

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.

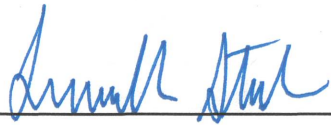
The Council went into Executive Session at 9:21PM. The Executive Session concluded at 9:48PM. Mayor Billick made the required announcement upon returning to open meeting.

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:49PM.



Ian Billick, Mayor



Lynelle Stanford, Town Clerk (SEAL)

