnison Country Food Pantry - **1,283 people** asked for food assistance 11,783 times (2024)

- No Cost Grocery Distributions Monday, Wednesday, and Thursday. Home Deliveries Tuesday and Friday
- Support of Oh Be Joyful Food Pantry distributions (i.e., food and information sharing)
- Fresh Mobile Pantry/ Pop Up Pantries/ Outreach efforts
- Gunni Packs (weekend food for children)/ Healthy Snacks in Schools
- Emergency Boxes
- Mini Pantry at CBMR

Mountain Roots Food Project - **912 people** asked for food assistance 7,800 times (2024)

- Backyard Harvest weekly fresh food box distributions - 150 per week
- 78,000 pounds of food
- 75% sourced from local and regional farms - important revenue for farms & ranches
- 4 community gardens, seasonal, producing 3,500 pounds of food
- Home gardener network “Gunni Grows” valley-wide, with 149 participants

Gunnison Senior Center - **125 people** received 12,792 meals (2024)

- Full meal served Mondays, Wednesdays & Fridays - \$6 per person.
- Deliveries are available for those who cannot attend in person
- 82 meals per day / 246 per week

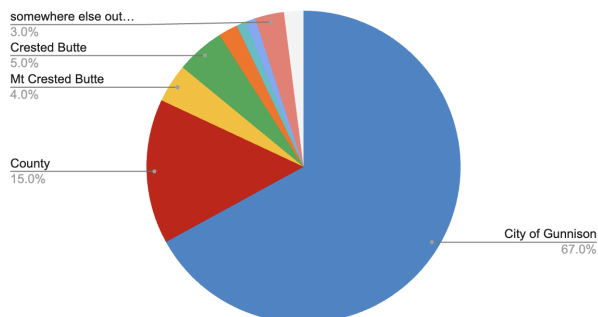
Oh Be Joyful (2024) - **892 Visits over 29 distributions:** 80% adults and 20% children; Of those visits, 71% live in Gunnison, 21% live in Crested Butte, 8% live in Mt. Crested Butte, and 1% other.

- Food Distributions open 1st and 3rd Thursday of the month
-

Where They Live

Gunnison Food Pantry

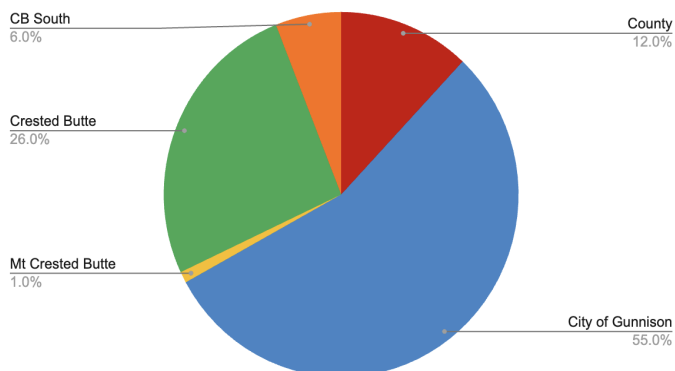
Gunnison Country Food Pantry



67% City of Gunnison
 15% Unincorporated Gunnison County
 4% Mt. Crested Butte
 5% Crested Butte
 2% Almont
 >1% were at Western Colorado University
 >1% were in Lake City or Sargents
 3% lived somewhere else outside of Gunnison County
 2% chose not to answer

Mountain Roots

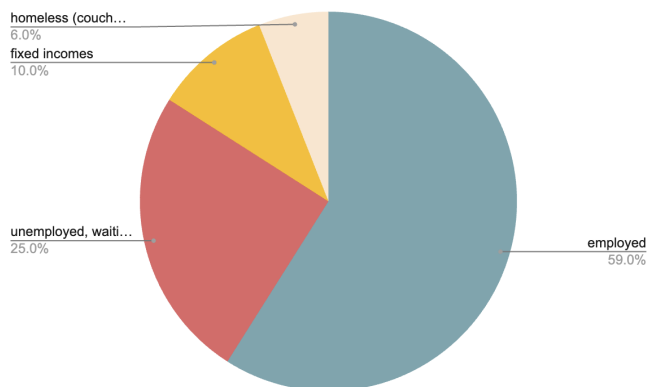
Mountain Roots



55% City of Gunnison
 12% Unincorporated Gunnison County
 1% Mt. Crested Butte
 26% Crested Butte
 6% CB South

Workforce Insights

59% of people receiving food assistance are employed
The Pantry Recipients



25% were unemployed, waiting for their first paycheck, or were anticipating returning to work

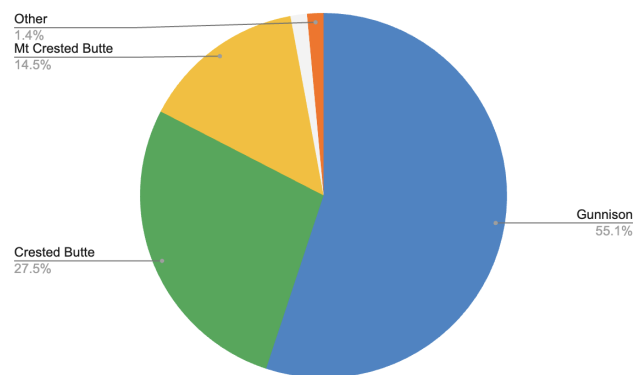
10% were on fixed incomes, such as Adults 60+ and disabled citizens

6% were homeless, a.k.a. couch-surfing, staying with friends, camping, or living in a hotel

59% of all guests served in 2024 were working full or part-time jobs, in job training, or were students.

Of these guests, 38% work in Gunnison; 19% work in Crested Butte; 10% work in Mt. Crested Butte; 1% work in Almont, and >1% Lake City or remotely. 1% were considered retired.

Mountain Roots Recipients



Vulnerable Funding Sources (2025) Shrinking Resources, Growing Needs

Food insecurity is intensifying at a time when key funding streams are being reduced or eliminated. This jeopardizes the ability of frontline organizations like GCFP and Mountain Roots to meet community needs. These cuts affect everything from staple grocery items to fresh produce and staffing capacity.

AmeriCorps Programs at Risk:

Serve Colorado AmeriCorps Programs

These national service programs support essential staffing and capacity-building.

- The Pantry: 3 service members \$41,600 funding at risk through Dec 2025
- Mountain Roots: 34 service members in 6 counties | \$500,000 overall
- Locally - Mountain Roots: 11 service members = \$88,000 through Dec 2025

Loss of AmeriCorps positions means fewer hands to coordinate volunteers, distribute food, and reach isolated residents.

More importantly, these service members deliver real, tangible services to our neighbors:

- Home deliveries to seniors and disabled residents who cannot get to a food pantry
- Nutrition and cooking education in schools and summer camps
- Weekly food box coordination and outreach in high-need areas
- Support for community events that connect residents with food access and resources

Without this capacity, many of these direct services **will be reduced or discontinued**—even though demand is rising.

The Emergency Food Assistance Program (TEFAP):

Staples like rice, pasta, and peanut butter are in short supply.

- TEFAP funding was cut by one-third, forcing The Pantry to spend \$8,000+ in supplemental purchases.
- In 2024, GCFP received 103,601 lbs. of TEFAP food.

Local Food Procurement Assistance (LFPA) – Funds Ended April 2025

This program brought local produce/product to families all over Gunnison County, and income to local farms.

- GCFP received:
 - \$25,319 (2023)

- \$5,186 (2024)
- Mountain Roots received:
 - \$180,000 in 2023–2024
 - \$28,000 (2025, final year)

LFPA infused healthy, local food into distributions and supported vital economic markets for Gunnison Valley farms and ranchers. Its loss will leave a **triple gap**—on pantry shelves, in reduction of fresh food in weekly boxes, and in local farm/ranch income.

Cuts to Federal Safety Net Programs

\$1 trillion in proposed federal cuts threaten programs essential to low-income families:

- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Assistance to Needy Families (TANF)
- Medicaid: *18% of Gunnison County relies on Medicaid, including 900+ children*

Rising Needs, Limited Resources

Local requests for food assistance continue to rise, while funding sources dwindle:

- Summer lunch support for children without access to school meals
- Teachers requesting more snacks for hungry students in class
- Increased food insecurity among homebound seniors in low-income housing
- Higher foot traffic at GCFP distributions
- 70+ households on a waiting list for Mountain Roots' Backyard Harvest food boxes

What's Next

Taken together, the data paint a clear and urgent picture: food insecurity in Gunnison County is not a marginal issue; it is a widespread and deepening crisis affecting working families, seniors, children, and essential workers across the community.

The rising cost of living, seasonal employment, and limited affordable housing continue to outpace wages, pushing more people to the brink. At the same time, the very programs and resources designed to support them are being reduced or eliminated. Organizations like Gunnison Country Food Pantry and Mountain Roots Food Project are doing more than ever—reaching more people, sourcing more food, and adapting rapidly—but are being asked to fill a growing gap with shrinking tools. Without sustained investment and collaborative action, the progress we've made in building a stronger, more resilient local food system is at risk. Now is the time to recommit to solutions that ensure every resident has access to the food they need—not just to survive, but to thrive.



Staff Report

June 2, 2025

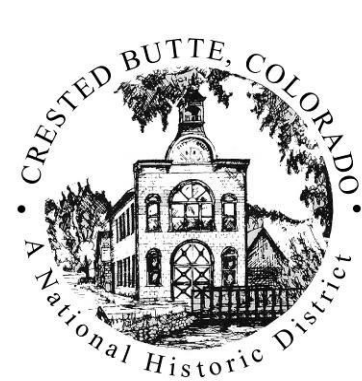
To: Mayor and Town Council

From: Janna Hansen, PROST Director

Thru: Dara MacDonald, Town Manager

Subject: Presentation: Gunnison County Metropolitan Recreation District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan

Summary: The Gunnison County Met Rec completed a regional recreation master plan in 2024. Derrick will provide highlights from that plan specific to the north valley and will allow time for Council questions. Staff encourages Council to consider the findings from the Met Rec Plan and the potential impacts and considerations for the PROST Plan.



Staff Report

June 2, 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 26, 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 reflected 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 approve Ordinance No. 4, Series 2025 during second reading and public hearing.

Recommended Motion:

Motion to approve Ordinance No. 4, Series 2025.



Staff Report

June 2, 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.

Some questions have been raised about possible other uses of the property. The Town has considered utilizing this site for a seasonal campground in the past. Concept designs and reports were prepared in 2012 and 2016 ranging from 24 tent sites to 40 RV and tent sites. Cost estimates in 2016 ranged from \$650,000 - \$1.1M depending on the level of amenity. The Town Council determined in 2016 that a campground at the site did not make financial sense. Use of the site for habitable structures is not feasible given the avalanche prone nature of the site.

Exhibit A-2 of the lease shows the avalanche risk areas identified by Art Mears in a report prepared for the Town in 2020. Southwest of the red line is the “high hazard zone”. Between the blue and red lines is “moderate hazard zone”. Northeast of the blue line is “very low hazard zone”.

1. High (Red) hazard zone - area where avalanches can be destructive *and/or* frequent; these are areas where avalanches have average return periods of 30 years or less *and/or* can produce impact pressures of 600 psf or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 300 years *and* produce impact pressures of less than 600 psf.
3. Very Low (White) hazard zone - areas outside of the High (Red) and Moderate (Blue) Hazard Zones where average return periods are greater than 300-years. The White zone may include areas subject to non-destructive limits of the suspension (powder) avalanche component.

Changes Since May 19th

Spann-Nettick Ditch – This active ditch crosses the property, shown on the site plan as “Halazon Ditch Diversion”. GCEA is proposing to install solar panels within the ditch setback recognized by Gunnison County – 25’ on each side of the ditch. GCEA, the Outshine Electric, and the ditch owners have agreed to the attached site plan with the allowance that ditch access will include 15’

on the northeastern side of the ditch and 35' on the southwestern side of the ditch. The new Section 8.2 and Exhibit A-3 of the lease addresses this maintenance access area.

Avalanche Mitigation – In the prior lease with Outshine Energy, the Town had agreed to provide avalanche mitigation on the site should that be necessary. During the course of site plan development Outshine Energy determined they would stay outside of the high hazard zone area. Further the Town discovered that the construction of avalanche mitigation would be more costly and required engineering and materials not previously contemplated. The land use approval with Gunnison County thus does not contemplate or require avalanche mitigation. GCEA is still evaluating the avalanche risk and available insurance options. We have inserted Section 9.2 of the lease in recognition that GCEA may want to pursue some avalanche mitigation, but not obligating the Town to construct such mitigation.

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.