

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, August 18, 2025

Mayor Billick called the meeting to order at 7:06PM.

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

Staff Present: Town Attorney Karl Hanlon, Interim Finance Director Rob Sweeney, Town Clerk Lynelle Stanford, Deputy Town Clerk/Licensing Clerk Eric Treadwell, Public Works Director Shea Earley, Community Development Director Mel Yemma, Planner I Kaitlyn Archambault, and Housing Director Erin Ganser

Building Official Astrid Matison, Parks, Recreation, Open Space and Trails Director Janna Hansen, and Town Planner III Jessie Earley (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

Staff Contact: Town Clerk Lynelle Stanford

2) Bridges of the Butte Townie Tour and the Adaptive Mountain Bike World Championships Special Event Application and Special Event Liquor Permit for Sunday, September 7, 2025, Closing Elk Avenue from 2nd Street to 5th Street and 3rd Street from Alley to Alley.

Staff Contact: Town Clerk Lynelle Stanford

3) Appointment of Board of Zoning Architectural Review Commissioner.

Staff Contact: Planner III Jessie Earley

4) Consultant Selection for Community Plan Implementation: Zoning Incentives Analysis, 5-Year Housing Strategy, and 5-Year Community Spaces Strategy.

Staff Contact: Community Development Director Mel Yemma

Magner removed item number four from the Consent Agenda.

Fenerty moved and Goldstone seconded a motion to approve the Consent Agenda with item number four removed. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

PUBLIC COMMENT

Billick acknowledged written comments received from Jill Indovino and Robert Johnson.

Jason MacMillan, of 301 Wild Rose Lane in Almont, commented.

STAFF UPDATES

Hansen and Ganser answered questions.

LEGAL MATTERS

Hanlon answered questions.

PUBLIC HEARING

1) (Second Reading) Ordinance No. 7, Series 2025 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 13, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Public Works Director Shea Earley

Billick confirmed proper public notice was given.

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

Fenerty moved and Goldstone seconded a motion to approve Ordinance No. 7, Series 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) (Second Reading) Ordinance No. 8, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Ground Lease of a Portion of the Property at 602 Elk Avenue to the Corporation of the Gunnison County Electric Association.

Staff Contact: Town Manager Dara MacDonald

Billick confirmed proper public notice was given. The public hearing was open. No one from the public commented.

Magner moved and Goldstone seconded a motion to approve Ordinance No. 8, Series 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

3) (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

Billick stated that the public hearing would be continued to September 15, 2025, to meet noticing requirements.

Mel Yemma, Astrid Matison, and Sean Caffrey with the Crested Butte Fire Protection District (CBFPD) presented and Council members asked questions.

Goldstone moved and O'Neal seconded a motion to continue the public hearing for Ordinance No. 9, Series 2025 to September 15, 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

4) Consideration of Watershed Permit Application from Mount Emmons Mining Company (MEMC) for the Construction of an Open Channel Storm Water Diversion Structure Located on the Mount Emmons Mining Property, aka Keystone Mine, at 2131 County Rd 12.

Staff Contact: Public Works Director Shea Earley

Shea Earley and David Gosen with MEMC presented. Council asked questions.

Fenerty moved and Magner seconded a motion to approve the Watershed Permit Application from MEMC with conditions provided in the staff report. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

NEW BUSINESS

1) (First 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

Lynelle Stanford presented. Council asked questions and discussed.

Fenerty moved and Goldstone seconded a motion to set Ordinance No. 10, Series 2025 for public hearing on September 2, 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Resolution No. 21, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Adopted Schedule of Certain Fees and Charges for the Fiscal Year 2025.

Staff Contact: Interim Finance Director Rob Sweeney

Fenerty moved and Goldstone seconded a motion to approve Resolution No.21, Series 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

3) Consultant Selection for Community Plan Implementation: Zoning Incentives Analysis, 5-Year Housing Strategy, and 5-Year Community Spaces Strategy.

Staff Contact: Community Development Director Mel Yemma

Previously, item number from the Consent Agenda.

Magner asked questions.

Goldstone moved and O'Neal seconded a motion to approve the consultant selection for Community Plan implementation. A roll call vote was taken with Prochaska, Billick, O'Neal, Goldstone, and Cowherd voting, "Yes." Fenerty and Magner voted, "No."

Motion passed.

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska, Billick, and Fenerty gave updates.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

None

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- *Tuesday, September 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council*
- *Monday, September 15, 2025 - 6:00PM Work Session - 7:00PM Regular Council*
- *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*

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:08PM.



Ian Billick, Mayor



Eric Treadwell, Deputy Town Clerk/Licensing Clerk

(SEAL)

