



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, September 15, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/85036694680>
Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US
Webinar ID: 850 3669 4680

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) Budget 2026: Refined Strategic Plan and 2026 Priorities; Capital Plan; Overall Fund Strategies.

Staff Contact: Interim Finance Director Rob Sweeney

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

7:02 APPROVAL OF AGENDA

7:03 CONSENT AGENDA

1) September 2, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Appointment of Election Commission.

Staff Contact: Town Clerk Lynelle Stanford

3) Resolution No. 22, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Grant of a Revocable License to 218 Elk Ave LLC, A Delaware Limited Liability Company to Encroach Into the Right-Of-Way Adjacent to the Combined 218 Tract (F/K/A Lots 7, 8 and 9A), Block 28 and the Right Of Way Known As The Sidewalk to the South of Elk Avenue, Town Of Crested Butte.

Staff Contact: Town Planner III Jessie Earley

4) Resolution No. 23, Series 2025 - A Resolution of the Crested Butte Town Council, Approving the New National Opioids Settlement with Eight Opioids Manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, And Zydus.

Staff Contact: Town Manager Dara MacDonald

5) Resolution No. 24, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado Acting as the Local Liquor Licensing Authority Finding Crested Butte Grocery LLC DBA Clark’s Market Violated the Town of Crested Butte’s Local Liquor Licensing Regulations.

Staff Contact: Town Attorney Karl Hanlon

6) Resolution No. 25, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado in Support of the Environmental Protection Agency’s 2009 Endangerment Finding that Greenhouse Gases Endanger Public Health and Welfare.

Staff Contact: Sustainability Coordinator Dannah Leeman

7) Resolution No. 26, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Grant of a Revocable License to 129 Elk Ave LLC, a Delaware Limited Liability Company to Encroach Into the Right-Of-Way Adjacent to 129 Elk Avenue, Tract A, Forest Queen Townhome Tracts, According to the Plat Thereof Recorded June 3, 2002 Under Reception NO. 520835, and the Declaration Pertaining Thereto Recorded June 3, 2002 Under Reception NO. 520836 and the Right of Way Known Second Street, Town of Crested Butte.

Staff Contact: Town Planner I Kaitlyn Archambault

8) Amendment to Waste Management Agreement.

Staff Contact: Public Works Director Shea Earley

9) Notice of Final Payment to A&M Renovations, LLC for the Crested Butte Town Hall Exterior Rehabilitation Project.

Staff Contact: Public Works Director Shea Earley and Community Development Director Mel Yemma

10) Trail Easement with Crested Butte Fire Protection District (CBFPD).

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

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

7:05 PUBLIC COMMENT

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take 2the end of the Council meeting under “Other Business to Come Before the Council.”

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PROCLAMATION

1) Suicide Prevention Awareness Month – September 2025.

7:25 2) Proclamation Celebrating the Life of Don Cook.

7:30 PRESENTATION

1) Red Lady Roundabout Preliminary Design.

Staff Contact: Public Works Director Shea Earley and Community Development Director Mel Yemma

8:05 PUBLIC HEARING

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

Staff Contact: Community Development Director Mel Yemma

8:40 COUNCIL REPORTS AND COMMITTEE UPDATES

8:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL

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

- Monday, September 22, 2025 - 6:00PM - Joint Meeting with the Town of Mt. Crested Butte Regarding Mountain Express.
- Monday, September 29, 2025 - 6:00PM Intergovernmental Meeting Hosted by the City of Gunnison
- Monday, October 6, 2025 - 5:00PM Work Session - 7:00PM Regular Council
- Monday, October 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 3, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:55 EXECUTIVE SESSION

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding Federal grant requirements.

9:45 ADJOURNMENT



Memorandum

September 15, 2025

To: Town Council

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

Subject: 2026 Budget – 5-Year Capital Plan – Refined Assumptions and Projections

Date: September 8, 2025

Summary:

This is the third work session to review priorities, inputs and assumptions related to the 2026 budget. Staff continues to create and refine financial models related to direction provided by Council. Staff will propose the Town's 5-Year Capital Plan and update Council regarding changes to financial data based upon outcomes of prior Council Work Sessions as well as new data obtained by staff.

Prior Council Action:

- November 7, 2022 – Adoption of the Community Compass
- August 5, 2025 – Adoption of the Fund Balance Reserve Policy
- August 18, 2025 – Work session: 2026 Budget kick-off and Compass priority discussion and direction.
- September 2, 2025 – Work Session: Compass priority refinement; 2025 Projections; 2026 Assumptions; 5-Yr Fund Balance Review.

Background:

Staff develops the annual budget by identifying capital and operational expenditures in support of the Compass and in alignment with Council priorities. Staff utilized available economic data to forecast ending 2025 fund balance by fund and in defining revenue and expenditure assumptions in preparation of a 5-year financial forecast. Staff completed an update to the 5-year Capital Plan and seeks direction and feedback from the Council prior to formalizing the Proposed 2026 Budget.

Discussion:

2026 Budget Priorities – Compass Alignment

Staff updated the 2026 Compass priorities based upon feedback from Council related to affordability as well as to capture estimated expenditures from the 5-Year Capital Plan (Attached). Staff will

continue to update the document throughout the budget cycle to capture additional Council direction as well as updated budget estimates.

2026 Baseline Assumptions

The following assumptions used in formulating the 2026-2030 forecast have been amended since last reviewed by Council:

- Street & Alley Mill Levy: Staff modeled a 3 mill increase (total of 11 mills) in the Street & Alley Fund for discussion on September 15 related to opportunities in the 5-year Capital Plan; all documents attached still model an 8 mill total levy
- Community Grant Program Expense: Retained existing nicotine tax funding (\$175K) and increased General Fund's contribution by 3% for a total of \$278K
- Health Care Expense: the Town's renewal quote is a 14.1% increase over our 2025 expense (previously used the standard 3% increase for all expenses)
- Employee Compensation: Staff modeled a 3% cost-of-living and a 1% merit increase for 2026 (previously used the standard 3% increase for all expenses)
- Property/Casualty Insurance: the Town's renewal quote is 5.42% over our 2025 expense (previously used the standard 3% increase for all expenses); the rate increase is in addition to expected additions to our property assets (e.g., Paradise Park)
- Capital Expenses: The updated 5-Year Capital Plan is included in the meeting packet and discussed in more detail below. Staff modeled the carryover of 2025 funds into 2026 where necessary to complete the project

Based upon discussions with Council earlier in the year, the following initiatives were placed in the 'parking lot' and are not considered in either the draft 2026 budget nor the 5-year Capital Plan:

- GoodDeed
- Increasing transit capacity
- Transportation to trailheads
- TP1 housing project
- TP3 housing project
- Housing infill incentives
- Historic Preservation incentives
- Community spaces / Community serving commercial
- Land banking
- Center for the Arts Phase 2 / debt retirement
- Trading up from the Ruby

5-year Capital Plan – 2026 thru 2030

Staff updated the existing 5-Year Capital Plan to refine budgetary estimates and add projects into 2030 (attached). The \$49.2M 5-Year Plan consists of 2026 projects totaling \$8.5M in support of Compass priorities, significant maintenance/overhaul of existing Town assets and improvements to public spaces.

It is worth noting that we have completed the Town's first facilities maintenance plan and are integrating those projects into the 5-Year Capital Plan in a thoughtful manner for the first time. Unfortunately, it does include some significant deferred maintenance for the first several years, with additional deferrals identified in the notes column of the Plan. These latter deferrals have not been programmed into the current 5-Year Plan. Staff will continue to refine our long-term capital needs

plan annually addressing the most critical needs in the near term. Council will see ongoing facility-based maintenance/repair funding requests in the Capital Plan as Commercial Building Improvements (leased facilities), Town Facilities Improvements, Employee Housing Capital Repairs and Workforce Housing Capital Repairs.

The 2026 projects in the 5-Year Capital Plan are fully funded with existing revenues, fund balance and/or capital grants. Significant projects for 2026 are identified below by fund source.

Capital Fund

- \$2,750,000: First year funding for Marshals' Office facility construction
- \$650,000: Town Hall exterior improvements
- \$400,000: Design for Jerry's Gym renovation
- \$230,000: Streetscape/Brick improvements – 400/500 blocks on Elk St.
- \$216,455: Commercial building improvements (leased facilities)
- \$91,670: Replacement of a Marshal's patrol vehicle
- \$83,418: Town facilities improvements
- \$65,000: Replacement of Public Works administrative vehicle
- \$60,000: Community Hub at 3rd & Maroon (study/plan)

Open Space Fund

- \$45,000: Recreation access easement
- \$20,000: Town Ranch incision restoration
- \$10,000: PROST Master Plan completion

Parks, Recreation & Trails Fund

- \$20,000: PROST Master Plan completion
- \$19,000: Town Park hammock replacement

Streets & Alleys Fund (existing 8 mills, plus SOT transfer)

- \$500,000: Red Lady School Entrance - Red Lady & 6th Street (split with the School District)
- \$210,000: Replace dump truck
- \$200,000: Replace water truck
- \$150,000: Hot patch and slurry seal routine road maintenance plus 6th street crosswalk repair
- \$40,000: Storm Water Master Plan

Affordable Housing Fund

- \$350,000: Replacement of employee housing unit (trailer at 107 Teocalli)
- \$343,794: Employee housing capital repairs
- \$250,000: Final payment for the completion of Paradise Park workforce housing

Transit & Mobility Fund

- \$12,000: Bus stop improvements

Enterprise Fund

- Sewer
 - \$200,000: Solids Building roof replacement
 - \$169,000: Electrical Controls System Assessment – WWTP
 - \$75,000: Vehicle replacement (Chevy Equinox)

- \$65,000: Ruth's Rd lift station
- \$60,000: Zinc removal
- Water
 - \$500,000: Slate River Alternate Water Source
 - \$130,000: Coal Creek raw water pipeline assessment
 - \$75,000: Electrical Controls System Assessment – WTP
 - \$50,000: Lake Irwin valve replacement
 - \$50,000: Source water BMP Project implementation

Streets & Alleys Mill Analysis

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

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

Over 80% of the Street & Alley Fund's revenues are derived from property tax. The Town has been discussing the need to increase the mill levy for streets and alleys for a number of years to support the growing capital and operational needs of the program. Staff recognizes the impact to the community when the Town's revenue needs are placed upon them. However, the lack of long-term funding is negatively impacting the Town's infrastructure.

Historically, the Town has planned for a large street rebuild/repair project every 5 years: a full depth asphalt removal and replacement (FDR). The cost per block for FDR increased by 386% from 2017 to 2024, while the existing 8 mill levy generated an additional 105% over the same period. The existing funding stream cannot sustain the needs of future capital projects at the current rate of inflation. The 2026-2030 5-Year Capital Plan for the Streets & Alleys Fund does not fully address the needs of the Fund's stated goals. Existing funding of an 8 mill levy demonstrates the fund will be in a

negative position by 2027 and drop considerably below the Fund Balance Reserve in 2029 when the next FDR is scheduled. These outcomes are without identifying all the necessary capital improvements for streets and alleys. This model does include allocating the specific ownership tax to streets and alleys but does not assume any transfer from the General fund.

Staff modeled a 3 mill increase to the levy, totaling 11 mills, which would generate approximately \$550K per year, beginning in 2026. A 3 mill increase is estimated to have an annual impact of \$189.95 for residential and \$811.89 for commercial property owners (based upon a 2024 analysis). Staff is prepared to bring forward for Council's review an updated 5-Year Capital Plan to align with estimated revenues of 11 mills.

As an alternative to and/or complement to increasing the mill levy for streets and alleys, the Council could allocate existing available fund balance from the General Fund to the Streets & Alleys Fund. This would accelerate the maintenance and repair of our road infrastructure. However, transferring General funds to Streets & Alleys cannot be sustained for a long period of time. General government infrastructure improvements/replacements occur via the Capital Fund. The current 5-year projection demonstrates that the Capital Fund drops into negative territory beginning in 2026 without General Fund assistance or reevaluating and lowering the Fund Balance Reserve requirement. Additionally, the Capital Fund is carrying three significant projects over the next 5 years: Marshals' Office (\$5.25M); Jerry's Gym (\$2.4M); Community Hub (\$6.7M). Staff identified grant opportunities for up to \$1M for the Marshals' Office and are still evaluating grant opportunities for the other projects.

5-Year Financial Analysis

The net result of the 2025 and 2026 projections is identified on the Fund Balances report attached. The analysis identifies all Funds are in positive territory before required and Council-adopted reserves are considered. The Capital and Affordable Housing Funds fall short of meeting all required and Council-adopted reserves, beginning in 2026. The 2026 projected General Fund spendable fund balance is \$4.3M. Council may seek to allocate a portion of this fund balance to other funds for specific projects or initiatives.

A 5-year financial analysis of spendable fund balance by fund is attached (Spendable Fund Balance – 2026 thru 2030). The General Fund demonstrates strong financial position, even after accounting for required and Council-adopted fund balance reserves. Staff has not modeled moving available General Fund fund balance to other funds. Staff seeks Council direction on the future direction of available General funds. For other funds, the town has options to address any future short falls in available fund balance, including: delay expenditures, seek revenue increases, evaluate lowering Fund Balance Reserve Policy, etc. The current projection for the Enterprise Fund does not fully address the positive financial impact of the Whetstone project. Staff will continue to monitor financial estimates (revenue and expenses) for future years.

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

- October 6: Presentation of Proposed 2026 Budget
- October 20 Work Session: Refine Proposed 2026 Budget; Fund Balance Review; Updated 2026 Revenue/Expenditure Assumptions; Impact to Mill Levy
- November 3: Adopt 2026 Budget, Mill Levies and Fee Schedule

Recommendation:

Staff seeks feedback and direction from Council regarding updates to the fiscal year 2026 Compass priorities, changes to economic and operation assumptions, the 5-year Capital Plan and future modeling of mill levies and fund balance uses.

Attachments:

Community Compass – Updated 2026 Priorities

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

Fund Balances Report – Fiscal Years 2025 and 2026

Spendable Fund Balance – Fiscal Years 2026 thru 2030

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Tuesday, September 2, 2025

Mayor Billick called the meeting to order at 7:15PM.

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

Staff Present: Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Interim Finance Director Rob Sweeney, and Public Works Director Shea Earley

Town Clerk Lynelle Stanford, Community Development Director Mel Yemma, and Housing Director Erin Ganser (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

O'Neal moved and Goldstone seconded a motion to approve the agenda. A roll call vote was taken with all voting, "Yes," except Magner did not vote. **Motion passed unanimously (6-0).**

CONSENT AGENDA

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

Staff Contact: Deputy/Licensing Clerk Eric Treadwell

2) Award of Professional Services Agreement to Reynolds Ash and Associates for the Town of Crested Butte Civic Development: Marshal's Office

Addition/Renovation and Crank's Plaza Landscape Improvements Project 2025.

Staff Contact: Community Development Director Mel Yemma, Chief Marshal Mike Reily,

and Public Works Director Shea Earley

3) Quarter 2 2025 Financial Update.

Staff Contact: Interim Finance Director Rob Sweeney

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

Staff Contact: Mayor Ian Billick

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

Staff Contact: Mayor Ian Billick

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

Staff Contact: Town Planner III Jessie Earley

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

Staff Contact: Town Clerk Lynelle Stanford

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

Staff Contact: Town Clerk Lynelle Stanford

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

Staff Contact: Housing Director Erin Ganser

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

Staff Contact: Town Manager Dara MacDonald

Fenerty removed items two, four, five, and eight from the Consent Agenda.

Fenerty moved and Goldstone seconded a motion to approve the Consent Agenda, as amended, removing items two, four, five, and eight. A roll call vote was taken with all voting, "Yes," except Magner did not vote. **Motion passed unanimously (6-0).**

PUBLIC COMMENT

Billick acknowledged public feedback from Karen Theel, Kim Sherman, Haden Spencer, and Rob Quint. Jerry Lund corresponded with the Clerk but did not submit an email to the entire Council.

STAFF UPDATES

MacDonald provided updates and answered questions.

LEGAL MATTERS

Hanlon updated.

PUBLIC HEARING

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

Staff Contact: Town Clerk Lynelle Stanford

Council members discussed and asked questions. Billick opened the public hearing and the meeting to public comment. He confirmed proper public notice was given.

Jerry Lund, 30 Teocalli Avenue; Haden Spencer, 109 3rd Street (via Zoom); and Candace Coen (via Zoom) commented.

The public hearing was closed.

Goldstone moved and Cowherd seconded a motion to approve Ordinance No. 10, Series 2025, with exemptions for houses that have had previous energy assessments. A roll call vote was taken with Goldstone and Cowherd voting, “Yes,” and Prochaska, Fenerty, Magner, O’Neal, and Billick voting, “No.” **Motion failed (2-5).**

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

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

Billick confirmed that proper public notice was given. Hanlon introduced Tom Downey and Tom Clark, who appeared via Zoom representing Clark’s Market. Hanlon then reviewed the relevant facts and presented the evidence as outlined in the memorandum. Council members posed questions during the presentation.

The representatives of Clark’s Market, Downey and Clark, presented their case. Downey noted that there was a typographical error in both the resolution and the charging document, specifically the date listed as May 9th, 2025, should have been June 9th, 2025.

Billick then opened the public hearing to public comment.

Peter Cook, who lives in Gunnison and owns Acme Liquor and Brent Thomson, 42 Storm View Lane, commented. The public hearing was closed.

Hanlon informed the Council that their renewal for next year would be subject to a public hearing and that he would come back to the Council with a resolution on the next Consent Agenda reflecting the Council’s decision.

O’Neal moved and Fenerty seconded a motion that Clark’s liquor license would be suspended for two days, but held in abeyance, pending no further violations in the

2025/2026 licensing period. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously (7-0).**

Items moved from the Consent Agenda with their numbers as they were on Consent Agenda:

2) Award of Professional Services Agreement to Reynolds Ash and Associates for the Town of Crested Butte Civic Development: Marshal’s Office Addition/Renovation and Crank’s Plaza Landscape Improvements Project 2025. Staff Contact: Community Development Director Mel Yemma, Chief Marshal Mike Reily, and Public Works Director Shea Earley

Fenerty explained her reasoning for removing the item from the Consent Agenda.

O’Neal moved and Goldstone seconded a motion to authorize the Town Manager to enter into a professional services agreement with Reynolds Ash and Associates, in an amount not to exceed \$412,108.49 for the Marshal’s Office Addition/Renovation and Crank’s Plaza Landscape Improvements Project 2025. A roll call vote was taken with all voting, “Yes,” except Fenerty voted, “No,” and Prochaska did not vote. **Motion passed (5-1).**

4) Letter Regarding Health Care Cost Concerns to the Honorable Jeff Hurd, Honorable Michael Bennett, and the Honorable John Hickenlooper. Staff Contact: Mayor Ian Billick

Fenerty suggested sending both letters (items four and five from Consent Agenda) to other entities.

5) Letter Regarding Health Care Cost Concerns to Gunnison Valley Health (GVH) with the Gunnison County Commissioners Carbon Copied. Staff Contact: Mayor Ian Billick

Fenerty moved and Goldstone seconded a motion to approve Consent Agenda items four and five. A roll call vote was taken with all voting, “Yes,” except Prochaska did not vote. **Motion passed unanimously (6-0).**

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

Fenerty suggested a proclamation for Don Cook.

Fenerty moved and Goldstone seconded a motion to approve the special event application. A roll call was taken with all voting, “Yes,” except Prochaska did not vote. **Motion passed unanimously (6-0).**

COUNCIL REPORTS AND COMMITTEE UPDATES

None

OTHER BUSINESS TO COME BEFORE THE COUNCIL

The Council agreed to consider a resolution proposed by MacDonald regarding EPA rule finding.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

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

EXECUTIVE SESSION

Billick read the reason for Executive Session: for a conference with the Town Attorney pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding Mt. Crested Butte Water and Sanitation District.

O'Neal moved and Fenerty seconded a motion to go into Executive Session. A roll call vote was taken with all voting, "Yes," except Prochaska did not vote. **Motion passed unanimously (6-0).**

The entire Council, Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Interim Finance Director Rob Sweeney, and Public Works Director Shea Earley were present for Executive Session.

The Council went into Executive Session at 9:21PM. The Executive Session concluded at 9:48PM. Mayor Billick made the required announcement upon returning to open meeting.

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:49PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

September 15, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Appointment of Election Commission
Date: September 4, 2025

Summary:

Pursuant to Section 2.4 of the Town Charter, the Town is required to appoint two qualified electors to serve on the Election Commission. The appointments are necessary even though the Town will be participating in the coordinated mail ballot election administered by Gunnison County on November 4, 2025.

While Gunnison County will manage the responsibilities typically assigned to the Election Commission in the event of a local election, including verifying voter residency, and providing ballots, sample ballots, or voting machines, the Town is still obligated to fulfill the Charter requirement for Election Commission appointments.

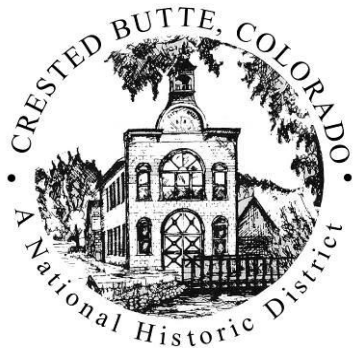
Staff recommends that the Town Council proceed with the appointment of two qualified electors, Carmen Bell and Cathy Steinberger, to meet this requirement.

Recommendation:

Appoint Town of Crested Butte electors Carmen Bell and Cathy Steinberger to the Election Commission. Both have agreed to the appointments and have served as Election Commissioners in election years since 2015, except for 2023, when the election was cancelled.

Recommended Motion:

Appoint Carmen Bell and Cathy Steinberger to the Election Commission as part of the Consent Agenda.



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Jessie Earley, Planner III

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

Subject: Revocable License Agreement (RLA), 216-220 Elk Avenue, Block 28, Combined 218 Tract (f/k/a Lots 7, 8 and 9A), 218 Elk Ave LLC, a Delaware Limited Liability Company

Summary

The owners of the commercial buildings located at 216-220 Elk Avenue (the former Princess Wine Bar and Mountain Spirits buildings) prior to permitting have determined that they would like to heat the sidewalk on Town property within the area north of the property, which is located within portions of the right of way adjacent to the property. The building is under permit for additions to and rehabilitation of the historic buildings. The area to be encroached upon in the right of way for the sidewalk is shown in “Exhibit B” of the RLA. Use of the public right of way requires such an agreement per the Public Works Director.

Background

The owner received approval through the BOZAR to lift, move (west and north), place on a new foundation, rehabilitate and site additions to the existing contributing historic accessory building to include connection to the primary building located at 218 Elk Avenue, Lot 8 and 9A, Block 28, Kapushion Subdivision in the B1 zone. The owner then received approval through the BOZAR to expand the use and site an addition associated with the building located at 218 Elk Avenue, Lot 8, Block 28 and demolish a non-historic portion of the contributing commercial building and construct an addition to the rear and change the use for the primary building located at 220 Elk Avenue, 7, Block 28 in the B1 zone at the October 29, 2024 meeting. The permit was approved, and work is moving forward onsite.

Discussion

It is not uncommon for the Town to grant licenses for this type of feature. Attached you will find the license agreement. Exhibits identifying the area are included.

Climate Impact

No known impact.

Financial Impact

The owner, 218 Elk Ave LLC, will maintain the infrastructure within the sidewalk. So, there will not be a financial impact to the Town.

Legal Review

This action complies with the Town Charter and Municipal Code requirements and the RLA was reviewed by the Town Attorney.

Recommendation

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

Proposed Motion

A Councilmember make a motion followed by a second to approve Resolution 22, Series 2025 for a license agreement with 218 Elk Ave LLC, a Delaware limited liability company for a sidewalk to be located on the right of way right-of-way adjacent to 216-220 Elk Avenue, Combined 218 Tract (f/k/a Lots 7, 8 and 9A), Block 28 of as part of the consent agenda.



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Resolution 23, Series 2025, A Resolution of the Crested Butte Town Council approving the National Opioid Settlement with eight opioids manufacturers

Date: September 15, 2025

The Colorado Attorney General's Office has negotiated a settlement with eight opioids manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus related to their role in the nationwide opioid crisis. The attached resolution will authorize the Mayor and Town Manager to sign the necessary documentation for the Town to join this settlement.

In 2021, 2023 and 2024 similar settlement proposals came before Council with pharmaceutical manufacturers and distributors. In 2021, the Town entered into a Memorandum of Understanding regarding the distribution of the settlement funds. That MOU, updated in 2024, will continue to govern the distribution of these settlement funds totaling approximately \$64.2 million for local jurisdictions. The Town's decision to grant its share to Gunnison County will likewise be unchanged by this settlement.

Suggested Motion:

A Town Council member make a motion, "to approve Resolution 23, Series 2025 as part of the Consent Agenda," followed by a second and roll call vote.



DATE: September 9, 2025
TO: Mayor and Town Council, Town of Crested Butte
FROM: Karl J. Hanlon, Town Attorney
RE: Resolution 2025-24 Clark's Liquor Code Violation

Attached please find Resolution 2025-24 formalizing the decision of the Town Council at the Show Cause hearing held on September 2, 2025, regular Town Council meeting.

Mail to:

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

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

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Dannah Leeman Gore, Sustainability Coordinator

Subject: Resolution No. 5, Series 2025 – In support of the EPA Endangerment Finding

Summary: The EPA has proposed repealing its 2009 Endangerment Finding, which provides the basis for regulating greenhouse gas emissions under the Clean Air Act. Staff recommend Council approve a resolution affirming the scientific basis of the finding and aligning with Crested Butte’s ongoing climate action commitments.

Background: In 2009, the Supreme Court ruled that greenhouse gases (GHGs) are air pollutants under the Clean Air Act, enabling the EPA to regulate emissions from vehicles and other sources. On July 29, 2025, the EPA proposed repealing this Endangerment Finding, which would eliminate its authority to regulate GHG emissions and could lead to increased pollution. Colorado Communities for Climate Action (CC4CA), of which Crested Butte is a member, has provided a resolution template affirming the finding so local governments can reinforce the link between GHGs, public health, and climate change if the repeal succeeds.

Discussion: Staff have presented the draft “Endangerment Finding” resolution for Council’s consideration. The resolution outlines the federal separation from climate science and reinforces Crested Butte’s commitment to addressing climate change using science-based strategies to “support the health, safety, and welfare” of its constituents.

Climate Impact: Reaffirming Crested Butte’s commitment to science-based climate strategies will support staff, future Councils, and the community in advancing the 2030 Climate Action Plan, reducing greenhouse gas emissions, and protecting public welfare.

Recommendation: Staff recommends that Town Council members approve Resolution No. 5 Series 2025 in support of the EPA Endangerment Finding.

Proposed Motion: A council member make a motion, followed by a second to approve Resolution No. 5 Series 2025 as part of the consent agenda.



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Kaitlyn Archambault, Planner I

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

Subject: Revocable License Agreement (RLA), 129 Elk Avenue, Tract A, Forest Queen Townhome Tracts, According To The Plat Thereof Recorded JUNE 3, 2002 Under Reception NO. 520835, And The Declaration Pertaining Thereto Recorded June 3, 2002 Under Reception NO. 520836, 129 Elk Ave LLC, a Delaware Limited Liability Company

Summary

The owners of the commercial buildings located at 129 Elk Avenue (the Forest Queen) during construction have determined that they must place their water line on Town property within the area east of the property, which is located within portions of the right of way adjacent to the property. The building is under permit for additions to and rehabilitation of the historic buildings. The area to be encroached upon in the right of way for the water line is shown in “Exhibit B” of the RLA. Use of the public right of way requires such an agreement per the Public Works Director.

Background

The owner received approval through the BOZAR for the following proposal for this property at the May 30, 2023 meeting:

- Architectural approval was granted.
- An expansion of a conditional use permit for a restaurant use in the B1 zone was granted.
- Payment in lieu of up to five (5) off-street parking spaces was granted.
- A conditional waiver of a non-conforming aspect with respect to the side yard setback in the B1 zone was granted.
- A conditional waiver of a non-conforming aspect with respect to the rear yard setback in the B1 zone was granted.
- Permission to demolish a non-historic portion of the existing building was granted.

The permit was approved, and work is moving forward onsite.

Discussion

It is not uncommon for the Town to grant licenses for this type of feature. Attached you will find the license agreement. Exhibits identifying the area are included.

Climate Impact

No known impact.

Financial Impact

The owner, 129 Elk Ave LLC, will maintain the infrastructure of the water line. So, there will not be a financial impact to the Town.

Legal Review

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

Recommendation

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

Proposed Motion

A Councilmember make a motion followed by a second to approve Resolution 26, Series 2025 for a license agreement with 129 Elk Ave LLC, a Delaware limited liability company for a water line to be located on the right of way right-of-way adjacent to 129 Elk Avenue, Tract A, Forest Queen Townhome Tracts, According To The Plat Thereof Recorded JUNE 3, 2002 Under Reception NO. 520835, And The Declaration Pertaining Thereto Recorded June 3, 2002 Under Reception NO. 520836, of as part of the consent agenda.



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Director of Public Works

Thru: Dara MacDonald, Town Manager

Subject: **Approval of Amendment to the Refuse Collection Contract Fee Schedule**

Summary: The Town of Crested Butte approved the implementation of the Save As You Throw refuse collection program and associated fee schedule at the August the 18th Council Meeting. The proposed amendment to the contract documents the implementation of the SAYT program, as well as updates the fee schedule associated with the contract.

Previous Council Action:

August 18, 2025 – Approval of Ordinance No 7, Series 2025 – Repealing and Replacing Chapter 13, Article 5 of the Crested Butte Municipal Code

Legal Review:

Legal has assisted staff with drafting the amendment to the refuse collection contract.

Recommendation:

Approve the amendment to the Refuse Collection Contract Fee Schedule.

Proposed Motion:

A Council member should make a “motion to approve the amendment to the Refuse Collection Contract Fee Schedule” followed by a second and roll call vote, as part of the consent agenda.



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Jessie Earley, Planner III and Karl Hanlon, Town Attorney

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

Subject: Notice of Final Payment to A&M Renovations, LLC
For The Crested Butte Town Hall Exterior Rehabilitation Project

Summary: The Town of Crested Butte (Town) awarded a contract on January 6, 2025 to A&M Renovations, LLC (Contractor) to construct the Crested Butte Town Hall Exterior Rehabilitation Project. The original contract price was \$271,789. Additionally, there were two change orders for the project totaling \$15,823.00, which were specific to a window change and more extensive masonry repairs than in the original scope. The total cost of the project (\$287,612) still remained under budget, which was originally \$324,498 in the capital budget.

The Contractor has submitted a request for final payment of the 5% retainage which equals \$14,380.60. As such, Town Staff has approved this request and published notice of final payment in the August 29th and September 5th editions of the CB News. Furthermore, final payment has been scheduled for September 16th, 2025, pending approval by Town Council.

Background: The project was a continuation of two previous phases of work at the Crested Butte Town Hall building. In January of 2022, a Historic Structure Assessment was completed for the building (State Historical Fund, SHF Grant #2021-HA-005). This HSA identified high priority rehabilitation work. In 2022, a mini-grant was awarded to fund production of Construction Documents for the high priority work (SHF Grant #2022-M1-002). The Construction Documents project included review of the structural, mechanical, electrical, and plumbing systems. This work included select window replacement in the main section of the building and masonry rehabilitation, including work on the parge coat, brick and repointing mortar.

Discussion: The project began in late May 2025 and was completed August 28, 2025.



Rehabilitated “High School” sign



Front (south) arched window frame installation



Rear (north) new windows installed and parge coat repairs

Climate Impact: No known impact.

Financial Impact: This was paid in part by a SHF grant (2024-02-012) awarded in 2024. This was approved as part of the 2025 Budget for \$324,498.

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

Recommendation: Staff recommends approving final payment for the Crested Butte Town Hall Exterior Rehabilitation Project

Proposed Motion: Council Member makes a motion to approve final payment for the Crested Butte Town Hall Exterior Rehabilitation Project as part of the consent agenda.

Attachment:

Notice of Final Settlement: Crested Butte Town Hall Exterior Rehabilitation Project



Staff Report

September 15th 2025

To: Mayor and Town Council

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

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

Subject: Crested Butte Fire Protection Easement Deed & Agreement

Summary: An easement through the Crested Butte Fire Protection District (CBFPD) property to connect Town owned lands and trails along Pyramid Avenue to the historic bridge abutments on the CBFPD parcel, and to provide public access to the Slate River.

Previous Council Action: Resolution 12, Series 2024 approving an Utility Extension Agreement to Provide Sewer Service passed by Council requires the trail easement be executed prior to commencement of utility service.

Background: As part of the negotiation for utilities that resulted in the Utility Extension Agreement to Provide Sewer Service to CBFPD's new campus, Town was granted the right to extend a trail from the northern boundary of TP7, through the CBFPD parcel and to the historic bridge abutment along the Slate River.

Climate Impact: This trail will offer a way to access the new CBFPD campus and other popular trails via foot/bike without having to travel in unprotected lanes along the highway.

Financial Impact: Survey costs incurred by Town are expected to be \$4,000 funded by the Open Space portion of the Real Estate Transfer Tax (RETT), since this segment is outside of Town boundaries as required in RETT language.







Legal Review: Town attorneys have reviewed this agreement.

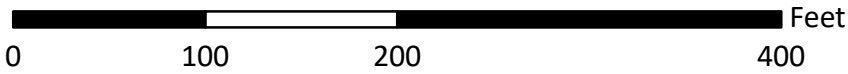
Recommendation: Authorize the Town Manager to enter into the Easement Deed & Agreement with the Crested Butte Fire Protection District.

Proposed Motion: "I move to authorize the Town Manager to enter into the Easement Deed & Agreement with the Crested Butte Fire Protection District."



CBFPD Easement Area - Gunnison County Colorado

- | | |
|--|---|
|  Future Easement Area |  Paved Roads |
|  CBFPD Parcel |  Trail |
|  CBFPD Structures |  Parcel Boundaries (Gunnison County) |





Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: September 15, 2025

Town Manager

- 1) No updates

Sustainability

- 1) **Save-As-You-Throw Update** – The SAYT bin selection window closed August 29, 2025. Of households served by Waste Management, **52% (590)** selected a bin size: **36% (410)** downsized from 96 gallons to either a 64- or 32-gallon bin, **4% (43)** upsized to 96 gallons, and **12% (137)** stayed at 96 gallons. The remaining 548 households that did not indicate their bin size by August 29 will remain at their existing size and will be billed accordingly.

Public Works

- 1) Snow & Ice conference - Streets Staff attended the annual Snow & Ice Conference in Gunnison on September 3rd and 4th.
- 2) Whetstone Off-site Utility Update
 - a. Water – As of the week of September 8th, the contractor is continuing to bore the water main underneath SH135, just south of Town. Once complete, the backflow assembly, meter assembly, and connection to the Town's system will be installed and tested. The location of the tie-in is at the south end of 9th street, just north of the bike jumps.
 - b. Sewer – Due to existing underground utility conflicts, the contractor has determined that the only feasible method to install the sewer main was to open trench cut the line across SH135. The contractor is currently working with CDOT to amend their permit to incorporate an open trench cut into the improvements. The contractor is slated to perform this work in the second half of September.
- 3) Whiterock Watermain Replacement: Dietrich Dirtworks has completed the necessary testing and pressurization of the new water main and is currently connecting the new main to the existing services in the 300 and 400 blocks. The connection of existing services is scheduled to continue for the next

couple of weeks. Additionally, Dietrich Dirtworks is slated to start construction of the new water main in the 500 block the week of September 15th.

Marshals

- 1) Kayce Steele, Peter Daniels and Mike Reily attended Project Hope's Stand With Me luncheon and fundraiser in Mt CB on August 28th.
- 2) Officers recently completed "Community Policing" and "Bloodborne Pathogens" trainings.
- 3) Jackson Smith is in his final phase of Police Training Officer training and evaluation.
- 4) Enforcement of 2-hour and permit parking will continue through September 28, after which it will pause until the winter season.

Parks, Recreation, Open Space and Trails Smooth Sailing

- 1) **PROST Plan Update:** Join the PROST Department at Town Ranch on October 1st to have your fall portraits taken by a professional photographer – for free! Pick a pumpkin, enjoy fall-themed refreshments, and give us your feedback on in-town trail connections, future park amenities, and open space conservation while you wait for your time in front of the camera! We'll see you at the Town Ranch Gazebo from 3:00-6:00. Rain Location: Yelenick Pavilion at Town Park
- 2) **Smooth Sailing:** At the risk of jinxing us, I report that staff is feeling the mellowing of the season. Fall programs are fully staffed and participants are having fun. Parks are in good shape and the Mineral Point Trail Project is going smoothly. The PROST Plan is proceeding on target and we are excited for our public outreach on October 1. We still have summer seasonal staff through the end of the month. We are looking toward 2026 with budget season and are celebrating the changing of the seasons.

Community Development

- 1) **Colorado Model Low Energy and Carbon Code:** The code minimizes overall carbon dioxide emissions associated with new and renovated homes and commercial buildings. The code will be published by September 1, 2025, and cities and counties with building codes must adopt these codes when they update any other building codes after July 1, 2026. Staff will be attending upcoming webinars to learn more about the new code.
- 2) **Compass Navigation Committee:** The Compass Navigation Committee will hold its final meeting on **Tuesday, September 24, from 9:00 a.m.–12:00 p.m. in Council Chambers** (with an optional lunch at noon). The agenda will include:
 - a. Updates on implementation of adopted plans
 - b. A discussion on what success looks like as plans transition from planning into implementation
 - c. A brainstorming session to begin defining "community spaces"
- 3) **Compass Brochure:** A Compass Navigation brochure will be inserted into the CB News on September 18 to provide a summary of each of the adopted Compass Navigation Plans (Transportation Mobility, Historic Preservation, Climate Action, and Community), introduce the

PROST Plan, and launch engagement save the dates for upcoming implementation items including the zoning code update and design standards update.

- 4) **Paradise Park:** By September 12th, all completed Paradise Park units are occupied. The final three units are anticipated to be complete by the end of the year. The application window these units is open until September 12th at midnight. As of this writing, five participants from previous lotteries indicated interest to Town staff to be included in the lottery. GVRHA was unavailable to confirm the number of applications they have received and processed thus far. Staff anticipates scheduling the lottery the week of Sept 22nd provided that there are no objections to the application and qualification process.

Town Clerk

- 1) The ARTumn Festival will be taking place in the 1st and Elk parking lot, September 20 & 21, 2025. The Crested Butte Ultra, a trail running race starting and finishing at the Crested Butte Community School, is taking place September 26 & 27, 2025. The last Art Market event will be on September 28, 2025.
- 2) The Gunnison Valley Leadership program continues to meet regularly. A key goal is to begin work on curriculum development, budgeting and fundraising, and marketing and recruitment by the end of January.

Finance/HR/IT

- 1) Kyle Thomas tendered his resignation and will be leaving the Town on September 12. We are appreciative of Kyle's dedication and service to the organization over the past decade and wish him the best of luck in his future endeavors.
- 2) Staff will hold in-person interviews with candidates for the Finance and Administrative Services Director on Tuesday, September 16.
- 3) SAYT: Staff expects to receive billing changes from Waste Management by September 15. Staff will validate the data to ensure accuracy of the Town's billing system prior to the October billing.

Upcoming Meetings or Events Council may choose to attend

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

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

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

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

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

Upcoming Agenda Items

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

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



Suicide Prevention Awareness Month

In recognition of the 2025 Suicide Prevention Awareness Month

This proclamation recognizes suicide as a national and statewide public health problem, and suicide prevention as a national and statewide responsibility, and designates September 2025 as “Suicide Prevention Awareness Month” in the Town of Crested Butte.

Whereas, in 2024, our region experienced 41 community member deaths by suicide, predominantly middle to late aged white males (CDPHE); and

Whereas, each year, approximately 13 million adults seriously think about suicide, 3.8 million make a plan for suicide, and 1.5 million adults attempt suicide (CDC); and

Whereas, in 2024, 1,306 Coloradans died by suicide with the majority being in the age range of 35-44 (CDPHE); and

Whereas, our local Suicide Prevention, Awareness, and Recovery Coalition (SPARC) and organizations such as Gunnison Valley Health, Axis Health, and Crested Butte State of Mind, as well as Tri-County Health Network are dedicated to saving lives and bringing hope to those affected by suicide through education, advocacy, and resources for those who have experienced suicidal thoughts or lost someone to suicide, and together urge that we:

1. Recognize suicide as a preventable public health problem, that there is no single cause of suicide, that anyone can experience suicidal thoughts, and that recovery from suicidal ideation is possible.
2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities and address the disparity in access to mental healthcare for underserved and underrepresented groups while advocating to end these disparities.
3. Develop and implement strategies to improve and increase access to quality mental health, substance abuse, and suicide prevention services and programs as well as support Postvention Plans for a community response to a death by suicide.
4. Support the efforts of SPARC in fostering connection and spreading the message that We Are the Ones Who Talk About Suicide.

THEREFORE, be it resolved that, I, Ian Billick, Mayor of the Town of Crested Butte, Gunnison County hereby designate September 2025 as “Suicide Prevention Awareness Month” in the Town of Crested Butte, Colorado.

Ian Billick, Mayor



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director and Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: *Presentation: Red Lady Roundabout Preliminary Design*

Summary: This presentation will present a refined preliminary design from the initial roundabout concept the Town Council reviewed at the July 21 Town Council meeting. The presentation will go over the refined concept as well as address council questions and feedback from that work session, including pedestrian safety, traffic and network analysis, gateway and public art opportunities, and snow plowing considerations. This presentation kicks off a week of community outreach on the roundabout design, which will be followed by an open house on Tuesday, September 16 and stakeholder meetings and an optional site visit on Wednesday, September 17.

Previous Council Action:

- **March 4, 2024:** Adoption of the Transportation Mobility Plan (TMP), which recommended a roundabout at the Red Lady and Sixth Street intersection.
- **June 17, 2024:** Approval of an intergovernmental agreement (IGA) with the Gunnison Watershed School District to collaborate on and share the cost of design.
- **March 3, 2025:** Adoption of the Highway 135 Safe Streets for All Action Plan, which reinforced the roundabout recommendation.
- **June 16, 2025:** Approval of a contract with Kimley Horn for roundabout design services.
- **July 21, 2025:** Work session on roundabout design concepts.

Background:

Why a roundabout? Sixth Street is the primary artery carrying traffic into and through Crested Butte. From the Town's southern entrance to Elk Avenue, it is maintained by the Colorado Department of Transportation (CDOT) as State Highway 135. North of Elk Avenue to Butte Avenue, it is owned and maintained by the Town, and beyond that, it becomes Gothic Road under Gunnison County's jurisdiction.

According to Streetlight data that was analyzed during the TMP, 63% of trips on Sixth Street have a destination in Crested Butte, while only 37% are pass-through. This means that most traffic is local and needs to be managed in a way that supports livability, safety, and access.

The TMP identified the Red Lady Avenue and Sixth Street intersection as one of the most critical needs in the community due to existing congestion, delays, and safety concerns. Today, the intersection operates at Level of Service (LOS) E during peak hours, which falls below CDOT standards. In particular, southbound vehicles trying to turn left from Red Lady Avenue experience long delays, leading to traffic diversion through residential streets and added congestion at the 4-Way Stop.

These challenges are expected to worsen significantly without intervention. The TMP evaluated alternatives and recommended a roundabout at this location to improve safety, reduce congestion, and create a more welcoming entrance into Town. A roundabout is also consistent with national best practices, as identified by the Federal Highway Administration and other transportation agencies, as a proven way to slow traffic, improve flow, and enhance pedestrian crossings.

As part of the community school expansion project, the Town applied for a CDOT access permit. CDOT approved the permit with a condition requiring construction of a roundabout before a Certificate of Occupancy can be issued for the new school facilities.

In parallel, the Town's participation in the Highway 135 Safe Streets for All Action Plan further validated the need for a roundabout and helped secure a \$1.9 million federal infrastructure grant for construction (pending federal contracting).

Design Process and Schedule: This process formally launches the roundabout project. The current scope includes reaching 60 percent design by the end of 2025, completing final design and potential right-of-way acquisition in early 2026, and preparing for construction to start in 2026.

The project must follow CDOT's review and access permit procedures, which require submittal of a preferred concept. The Town is working with Kimley Horn on the design and actively collaborating with the school district through the project. Kimely Horn helped with the Sixth Street traffic analysis and initial roundabout concept in the TMP and has expertise in working with CDOT region 3.

Key milestones in the project schedule include:

- **June to July 2025:** Project kickoff, site and utility constraints review, concept development, Council direction on preferred concept
- **August to September 2025:** Submit concept to CDOT for Field Inspection Review (FIR) review and initiate design, continue technical review, launch stakeholder engagement, including stakeholder meetings with key stakeholders and neighbors (September 17), and a public open house (September 16) to introduce the 30% concept and gather input on the roundabout center/gateway design.
- **October to November 2025:** Refine design based on community feedback and CDOT input, prepare cost estimates
- **December 2025 to January 2026:** Complete 60 percent design, begin environmental permitting, and prepare for any right-of-way actions

Discussion: This presentation will present the refined “peanut” shaped roundabout concept design, which is being prepared to submit to CDOT for their Field Inspection Review (FIR). The presentation will additionally address questions raised by the Town Council during the July 21 work session, which included:

1. **Pedestrian Safety and Crossings:** The school will continue using its designated safe route through Town Park, but the new roundabout will create safer crossing opportunities for the

broader public. This will be especially important if the Mountain Express and Town add a bus stop at the school (which was identified in Mountain Express's draft five year plan) to use the lot as a park-and-ride. Pedestrian crossings on the west and north sides of the roundabout are still in concept form and will be refined as the school-to-Big Mine pedestrian connection is designed. Town Council has identified this as a priority for 2026, and staff is working with Kimley-Horn to incorporate it into the design scope.

2. **Traffic and Network Analysis:** Council raised concerns about how the roundabout will interact with the Bellevue Avenue intersection. Traffic modeling indicates the roundabout will improve flexibility in the network, as more vehicles will likely route off the roundabout instead of straight through to Bellevue. This reflects existing travel patterns, where roughly two-thirds of Sixth Street trips have destinations within Crested Butte rather than continuing through town.

From an intersection standpoint the roundabout will consolidate 3 existing intersections into 1 single intersection. Overall, the intersection will operate at a Level of Service (LOS) B/A in 2045 AM/PM peak hours.

As a network Kimley-Horn modeled 2045 projected traffic at Elk Ave, Bellevue Ave, and Red Lady Ave along CO 135 in SYNCHRO to understand the network effects of the roundabout. Kimley-Horn determined that the in 2045 both CO 135 at Elk Ave, and CO 135 at Bellevue Ave will fail under existing all way stop conditions (AWSC) and the NB and SB queues along CO 135 will extend into each intersection.

The roundabout at Red Lady Ave will provide platoon separation as queues enter Town, which will help Bellevue Ave AWSC in the short-term condition.

3. **Gateway and Public Art Opportunities:** The roundabout presents an opportunity to create a memorable gateway into town. At the work session and open house, staff will begin gathering community input on three potential directions: (1) a welcome sign with landscaping, (2) relocating the iconic knight and dragon into the center and potentially complementing it with landscaping, signage, or additional sculpture (such as a Red Lady?), or (3) commissioning new public art, to be vetted through the Public Art Commission and community.
4. **Snow Removal Considerations:** Although not raised by Council, staff is actively coordinating with CDOT on snow removal planning for the roundabout. The goal is to develop a design that acknowledges Crested Butte's winter season by ensuring that the required maintenance practices are efficient while preventing snow buildup in splitter islands, which could otherwise create visibility issues for pedestrians.

Climate Impact: The roundabout project supports the TMP's goal to de-emphasize cars and focus on walking, biking, rolling and transit through increasing mobility choices, managing parking convenience, and integrating land use with transportation. It will help reduce vehicle emissions through safer and more efficient traffic flow. It also encourages increased mobility choices by enabling future transit connectivity to the school and east side of town by allowing Mountain Express to make a left turn into the school area from Sixth Street.

Financial Impact: The design contract with Kimley- was awarded for \$300,000, which is below the Town's \$350,000 budget. Design costs will be split evenly with the School District. The Town has secured a \$2.2 million federal Safe Streets for All grant to support construction, although funding is still subject to federal contracting.

Legal Review: None at this time

Next Steps: The Town is hosting a public open house on the preliminary design on Tuesday, September 16 from 5-7 pm in the Town Council Chambers, as well as stakeholder meetings with neighbors on September 17. Additionally, on September 17, staff and Kimley Horn will host an optional drop in site visit from 3:30 – 5 pm which any Council members are welcome and encouraged to attend. After gathering feedback at these meetings, the design will be prepared to be submitted to CDOT for their Field Inspection Review.

ATTACHMENT

1. Red Lady Roundabout Preliminary Design Presentation



Staff Report

September 15, 2025

To: Mayor and Town Council

Prepared By: Astrid Matison, Chief Building Official and Josh Staab, Building Inspector

Thru: Mel Yemma, AICP, Community Development Director

Subject: Ordinance No.9, Series 2025: An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 18 of the Crested Butte Municipal Code.

Summary:

This is the continuation of the public hearing to adopt the 2024 International Code Council (ICC) building codes, aligning with the Town's regular three-year update cycle. The proposed updates follow the 2024 ICC changes, adjust amendments based on council feedback, and pose consideration from the Council to adjust energy assessment requirements for remodels and sprinkler requirements for buildings with shared walls. The updated code would take effect on January 1, 2026.

Previous Council Action:

- **July 7, 2025:** Held a work session reviewing and discussing proposed changes with the update to 2024 ICC codes.
- **August 5, 2025:** Discussed the code and held the first reading of Ordinance No. 9, Series 2025.
- **August 18, 2025:** Held the public hearing for Ordinance No. 9, Series 2025, which was continued to September 15 due to a public noticing requirement.

Background: Every three years (previously every six years), the Town adopts the ICC family of building codes to ensure public health, safety, and efficiency of construction practices within each jurisdiction.

The Town currently enforces the 2021 ICC family of building codes, with above code provisions to advance the Town's climate action goals. The Town's above code requirements (incorporating new requirements from the State's model electric and solar ready code) include:

Residential Construction	Commercial Construction
<p><i>New Construction</i></p> <ul style="list-style-type: none"> • Sprinklers: Required for all shared-wall units (duplexes, triplexes, multifamily). 	<p><i>New Construction</i></p> <ul style="list-style-type: none"> • International Green Construction Code (IgCC) Provisions: Requirements for water

<ul style="list-style-type: none"> • Zero Energy Ready Home (ZERH) Certification: Required for all new residential units. • EV Charging Readiness: Must meet State EV infrastructure requirements. • All-Electric Requirement: Heating, hot water, and appliances must be electric. • Solid Fuel Devices: Require a HERS score of 30 or lower. <p>Remodels</p> <ul style="list-style-type: none"> • Energy Assessment: Optional for non-Level 3 remodels (subsidized by the Town). • Solid Fuel Devices: Require HERS score of 50 or lower. • Level 3 Remodels (exceeds 50% of work area): • <i>Historic Structures:</i> Must meet energy code while preserving historic structures. • Require an energy assessment. • Must meet EV readiness, electric-ready, and solar-ready standards. 	<p>use, indoor air quality, site drainage, and onsite mixed-use recycling.</p> <ul style="list-style-type: none"> • Solar Installation: Required for buildings 5,000 sq. ft. and larger; smaller buildings must be solar-ready per State Model Code. • EV Charging Readiness: Must meet State EV infrastructure requirements. • All-Electric Requirement: Applies to all systems except commercial kitchens. <p>Remodels</p> <ul style="list-style-type: none"> • Level 3 Remodels (exceeds 50% of work area): • Must meet EV readiness, electric-ready, and solar-ready standards. • Major additions (exceeds 50% of the existing building area) must meet EV readiness, electric-ready, and solar ready provisions.
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Discussion:

At the August 5 and 18 Town Council meetings, Council requested amendments to the ordinance along with additional data and information on several discussion points. This ordinance is presented as a repeal-and-replace of the building code to provide a clean, updated version; however, several provisions that have not been proposed to Council for discussion are remaining consistent with the current code.

The revised Ordinance No. 9, Series 2025 exhibit reflects the following changes since the first reading:

New for September 15 meeting:

- Energy assessment requirements for all remodels have been removed, with a shift toward encouraging voluntary assessments and expanding related programs and incentives.

Previously updated for August 18 meeting:

- The work area definition in the Existing Building Code was refined to provide better clarity with what is included in the threshold for different levels of alterations
- The Fire Code section includes amendments requested by the Fire Protection District
- The amendment regarding a 18" lower roof setback for solar panels is removed. Staff requested the Fire District provide supporting information on this.
- The requirement for commercial buildings over 5,000 sq. ft. to provide solar panels has been removed. Instead, all new commercial buildings will be required to be solar-ready per the State of Colorado model code.

- The HERS requirement for solid fuel-burning devices has been removed.
- The sprinkler requirement remains limited to buildings with shared walls, consistent with the prior reading and current regulations, with additional information provided below.

Staff is specifically seeking Council direction on two key issues: energy assessments and sprinkler requirements.

Energy Assessments for Remodels

At the August 18 Council meeting, the Council was split on whether to require energy assessments for Level 2 and 3 remodels or to continue requiring them only for Level 3 remodels. In light of this discussion, and given Council's direction at the September 2 meeting not to require energy assessments for vacation rental licenses, staff proposes stepping back from requiring energy assessments for remodels at this time. Instead, staff recommends focusing capacity on developing a stronger program and incentives to support building owners in pursuing energy efficiency upgrades. This program could then be promoted through Town touchpoints such as building permits and vacation rental licenses and retrofit projects could be leveraged to provide valuable data by including before-and-after assessments. Additionally, staff recommends continuing to offer free energy assessments to anyone receiving a remodel permit (for any alteration level), which will be brought forth for Council consideration during the budgeting process.

While the 2025 Climate Action Plan recommends requiring energy assessments for residential remodel projects to both collect data and inform property owners, given current direction by Council, staff sees long-term value in first building a supportive program and incentives that increases participation and data collection through voluntary efforts.

Sprinklers

The current ordinance continues the Town's past approach of not requiring fire sprinklers in single-family homes and ADUs, but requiring them for residential units with shared walls. Discussion and data points on sprinklers from the 8/18 staff report is included again below for Council discussion. While national fire data overwhelmingly supports sprinklers for life safety, some communities have scaled back requirements due to cost and infrastructure concerns.

Since the August 18 meeting, staff has met with the Fire District and identified an alternative that staff believes represents a good compromise in response to Council's feedback. Specifically, the Fire District is now supportive of utilizing the P2904 residential sprinkler system in the plumbing code. This provision allows residential sprinkler systems to be connected directly to the main domestic water line in a loop configuration, rather than requiring a separate dedicated line or T off of the domestic line. This approach reduces project costs by eliminating the need to upsize water taps or install a second service connection, while still providing the life-safety benefits of sprinklers. Estimates are that this system can be 1/3 the cost of current systems.

In the past, the Fire District has preferred requiring a separate line or a T off of the single domestic line, but they are now open to this allowance as a way to reduce costs for projects that install sprinklers. This flexibility provides an option that could lower barriers for property owners while maintaining enhanced fire protection.

From the 8/18 Staff Report: National Data on Sprinklers

The International Residential Code (IRC) has required sprinklers in one- and two-family homes since 2006. Sprinklers became more prevalent because modern homes burn 8x faster than older homes, reducing escape time from 29 minutes to 3–5 minutes. This is due in part to lightweight

construction methods and the prevalence of synthetic materials, which ignite more easily, release more heat, and produce more toxic smoke than traditional wood and natural-fiber furnishings.

Case studies from [Prince George's County, MD](#) (1992–2007), [Scottsdale, AZ](#) (1986–2001), and [Bucks County, PA](#) (1988–2010) identified:

Location	Summary
Prince George's County, MD	<ul style="list-style-type: none"> • 13,494 single-family/townhouse fires; 245 in sprinklered homes • 89% of fire deaths in residential buildings • 101 deaths & 328 injuries in homes without sprinklers • 0 deaths in homes with sprinklers
Scottsdale, AZ	<ul style="list-style-type: none"> • 41,408 homes; 50% with sprinklers • 598 home fires; 49 in sprinklered homes • 13 deaths in homes without sprinklers • 0 deaths in homes with sprinklers
Bucks County, PA	<ul style="list-style-type: none"> • 88% of fire deaths in residential buildings • 90 deaths in homes without sprinklers • 0 deaths in homes with sprinklers

Cost Comparisons

National averages for sprinklers estimate they add \$1.35–\$1.61 per square foot, dropping to ~\$0.80 in established markets. However, local experience with Paradise Park indicated they added considerable cost. The table below compares the costs experienced with Paradise Park (this consolidates an average given different unit sizes/building types), with a comparison of a 2-hour fire wall that would be required in lieu of sprinklers:

Cost of Sprinkling Per Unit

Assume 1,100 SF, two story, two bed unit

\$	18,700	Internal sprinkler system (\$17/SF)
\$	15,000	2" service upsize -- assumes being able to access the line via ROW, not cutting into asphalt
\$	300	Curb Stop
\$	200	External service line
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\$	34,200	ADDED COSTS

Without Fire Suppression, add costs for 2-Hour firewall between units

\$	2,600	one unit cost
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To put these costs into perspective, the sprinkler system added approximately \$31.09 per square foot, accounting for 5.6% of the total construction costs. For reference, Phase 1 of Paradise Park averaged \$473 per square foot, while Phase 2 averaged \$512 per square foot. By comparison, the fire wall option would have cost \$2.36 per square foot, representing 0.5% of the total construction cost. By using the P2904 option, these costs could have been reduced by eliminating the 2" service upsize.

Some studies have shown that home fire sprinkler systems can lower homeowner insurance premiums, typically ranging from 5–15%. The amount varies by insurer, state, and other risk factors, with some companies offering additional discounts for combining sprinklers with other fire safety features. While not universal, these savings can help offset installation and maintenance costs over time.

What are other communities doing?

The following table shows what code and requirements for sprinklers similar communities require. Currently Steamboat Springs, Buena Vista, and Moffat County do not require sprinklers for duplexes:

JURISDICTION	CODE YEAR	UNDER THE IRC CODE	AMENDED OUT SFD'S	REQUIRED FOR CERTAIN SIZE SFD	AMENDED OUT SFD'S AND DUPLEXES	ADDED SPRINKLERS FOR EXISTING RESIDENTIAL BUILDINGS
City of Gunnison	2021		X			
Town of Mt. Crested Butte	2021			X		
Gunnison County	2021			X		
Avon	2021	X				
City of Aspen	2021	X				
Vail	2024	X				X
Steamboat Springs	2021				X	
City of Durango	2015	X				
Telluride	2018	X				X
Winter Park	2021	X				
Buena Vista	2021				X	
Breckenridge	2018			X		X
Pitkin County	2021			X		
Moffat County	2018				X	

Discussion Considerations for Sprinklers

In general, there is a movement to reconsider requiring sprinklers in single family homes and duplexes to reduce costs and improve affordability, however, it is challenging to weigh the pros/cons when it comes to life safety statistics and not having a consistent approach across similar communities. Some pros/cons of sprinklers for Council consideration include:

Pros	Cons
<ul style="list-style-type: none"> Life safety: Drastically reduces the risk of civilian death (89% lower), civilian injury (31% lower), and firefighter injury (48% lower) in home fires, especially with faster-burning modern materials and furnishings. Early suppression: Limits fire spread, reducing toxic smoke exposure and increasing survivability for residents and firefighters. 	<ul style="list-style-type: none"> Higher upfront costs: Local costs in Paradise Park were well above national averages and installation requires upsized water service. Infrastructure impacts: Many sprinklered homes require 2-inch water service lines rather than the standard ¾- or 1-inch lines. This can significantly increase construction costs (thousands of dollars per connection), place additional demand on municipal water capacity, and may require street or main upgrades in some areas. The P2904 alternative reduces this concern

<ul style="list-style-type: none"> • Potential property protection: May reduce structural damage and loss of belongings. • Insurance savings: Premium discounts possible in some markets. • Market variation: The Town’s current amendment of single-family homes is consistent with our neighboring jurisdictions. The majority of communities have required IRC standards as a bare minimum which includes single family homes, which is a point to consider from a consistency perspective. • Design Options: Option to use the P2904 fire sprinkler system which is a less expensive system. 	<p>by allowing a sprinkler system to be part of the domestic water line loop.</p> <ul style="list-style-type: none"> • Maintenance and repair risks: If the system is not well or actively maintained, there is potential for freeze damage, leaks, or accidental discharge in cold climates. 99% of failures are due to neglect. • Market variation: Some communities have repealed or relaxed requirements to reduce housing costs and encourage development.
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Climate Impact: Regulating Crested Butte’s building stock (both new construction and renovations) remains one of the Town’s most effective strategies to reduce building energy-related greenhouse gas (GHG) emissions, which account for approximately 93% of the Town’s total emissions. This building code update supports Crested Butte’s ongoing climate goals by reducing new and future building emissions through energy efficiency and electrification, and beyond the building code, the Town remains committed to developing and expanding building efficiency programs and incentives.

Financial Impact: There are no proposed changes to building permit fees at this time nor anticipated financial impacts to the Town. Later this year, the Town will evaluate its solar permitting fees as part of the fee schedule adoption, which was also a recommendation from the Climate Action Plan.

Legal Review: The Town Attorney has reviewed changes to align with the 2024 ICC codes and drafted the attached ordinance.

Recommendation: For a council member to make a motion, followed by a second, to adopt Ordinance 9, Series 2025, with the following amendments:

- Council decision on whether to require energy assessments and for what level
- Council decision on potentially adjusting the sprinkler amendment
- Any additional Council direction on the ordinance

ATTACHMENTS

1. Ordinance No. 9, Series 2025: An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 18 of the Crested Butte Municipal Code.
2. Exhibit A: Chapter 18 – Building Regulations