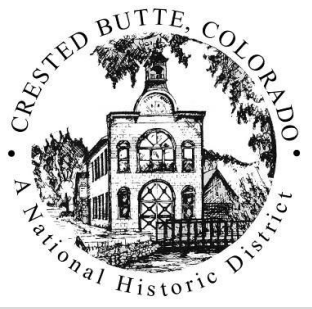




Community Values

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, November 17, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/87286872177>
Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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 +1 646 931 3860 US +1 689 278 1000 US
Webinar ID: 872 8687 2177

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.

- 6:00 WORK SESSION**
1) Parks, Recreation, Open Space, and Trails (PROST) Plan Update.
Staff Contact: Parks, Recreation, Open Space and Trails Director Janna Hansen
- 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) November 3, 2025 Regular Town Council Minutes.
Staff Contact: Deputy/Licensing Clerk Eric Treadwell
2) (First Reading) Ordinance No. 12, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 4-5-50 of the Crested Butte Municipal Code.
Staff Contact: Community Development Director Mel Yemma
3) WinterGlow 2025 Special Event Application (Crested Butte Tree Lighting) Closing the 300 Block of Elk Avenue on Saturday, December 6, 2025.
Staff Contact: Town Clerk Lynelle Stanford
4) Letter to Captain Saunders of the Colorado State Patrol Requesting Additional Patrol Presence Along State Highway 135 between Gunnison and Crested Butte.
Staff Contact: Town Manager Dara MacDonald
The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council’s vote. Items removed from the Consent Agenda will be considered under New Business.
- 7:05 RECOGNITION OF SERVICE AND APPRECIATION FOR ANNA FENERTY**
- 7:10 APPOINTMENT OF COUNCIL MEMBER**
- 7:20 MAYOR AND COUNCIL MEMBERS - OATH OF OFFICE**
- 7:25 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, discussion will be at the end of the Council meeting under “Other Business to Come Before the Council.”
- 7:30 STAFF UPDATES**
- 7:35 LEGAL MATTERS**
- 7:40 NEW BUSINESS**
1) Appointment of Mayor Pro Tem.
Staff Contact: Town Clerk Lynelle Stanford
- 7:50 2) Consideration of Appointments to Boards and Committees.**
Staff Contact: Town Clerk Lynelle Stanford
- 8:05 COUNCIL REPORTS AND COMMITTEE UPDATES**
- 8:10 OTHER BUSINESS TO COME BEFORE THE COUNCIL**

- 8:15 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**
- Monday, December 1, 2025 - 6:00PM Work Session - 7:00PM Regular Council

- Monday, December 15, 2025 - 6:00PM Work Session - 7:00PM Regular Council²
- Monday, January 5, 2026 - 6:00PM Work Session - 7:00PM Regular Council

8:20 EXECUTIVE SESSION

1) For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the review of the Town Manager.

9:05 ADJOURNMENT



Staff Report
11/17/25

To: Mayor and Town Council

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

Thru: Dara MacDonald, Town Manager

Subject: Work Session - PROST Plan Update

Summary: We will focus on two primary objectives during the work session:

1. Feedback on draft open space definition, values, and strategies
2. Feedback on draft success measures

Previous Council Action:

6/16 Work Session: Reviewed Plan goal and vision, identified challenges, and defined service area

What we heard from Council:

- We want to keep our rough edges, grow incrementally, and prioritize financial feasibility
- Our priority demographic is residents of the north valley and there's a need to leverage partnerships for these regional recreation needs
- Our Open Space program should not be defined by a specific map/boundary

8/5 Work Session: Reviewed Challenge & Opportunity Statements

What we heard from Council:

- We can't be everything to everyone = collaboration with regional partners will be key to success
- Let's focus on what we are uniquely positioned to do
- Recreational access and trail connectivity near town are top priorities for our Open Space program, while focusing on habitat/ecological preservation in more remote areas

Background:

The PROST plan is following the Community Compass framework, which is:

1. Identify the challenge and goal

Our three primary focus areas for this plan are:

1. *Balancing demand with capacity and financial sustainability without losing our authenticity*
2. *Clarifying the Town's role and strengthening partnerships*
3. *Improving connectivity and access while protecting natural areas and ecosystems*

Our guiding goal statement:

Optimize the Town's parks, recreation, open space, and trail (PROST) resources to better meet the community's needs, and support community health while being responsible stewards of the environment and actively partnering to support the growing demands of the broader region.

2. Commit to a community engagement strategy

The Town held two public outreach events for the PROST plan to date, at Alpenglöw in June and a "Pumpkins and Portraits" event in October. Several focus groups and interviews have also occurred. A summary of the key takeaways from the latest engagement event is attached.

3. Identify success measures (CURRENT STEP)

The PROST Plan process is currently identifying success measures to guide the plan in a way that's aligned with the Community Compass values of being authentic, connected, accountable, and bold.

4. Draft alternatives and filter them through the success measures

The PROST plan team is currently working on drafting park concept designs, trail connectivity and town as a trailhead concepts, indoor recreation concepts, and program and policy recommendations which will be further refined based on the success measures and community feedback as the plan begins to be crafted.

5. Make decisions based on informed consent

The first draft of the PROST plan is anticipated to come before Council in Q1 of 2026.

** Please Review Attachment: October 2025 Engagement Summary*

Discussion: Open Space Definition, Values, and Strategies

**Please Review Attachment: Open Space Definition, Values and Strategies*

Draft Open Space Definition:

Open Space refers to areas outside the Town of Crested Butte boundaries as of November 5th 1991 that are acquired, managed, or permanently protected through the Open Space Fund to provide public benefit while preserving the region's natural character. These lands are intended to protect and enhance wildlife habitat, scenic vistas, recreation, agriculture, watershed health and ecosystem integrity.

They may include significant ecosystems, forests, grasslands, wetlands, stream corridors, and other natural features, along with appropriate infrastructure such as trails, signage, and small facilities that enhance public access, recreation, and interpretation. All uses and improvements are designed to maintain a conservation focus and support sustainable land use while restricting activities that could compromise established conservation values.

Property interests in these lands through fee ownership, conservation easements, leases, licenses, first rights of refusal, or other tools are administered, maintained, and managed to ensure their long-term protection and minimal development, contributing to community health and recreation while safeguarding environmental and cultural resources.

Draft Open Space Values:

Staff incorporated feedback received from our stakeholders, the public, and previous Council reactions to create an Open Space definition for the Town, a list of 6 core Open Space Values, and decision-making considerations. These tools are meant to help guide Council and staff when evaluating opportunities to utilize Open Space funds. They are non-binding guiding questions that align with these values identified by the community:

State of Colorado defined values:

1. Wildlife Habitat
2. Scenic Vistas
3. Recreation
4. Agriculture

Town of CB additional values:

5. Watershed Health
6. Ecosystem Integrity

Questions for Council:

- Do you agree with this definition of Open Space for the Town of Crested Butte?
- Is there Council alignment on the 6 core Open Space Values?
- Does Council want to further define “recreation” or “facilities”?

Open Space Strategies:

- I. Define Acceptable Uses of Open Space Funds

The current RETT language states:

“An ordinance amending Article 4-3 of the Crested Butte code, land transfer excise tax, by increasing the amount of said tax from one and one-half percent (1 1/2%) to three percent (3%), earmarking the proceeds from the increase for acquisition of interests in real property for the purpose of preserving open space and access outside the town boundaries as they presently exist and financing activities relevant thereto;...”

Questions for Council:

- What are the most appropriate uses of RETT Open Space funds?

II. Decision-Making Considerations

1. Geographic Positioning
2. Conservation Value Analysis
3. Recreational Opportunity
4. Scenic Vistas and Cultural Values
5. Partnership and Financial Considerations
6. Management and Stewardship Feasibility
7. Community Impact and Equity

Questions for Council:

- Will these decision-making considerations serve as a useful guide?
- Is anything missing?

III. Definition of Partnership Roles

- Financial Partner
- Long-Term Steward
- Community Representative

Questions for Council:

- Do these roles seem appropriate?
- Does Council have a preference on how the Town partners in Open Space acquisitions?

Discussion: Success Measures

*Please Review Attachment: PROST Plan Success Measures

Why do we need success measures? From the Community Compass, success measures define what success looks like for Crested Butte to ensure solutions authentically connect the community's values to the challenges we're addressing. By specifically tailoring success measures we help facilitate effective evaluation of our progress.

How did we develop these success measures? We considered the Compass Values and drafted statements to define what those values mean for PROST. We facilitated an exercise to better define our community values during our "Pumpkins & Portraits" event (please see the "Success Measures" board in the Engagement Report). We brought this feedback to the PROST Plan Advisory Committee and have incorporated feedback into what is being presented today.

Draft Success Measures:

Being Authentic means... this Town's vibe is diverse, modest, and quirky. To be authentic, the Town may need to consider prioritizing recreation opportunities for residents while welcoming visitors with facilities that balance rough edges with safety to feel modest and accessible rather than exclusive.

Being Bold means... we are not afraid to experiment or be the first to try something. To be bold, the Town may need to consider experimental, unconventional multi-use public spaces that haven't been tried before or may change with the seasons.

Being Connected means... residents don't need a car to live here, and visitors don't need a car to travel here. To be connected, the Town may need to consider making streets, trails, and public spaces safe and inviting for neighbors to gather and connect.

Being Accountable means... living in Crested Butte is accessible to those who work locally. To be accountable, the Town may need to consider being fiscally, environmentally, and socially responsible in the management of parks, recreation, open space, and trails so these amenities can benefit the community without overextending resources. Being Accountable also means we continue to reduce development impacts on our natural environment. To be accountable, the Town may need to consider being thoughtful about how we prioritize future open space and conserved lands to ensure that our natural environment remains intact for future generations

To be successful, the Town will... Optimize the Town's PROST resources to better meet the community's needs, and support community health while being responsible stewards of the environment and actively partnering to support the growing demands of the broader region. To do so, the Town will:

- **Prioritize the creative multi-use of recreation and community spaces**
- **Leverage strong partnerships to provide PROST services throughout the region**
- **Keep our rough edges and polish only where necessary**
- **Ensure financial sustainability**
- **Protect and steward natural resources**
- **Keep recreation accessible**
- **Increase recreation options and reduce program waitlists**

Questions for Council

- Is there Council alignment on these success measures?
- Is there anything missing?

Next Steps:

- Begin to draft the Plan using the success measures as a rubric/filter
- Refine the Parks and Trail Concepts
- Draft a Cost Recovery Model
- Draft Initial Recommendations

October 2025 Engagement Summary

ENGAGEMENT EVENT

On October 1 (3:00–6:30 p.m.), the Town of Crested Butte PROST Department and Chamber of Commerce, supported by SE Group, hosted a public engagement event at the Town Ranch Gazebo.

Purpose

The event aimed to refine community priorities and project concepts identified in the draft PROST Plan. While designed to engage young families, it welcomed participation from all members of the public.

Event advertisement

	Oct 1 PROST Plan Pumpkins & Portraits Join the PROST Department and the Chamber at the Town Ranch Gazebo on October 1 from 3 - 6:30 pm 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! (Rain location: Town Park Mary Yelenick Pavilion)
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Format

- Held outdoors, the event featured tables and display boards for participants to explore at their own pace, with project staff available to introduce the plan update, answer questions, and gather feedback.
- Nine boards were presented: the first summarized the plan's purpose and key takeaways from June engagement, while the remaining eight invited input on draft goals, priorities, and project ideas. Feedback was collected through stickers, sticky notes, and conversations with staff.
- Approximately **150 people** attended the broader event, with an estimated 125 engaging directly with project staff and the display boards.

ENGAGEMENT SUMMARY

The key takeaways from this engagement include:

- Board 1 (Introduction – N/A)
- Board 2 (Community Values)
 - Participants identified how Crested Butte's character should guide PROST planning across four values:
 - **Authentic:** *Prioritize recreation opportunities for residents while welcoming visitors seeking a unique experience.*
 - **Accountable:** *Prioritize thoughtful conservation and long-term preservation of open spaces over short-term demand.*
 - **Connected:** *Make streets, trails, and public spaces safe and inviting for neighbors to gather and connect.*
 - **Bold:** *Consider experimental, unconventional multi-use public spaces that haven't been tried before or may change with the seasons and prioritize innovative, above-standard solutions for sustainability, accessibility, or resiliency in parks and trails.*
 - **Overall:** Feedback highlighted the community's commitment to preserving the Town's authentic character and advancing sustainability, stewardship, and inclusivity.
- Board 3 (Success Measures)
 - Participants selected the best methods to measure the success of the PROST Plan:

Success Measure	Relative Rank
<i>Prioritize the creative multi-use of recreation and community spaces.</i>	Very High
<i>Protect and steward natural resources.</i>	High
<i>Leverage strong partnerships to provide PROST services throughout the region.</i>	High
<i>Increase recreation options and reduce program waitlists.</i>	High

<i>Keep recreation accessible.</i>	Moderate
<i>Keep our rough edges and polish only where necessary.</i>	Moderate
<i>Ensure financial stability.</i>	Low

- Other Feedback: One participant emphasized keeping parents in mind and expanding programming opportunities for kids.
- **Overall:** Feedback prioritized creative multi-use spaces, environmental stewardship, and expanded youth opportunities, with less emphasis on financial metrics.
- Board 4 (Open Space)
 - There is strong support for the draft definitions of "Open Space" and "Conserved Land," and for the Town's role as strategic partner, funder, long-term steward, and representative.
 - Conservation priorities—recreation, habitat, scenic vistas, agriculture, watershed health, and ecosystem integrity—earned near-unanimous support.
 - **Overall:** Feedback emphasized balanced conservation and recreation, local stewardship, and preserving the Town's rural character.
- Board 5 (Town Ranch)
 - There is general agreement that the Town Ranch concept meets community needs. Stickers clustered around the sports cage and community garden.
 - **The community garden drew mixed feedback:** participants value it but noted limited use. Suggestions included adding a greenhouse or sun cover and improving wildlife fencing.
 - One participant questioned why the garden needs to be relocated and if soil would degrade.
 - One participant suggested collaborative programming with Mountain Roots and the Community School.
 - Other comments included mixed views on artificial lighting and retaining the gazebo's original character.
 - **Overall:** There is support for multi-use amenities and enhancing the garden's usability while retaining Town Ranch's low-impact feel.

- Board 6 (Pyramid Ave.)
 - There is broad support for the Pyramid Ave. park concept, especially the restroom/playground/pavilion area, parking, and open space. However, the proposed tennis courts received mixed feedback.
 - One commenter highlighted a need for safe pedestrian and bike access—specifically, a kid-safe route from Paradise Park to the playground and streets/trails.
 - One commenter suggested a fenced playground to improve safety, especially given proximity to roads.
 - Overall: Participants favored family-friendly, multi-use design with strong emphasis on access and safety.
- Board 7 (Big Mine Park)
 - Participants showed strong support for the Big Mine Park concept, especially the Hillside Play Area and Historic Interpretive Path. However, the proposed pump track received mixed feedback.
 - Multiple participants encouraged better connections to Nordic trails, especially linking to the west side trail network, and improved interpretive signage to highlight local history.
 - Other conceptual ideas included a splash pad, slide hill, year-round ice at the ice rink, and a CB Nordic storage shed.
 - Feedback emphasized a need to stabilize the hillside with tree plantings and grass. One participant specifically mentioned a need for Wildfire Risk and Assessment Planning (WRAP).
 - Overall: There is support for active play and interpretive features, natural character, year-round use, and trail connectivity.
- Board 8 (Perimeter Trail)
 - Limited substantive feedback was provided on this board.
 - Overall: There is general support for improving and formalizing the Perimeter Trail to enhance safe, all-ages circulation around town.
- Board 9 (Town as Trailhead)
 - There is strong support for the Town as Trailhead concept. This includes outdoor seating, food trucks/vendors, and wayfinding/art features that create a lively, welcoming space.

- However, **parking reductions received mixed feedback**. Some participants support fewer parking spaces in town to allow for new amenities, while others described it as "a hard sell" or suggested reserving spaces for trail users.
 - Participants specifically requested better pedestrian connections (e.g., to the cemetery, Wagon Trail, and Baxter Gulch).
- **Overall:** Participants favored a vibrant, multi-use trailhead paired with thoughtful parking and access planning.

Photos of the boards are shown here:

Board 1 (Introduction)

Parks, Recreation, Open Space, and Trails (PROST) Plan!




Why do we need a PROST plan in 2025?

- To plan for the needs of a growing community
- To develop a values-based approach to meeting community needs
- To ensure alignment with other current plans
- To update our roadmap for the PROST department

The 2025 Parks, Recreation, Open Space and Trails (PROST) Plan will:

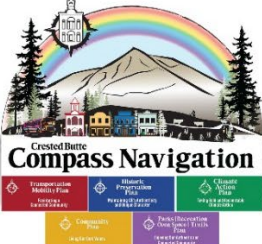
- Study the existing conditions of Town's PROST amenities and services
- Evaluate needs and priorities based upon projected growth in the community
- Provide a community-driven reaffirmation of values
- Develop policies to align with our affirmed values
- Collaboratively develop recommendations that align with current local, state, and regional planning efforts.

Timeline

✓ 1 st Quarter	1/25/25 RFP Posted 3/25/25 Proposals Due	2/21/25 Inquiry Deadline 3/17/25 Council Award of Contract
✓ 2 nd Quarter	Project Kickoff Research Draft challenge and goal statement	
✓ 3 rd Quarter	Community Outreach	
✓ 4 th Quarter	Develop success measures Draft alternatives	
✓ 1 st Quarter 2026	Final plan adoption	

What we heard from the community in June:

- Community partners like non-profit program providers and Met Rec are key to success
- Prioritize recreational access for Open Space funding
- Prioritize maintenance and renovation of existing facilities over new construction
- Plan for new construction in manageable ways that fit the scale of town
- More senior and teen programs and spaces
- Indoor programming space (Jerry's Gym expansion, Station 1 repurposing, enclose Big Mine Ice Arena)
- Public/program participant showers
- More accessible trails/ADA compliance in general (CBCS to Big Mine)
- Multi-use and ADA trail access from Town to Baxter Gulch, Wagon Trail (Kebler Pass) and on Woodswalk
- More native/wildflower landscaping, botanic gardens
- Designated space for community gardens (individual rented plots and larger food production)
- Sports cage for soccer (soccer wall and soccer goals), basketball, volleyball, batting cage, pickleball)
- Easy trails in/around town, option for pump track element
- Perimeter Trail signage
- Designated pickleball courts
- Dog bag stations in parks/fields
- More public access to Coal Creek – look at Sopris/1st St. space and connections over Coal Creek at Teocalli and Gothic Avenues



Email List!



Scan this QR code to add yourself to the project update email list!

Project Website!



Scan this QR code to see the project website and learn more!

Board 2 (Community Values)

Community Values

Which of these guiding considerations feels most "Crested Butte" to you? Vote for your favorite phrases with stickers!

Being Authentic means... this Town's vibe is diverse, modest, and quirky.

To be Authentic, the Town may need to consider...

- balancing rough edges with safety and functionality in our parks and recreation amenities, so facilities feel modest and accessible rather than exclusive or high end.
- prioritizing recreation opportunities for residents while welcoming visitors seeking a unique experience.

Being Accountable means... we continue to reduce development impacts on our natural environment.

To be Accountable, the Town may need to consider...

- being thoughtful about how we prioritize future open space and conserved lands to ensure that our natural environment remains intact for future generations.
- prioritizing thoughtful conservation and long-term preservation of open spaces over short-term demands.

Being Connected means... residents don't need a car to live here, and visitors don't need a car to travel here.

To be Connected, the Town may need to consider...

- prioritizing community interaction in public spaces, even if it means slower traffic or less parking.
- rethinking where adventures start and end and repurposing rights of way for community spaces.
- making streets, trails, and public spaces safe and inviting for neighbors to gather and connect.

Being Bold means... we are not afraid to experiment or be the first to try something.

To be Bold, the Town may need to consider...

- experimenting, unconventional multi-use public spaces that haven't been tried before or may change with the seasons.
- prioritizing innovative, above-standard solutions for sustainability, accessibility, or resiliency in parks and trails.

Being Accountable means... living in Crested Butte is accessible to those who work locally.

To be Accountable, the Town may need to consider...

- being fiscally, environmentally, and socially responsible in the management of parks, recreation, open space, and trails so these amenities can benefit the community without overextending resources.

Authentic

Accountable

Connected

Bold

Crested Butte's Community is...

Board 3 (Success Measures)

Success Measures

As part of the Community Compass framework, we've been working on identifying ways that we can **measure the success of this plan**.
Directions: Place a sticker under success measures that you agree with or write a comment!

To be successful, the Town will...
Optimize the Town's parks, recreation, open space, and trail (PROST) resources to better meet the community's needs, and support community health while being responsible stewards of the environment and actively partnering to support the growing demands of the broader region.

To do so, the Town will:

Prioritize the creative multi-use of recreation and community spaces.
How will this be measured? Staff will maintain inventory of spaces used for multi-use programming and collect participant feedback on functionality, satisfaction, and improvements needed. Repurpose existing facilities where appropriate to expand indoor recreation space.

Ensure financial sustainability.
How will this be measured? Staff will annually evaluate the percentage of operating costs covered by program fees, grants, and partnerships using a cost recovery model, and compare results against established financial benchmarks.

Keep recreation accessible.
How will this be measured? Monitor miles of accessible trails, percentage of facilities meeting ADA standards, and use financial accessibility metrics (scholarship use, reduced-rate passes, etc.) to track financial accessibility.

Protect and steward natural resources.
How will this be measured? Track acres of open space preserved in the region, evaluate impact of new projects (e.g. trails, facilities) on natural resources, track stewardship efforts through volunteer participation, management projects, and sustainability practices used.

Leverage strong partnerships to provide PROST services throughout the region.
How will this be measured? Maintain an annual inventory of active partnerships and evaluate how they expand services, provide resources, or reduce costs, and opportunities for additional partnerships.

Keep our rough edges and polish only where necessary.
How will this be measured? During planning and implementation of new amenities or upgrades, staff will document decisions that intentionally balance rustic character with improvements and solicit community feedback on the authenticity of spaces.

Increase recreation options and reduce program waitlists.
How will this be measured? Staff will find opportunities to expand indoor fitness options, and monitor waitlist lengths year-over-year for all recreation programs and report reductions over time, tracking trends in program types (e.g. youth versus adult, indoor versus outdoor).

Is anything missing?
Keep writing thoughts in mind of programming opportunities for kids.

Board 4 (Open Space)

Open Space

DRAFT definitions of Open Space and Conserved Land for the Town of Crested Butte

What is the goal? Create a definition of open space including priority areas, conservation values, strategic goals, and accessible uses of open space and dedicated Real Estate Transfer Tax (RETT) funding.

Open Space: Lands outside of the Town of Crested Butte boundaries that are acquired, managed, or preserved through the Open Space Fund to provide public benefits while protecting wildlife habitat, scenic vistas, agriculture, natural resources, recreational opportunities, watershed health, and ecosystem integrity. These areas may include riparian ecosystems, forests, grasslands, wetlands, urban corridors, and other natural features along with agricultural infrastructure such as trails, signage, and facilities that enhance public access or interpretation and contribute to community health through active and passive recreation while maintaining a conservation focus.

Do you support this definition of Open Space? (25%)

Conserved Land: Land of priority interests outside of the Town of Crested Butte boundaries, including fee simple ownership, conservation easements, leases, licenses, and first rights of refusal, that are permanently protected through Open Space Fund activities to preserve the natural character of areas and their wildlife habitat, scenic vistas, agricultural uses, watershed health, ecosystem integrity, and historic or cultural values. Conserved lands are administered, maintained, and managed to preserve their natural character and minimal development, while supporting sustainable land uses and restricting activities that would compromise conservation values, ecosystem health, agricultural uses, or other preservation purposes.

Do you support this definition of Conserved Land? (25%)

What is the goal? Define the Town's role in working with partners on the acquisition and management of open space.

The Town's role in Open Space Partnerships: The Town of Crested Butte serves as a strategic partner, funding source, and long-term steward in collaborative efforts to acquire and manage open space outside Town boundaries. Through the Open Space Fund, the Town provides financial resources, local knowledge, and administrative capacity while working with conservation organizations, and the Gunnison County, private landowners, and other partners to identify, acquire, steward, and preserve priority open space and its values of **wildlife habitat, scenic vistas, recreation, agriculture, watershed health, and ecosystem integrity**.

Notes that the Town is uniquely positioned to provide:

- Financial Partner:** Leveraging Open Space Fund resources alongside partner funding to increase acquisition capacity and share in conservation dollars "go further" on an open real estate market.
- Long-term Steward:** Taking a leadership role in the ongoing administration, maintenance, and management of acquired property, the associated infrastructure utilized to enhance public access and recreation opportunities both directly and in close cooperation designated for the future.
- Community Representative:** Ensuring that partnership activities and Open Space Fund investments align with community values, provide appropriate public access, and community benefits.

Do you agree with this role for the Town and for the Open Space Fund? (25%)



Conservation values:

- Recreation
- Wildlife Habitat
- Scenic Vistas
- Agriculture
- Watershed Health
- Ecosystem Integrity

Where did these conservation values come from?

- The State of Colorado's Standard Framework for Open Space and Conservation (Wildlife Habitat, Scenic Vistas, Recreation, Agriculture).
- Local conservation and land management stakeholder input (watershed health and ecosystem integrity)
- Alignment with the Community Compass Goals. Examples:

Goal 3 (Enable people who live and work here to thrive): Recreation close to home supports health, well-being, and quality of life.

Goal 2 (Manage growth while maintaining our rural feel): Focus recreation near population centers and services to reduce sprawl and preserve our landscapes.

Goal 6 (Care for natural surroundings): Direct higher-use recreation to appropriate places while leaving more remote areas prioritized for habitat.

Do you support these conservation values? (25%)

Board 5 (Town Ranch)

Town Ranch

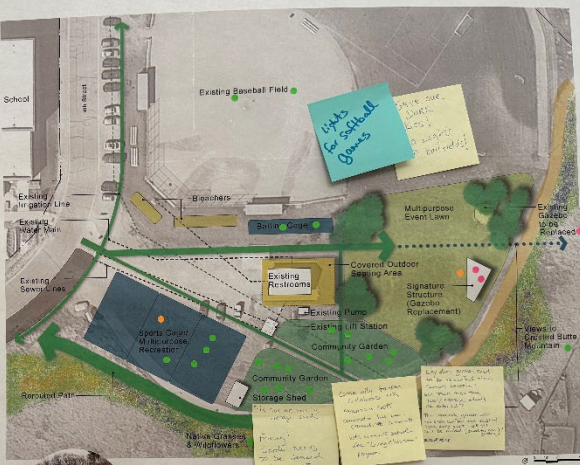
Directions: Place green stickers on the design to show elements that you support and red stickers to show elements that you are not supportive of.

Town Ranch is a public-use open space and event area on the south edge of town adjacent to the Town of Crested Butte and across the street from the CB Community Forest. The site currently includes a small parking lot, public restroom, a small gazebo, and is surrounded by a recreation area with a trail network, a small gazebo, and is surrounded by a recreation area with a trail network, a small gazebo, and is surrounded by a recreation area with a trail network.

Any comments?

- I love the gardens but always feel sad after being done something old, like the gazebo.
- Consider greenhouse for community garden to promote healthy longer season.

Do you think this conceptual design responds to community needs in an authentic and practical way? (25%)



Any comments?

- I love the gardens but always feel sad after being done something old, like the gazebo.
- Consider greenhouse for community garden to promote healthy longer season.

Do you think this conceptual design responds to community needs in an authentic and practical way? (25%)

NO SIGNAGE AT GARDEN

HAS TO BE SENSITIVE TO SURROUNDING HOMES - NO LIGHTS PLEASE

NO ONE USES THE GARDEN IN CBS



Board 8 (Perimeter Trail)

Perimeter Trail

What is the Perimeter Trail?
The Perimeter trail exists, but improved wayfinding and surfacing improvements, and minor trail reroutes can be implemented to create an all ages, all abilities perimeter loop. Formal recognition and connection of a perimeter trail brings myriad benefits through connecting existing parks, connecting safe walking and biking routes connecting neighborhoods and, much more.

Why should the Town Improve the Perimeter Trail?

The exciting and beautiful way to travel between town and trail.

A place to learn before 'spike on' the difficult trails beyond.

Connecting parks creates a whole greater than the sum of its parts.

A safer route between my home and the grocery store.

Concept: Expand Thru-Kiosk Placement & Orientation Maps

Concept: Simple, unified signage to connect the perimeter

Wayfinding & Gaps
Improvements as simple as perimeter trail markers or additional trailhead kiosks installations could improve the legibility and community awareness of the perimeter trail.

Any wayfinding gaps that we missed? Use stickers to show us where!

Unifying distinct trail entrances & surfaces
Doubtrack behind homes, paved trails in parks, gravelled pathways through open space, a boardwalk on an old canal bed, and singletrack on the edge of town all come together to make a perimeter loop of town.

Though not every trail surface should be the same, a goal for future improvements will be to ensure that the trail remains accessible for all ages and abilities, including handicapping.

What do you think about a cohesive perimeter trail?

That could be a fun new trail from here to there

I like that the idea makes it easier for kids

Shared roadway connections and access for all ages/abilities

This assessment map illustrates the distinct surface types comprising the Perimeter Trail and some key ongoing and anticipated projects that will address gaps in the system.

Additionally noted are some constraints to system accessibility and connection

Ped-Only Bridge marks quiet road change

Unique road

Boardwalk Dog creates need for

Future Road connect trails

Board 9 (Town as Trailhead)

Town as Trailhead

Trailhead Amenities
Major public parking areas, such as Rainbow Park and the Four Way could be upgraded to function more like trailheads, reducing crowding and conflict at the nearby trailheads to take off, and better linking downtown economy with trail-based recreation in the mountains. Kiosks with trail maps, bike repair stations, seating, shade and other amenities could help these parking lots serve as town trailheads.

Existing Transportation Infrastructure

Through the layout of a connector system and a surrounding network of trails, the hub of town could become a trailhead, housing everything at the existing trailheads while supporting local businesses.

Art Trail / Iconic Wayfinding

From the center of town, the edge is just about visible. One way to connect town to the trailhead may be through a 'foredoor' system of public art that uses areas within the right of way, within traffic circles (Recommendation 3.4 of CD's Transportation Mobility Plan) or along the travel lane. Public art could celebrate local neighborhood character and provide a connect the dots' experience going between the 4 way parking lot and trailheads outside of town.

Trails Skill Features

Revise Circulation

Repair Stands & Parking

Large Scale Wayfinding

Outdoor Seating

Food Trucks & Vendors

What do you think about better bookending Town as a 'trailhead'? What resonates most with you about these ideas?

Seems Fun

I like the idea of a gathering spot and a defined path through town to get where people need to go

Yes to art and natural features to connect the dots through our town!

Where is the additional parking?

We need a foot path from town to Cemetery

We've done a lot of work on the trailhead, but we need to make it a place where people can go to get their bikes fixed and get their gear. We need to make it a place where people can go to get their bikes fixed and get their gear.

I like the idea of a gathering spot and a defined path through town to get where people need to go

That sounds like a great idea! I love this idea! So fun.

I like that the idea makes it easier for kids

I like that the idea makes it easier for kids

Open Space Definition, Values & Strategies

The PROST plan RFP called for:

- a. Create a definition of open space including priority areas, conservation values, strategic goals, and acceptable uses of open space and dedicated Real Estate Transfer Tax (RETT) funding. [Draft in progress in this document]
- b. Develop a strategy to guide the Town over the next ten years in the management, acquisition, and stewardship of open space properties. [Not yet started]
- c. Develop a decision-making process for the establishment of priorities and strategic investment of open space funds. [Draft in progress in this document]
- d. Define the Town's role in working with partners on the acquisition and management of open space. [Draft in progress in this document]

DEFINITION

DRAFT Open Space definition for the Town of Crested Butte:

Open Space refers to areas outside the Town of Crested Butte boundaries as of November 5th 1991 that are acquired, managed, or permanently protected through the Open Space Fund to provide public benefit while preserving the region's natural character. These lands are intended to protect and enhance wildlife habitat, scenic vistas, recreation, agriculture, watershed health and ecosystem integrity.

They may include significant ecosystems, forests, grasslands, wetlands, stream corridors, and other natural features, along with appropriate infrastructure such as trails, signage, and small facilities that enhance public access, recreation, and interpretation. All uses and improvements are designed to maintain a conservation focus and support sustainable land use while restricting activities that could compromise established conservation values.

Property interests in these lands through fee ownership, conservation easements, leases, licenses, first rights of refusal, or other tools are administered, maintained, and managed to ensure their long-term protection and minimal development, contributing to community health and recreation while safeguarding environmental and cultural resources.

What inspired these definitions?

Research Sources

- **Colorado Mountain Communities:** Examined programs from Aspen, Boulder, Summit County, Steamboat Springs, and other similar jurisdictions.

- **State and Regional Best Practices:** Colorado planning documents and municipal open space program examples
- **Specific Program Models:** Summit County's comprehensive approach and multi-benefit resource protection strategies

Legal and Regulatory Framework

- **Enabling Fund Language:** Town's specific ordinance (Sec. 4-1-40) establishing Open Space Fund with geographic scope and authorized activities
- **Property Interest Types:** Fee simple, easements, leases, licenses, first rights of refusal as specified in municipal code
- **Geographic Constraints:** "Outside town boundaries" limitation from 1991 enabling legislation

Stakeholder and Policy Inputs

- **State of Colorado Open Space and Conservation Values:** Wildlife habitat, scenic vistas, recreation, agriculture (standard state framework)
- **Local Priorities:** Watershed health/protection and ecosystem integrity identified in stakeholder meetings
- **"Consistency":** A priority heard in OS Stakeholder conversations is having consistent language that can "stand the test of time".
- **Rec access:** Providing and prioritizing nature-based outdoor recreation access near to town, such as trails and interpretive signage.

Definitional Consideration

- **Parallel Structure:** Ensuring both "Open Space" and "Conserved Land" definitions reference core values identified by the State, plus locally relevant values of "Watershed Health" and "Ecosystem Integrity".
- **Management Authority:** Incorporating town's legal authority to "administer, improve, maintain, and manage"
- **Public Access Emphasis:** Balancing conservation with public access as specified in enabling language
- **Infrastructure Flexibility:** Allowing trails, facilities, and improvements while maintaining conservation focus

Strategic Framing

- ***Comprehensive Value Integration:*** State values explicitly stated in both definitions
- ***Broad but Focused Language:*** Specific enough for legal clarity, flexible enough for diverse applications
- ***Community Benefit Focus:*** Emphasizing public health, recreation, and community character alongside conservation goals

COMMUNITY COMPASS VALUES ALIGNMENT

Recreation

How it aligns with Compass Goals:

- **Goal 5 (De-emphasize cars):** Prioritize trail connectivity and access near town to connect to outlying communities to make walking and biking the easiest choice.
- **Goal 3 (Enable people who live and work here to thrive):** Recreation close to home supports health, well-being, and quality of life.
- **Goal 2 (Manage growth while maintaining our rural feel):** Focus recreation near population centers and services to reduce sprawl and preserve open landscapes.
- **Goal 6 (Care for natural surroundings):** Direct higher-use recreation to appropriate places while leaving more remote areas prioritized for habitat.

Wildlife Habitat

How it aligns with Compass Goals:

- **Goal 2 (Manage growth while maintaining our rural feel):** Protect migration corridors and habitat from sprawling development.
- **Goal 6 (Care for natural surroundings & Red Lady):** Safeguard wetlands, watersheds, and connected landscapes.
- **Goal 7 (Act on climate urgency):** Preserve resilient ecosystems that buffer climate impacts and support biodiversity.

Scenic Vistas

How it aligns with Compass Goals:

- **Goal 2 (Manage growth while maintaining our rural feel):** Protect view corridors, like along Highway 135, as development pressures increase to retain the rural feel.
- **Goal 4 (Retain unique character and traditions):** Scenic landscapes are central to Crested Butte's identity and sense of place.

Agriculture

How it aligns with Compass Goals:

- **Goal 7 (Act on climate urgency):** Support regenerative agriculture practices that capture carbon and build local resilience.
- **Goal 2 (Manage growth while maintaining our rural feel):** Keep working ranches intact in the valley to preserve the rural character.
- **Goal 4 (Retain unique character and traditions):** Honor and sustain the ranching heritage in the region.

Watershed Health

How it aligns with Compass Goals:

- **Goal 7 (Act on climate urgency):** Support the health and integrity of our water supply and the natural environment dependent on healthy watersheds.
- **Goal 2 (Manage growth while maintaining our rural feel):** Reduce development impacts on watersheds.
- **Goal 6 (Care for natural surroundings & Red Lady):** Safeguard wetlands, watersheds.

Ecosystem Integrity

How it aligns with Compass Goals

- **Goal 7 (Act on climate urgency):** Maintain connected ecosystems to bolster their resilience in the face of climate change.
- **Goal 2 (Manage growth while maintaining our rural feel):** Concentrating development near existing infrastructure and minimizing sprawl will reduce the fragmentation of ecosystems.
- **Goal 6 (Care for natural surroundings & Red Lady):** Dedicated targeted stewardship investments to restore fragmented ecosystems.

DECISION MAKING CONSIDERATIONS

Decision-Making Considerations for Open Space and Conserved Land (OSCL) Opportunities

The following considerations provide the Town of Crested Butte's PROST staff, Community Development staff, and elected and appointed officials a comprehensive framework for evaluating new opportunities to utilize Open Space Fund resources for future open space and conserved lands. These considerations are designed as guiding questions rather than

requirements, ensuring that the community's six core open space values, **wildlife habitat, scenic vistas, recreation, agriculture, watershed health, and ecosystem integrity**, are thoroughly reflected in the evaluation of acquisition and stewardship opportunities.

Decision-Making Process

These considerations should be evaluated holistically, recognizing that not every opportunity will score highly on all criteria. The goal is to identify opportunities that best serve multiple community values while ensuring responsible stewardship of public resources and maintaining the ecological integrity of the Crested Butte area.

1. Geographic Positioning

- **Priority Area Assessment:** Is the property within the Crested Butte Fire Protection District Boundary (CBFPD) or the Town's viewsheds and regional watershed boundaries?
- **Regional Context:** If the property is beyond the priority area, is it serving the community in a regional context? Is it within Gunnison County limits? How does it connect to existing protected lands?
- **Strategic Location:** Does the property serve as a critical link in wildlife corridors, habitat connectivity, or trail networks?
- **Proximity to Community:** Are community members able to access this property by foot, assisted mobility device, bike, or transit or will they be reliant on a car to experience this property?

2. Recreational Opportunity

- **Community Demand Analysis:** How could this property address the recreational gaps that community members have identified?
- **Recreational Capacity:** Does the property offer significant recreational opportunities without compromising conservation values?
- **Activity Compatibility:** What types of recreation are appropriate given the property's conservation values and ecological sensitivity?
- **Infrastructure Requirements:** What recreational amenities would be appropriate?
- **Seasonal Considerations:** How do wildlife patterns, agricultural activities, and recreational uses interact seasonally? Will seasonal use restrictions need to be in place?

3. Conservation Value Analysis

- **Natural Resource Assessment:** What specific natural resource and conservation values does the property offer across all six core values?
- **Wildlife Considerations:**
 - Are there species of concern present?



- Does the property provide critical habitat or serve as a wildlife corridor?
- **Agricultural Evaluation:**
 - Are there active agricultural activities on this land?
 - Will agricultural activities continue if the land is acquired, or will they cease following acquisition?
 - Does the property support agricultural practices that align with conservation goals?
- **Landscape Connectivity:** How is the property positioned within the Resilient-Connected Landscape index and broader ecosystem networks?
- **Watershed and Water Resources:** Does the property protect important water sources, riparian areas, or contribute to watershed health?

4. Scenic Vistas and Cultural Values

- **Viewshed Protection:** Does the property preserve important scenic vistas valued by the community?
- **Cultural and Historic Significance:** Are there historic, or archaeological resources that warrant protection or are worthy of acknowledgement?
- **Community Character:** How does preserving this property contribute to maintaining the area's distinctive character?

5. Partnership and Financial Considerations

- **Partnership Opportunities:** Are there potential partners (land trusts, county, state agencies, other municipalities) that could enhance the project's impact or share costs associated with upfront acquisition or the long-term management of the land?
- **Financial Sustainability:** What are the long-term stewardship and management costs, and are they sustainable within the Town's capacity?
- **Property Interest Options:** What type of property interest (fee simple, easement, lease) best achieves conservation goals while managing costs and responsibilities?

6. Management and Stewardship Feasibility

- **Management Capacity:** Does the Town have the capacity to manage the property directly, or should management be delegated to partner organizations?
- **Access and Infrastructure:** What level of public access is appropriate, and what infrastructure is needed to support that access safely and sustainably?
- **Regulatory Considerations:** Are there existing regulations, permits, or restrictions that affect management options?
- **Adaptive Management:** How can management approaches be adjusted over time to respond to changing conditions or new information?

7. Community Impact and Equity

- **Public Benefit:** How does this opportunity serve the broader community interest and provide equitable access to open space benefits?
- **Stakeholder Support:** What is the level of community and stakeholder support for the opportunity?
- **Long-term Vision:** How does this acquisition align with the community's long-term vision for open space and conservation?

DEFINITION OF PARTNERSHIP ROLE

The Town's Role in Open Space Partnerships: The Town of Crested Butte serves as a strategic partner, funding source, and long-term steward in collaborative efforts to acquire and manage open space lands. Through the Open Space Fund, the Town provides financial resources, local knowledge, and administrative capacity while working with conservation organizations, land trusts, Gunnison County, private landowners, and other partners to identify, acquire, steward, and preserve priority open space lands that serve the values of wildlife habitat, scenic vistas, recreation, agriculture, watershed health, and ecosystem integrity.

Roles that the Town are uniquely positioned to provide:

- **Financial Partner:** Leveraging Open Space Fund resources alongside partner funding to increase acquisition capacity and share costs to make conservation dollars “go further” on an open real estate market.
- **Long-term Steward:** Taking a leadership role in the ongoing administration, stewardship, regulation, and management of acquired properties and the associated infrastructure utilized to enhance public access and recreation opportunities both directly and in close coordination with designated partner entities.
- **Community Representative:** Be a responsible steward of public interest by ensuring that partnership activities and Open Space fund investments align with community values and provide appropriate public access and community benefits.

PROST Plan Success Measures

Following the Community Compass decision-making framework, these success measures were generated by (1) identifying how the community’s values relate to Crested Butte’s PROST challenges and goal and (2) filtering the community’s values through the goal to establish success measures.

Authentic

Being Authentic means . . . this Town’s vibe is diverse, modest, and quirky.
To be authentic, the Town may need to consider . . . prioritizing recreation opportunities for residents while welcoming visitors with facilities that balance rough edges with safety to feel modest and accessible rather than exclusive.

Bold

Being Bold means. . . we are not afraid to experiment or be the first to try something.
To be bold, the Town may need to consider . . . experimental, unconventional multi-use public spaces that haven’t been tried before or may change with the seasons.

Connected

Being Connected means . . . residents don’t need a car to live here and visitors don’t need a car to travel here.
To be connected, the Town may need to consider . . . making streets, trails, and public spaces safe and inviting for neighbors to gather and connect.

Accountable

Being Accountable means . . . living in Crested Butte is accessible to those who work locally.
To be accountable, the Town may need to consider . . . being fiscally, environmentally, and socially responsible in the management of parks, recreation, open space, and trails so these amenities can benefit the community without overextending resources.
Being Accountable also means . . . we continue to reduce development impacts on our natural environment.
To be accountable, the Town may need to consider . . . being thoughtful about how we prioritize future open space and conserved lands to ensure that our natural environment remains intact for future generations

To be successful, the Town will...

Optimize the Town’s parks, recreation, open space, and trail (PROST) resources to better meet the community’s needs, and support community health while being responsible stewards of the environment and actively partnering to support the growing demands of the broader region.

To do so, the Town will:



Prioritize the creative multi-use of recreation and community spaces



Ensure financial sustainability



Leverage strong partnerships to provide PROST services throughout the region



Protect and steward natural resources



Keep our rough edges and polish only where necessary



Keep recreation accessible



Increase recreation options and reduce program waitlists

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, November 3, 2025

Mayor Billick called the meeting to order at 7:00PM.

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

Kent Cowherd attended via Zoom for part of the meeting.

Staff Present: Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Deputy Clerk/Licensing Clerk Eric Treadwell, Community Development Director Mel Yemma, Finance Director Rob Sweeney, Public Works Director Shea Earley, Sustainability Coordinator Dannah Leeman Gore, Town Planner III Jessie Earley, Housing Director Erin Ganser, and Town Clerk Lynelle Stanford (for part of the meeting)

APPROVAL OF AGENDA

Fenerty moved and Prochaska seconded a motion to approve the agenda. A roll call vote was taken with all voting, “Yes.” Goldstone was momentarily absent and did not vote.
Motion passed unanimously.

CONSENT AGENDA

1) October 20, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Resolution No. 35, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Fund Balance Reserve Policy, Effective November 3, 2025.

Staff Contact: Interim Finance Director Rob Sweeney

3) Resolution No. 36, Series 2025 – A Resolution of the Town Council of the Town of Crested Butte, Colorado Approving the Amended and Restated Gunnison Valley Transportation Authority Intergovernmental Agreement.

Staff Contact: Town Manager Dara MacDonald

4) Quarter 3 2025 Financial Update.

Staff Contact: Finance Director Rob Sweeney

Magner removed item #4 from the Consent Agenda.

Magner moved and Fenerty seconded a motion to approve the amended Consent Agenda with item #4 removed. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

PUBLIC COMMENT

Billick acknowledged public comment submitted via email from Johnna and Bob Bernholtz.

Randi Stroh of Elk Mountain Backcountry Alliance commented.

STAFF UPDATES

MacDonald, Gore, and Ganser provided updates.

LEGAL MATTERS

Hanlon updated.

PUBLIC HEARING

1) Resolution No. 32, Series 2025 - A Resolution of the Crested Butte Town Council Adopting the Budget and Appropriating Sums of Money for the Town of Crested Butte, Colorado for the Fiscal Year Beginning the First Day of January 2026, and Ending the Last Day of December 2026, Estimating the Amount of Money Necessary to be Derived from Revenue Sources, and Setting Forth the Total Estimated Expenditures for Each Fund.

Staff Contact: Interim Finance Director Rob Sweeney

Billick opened the public hearing. There were no comments, and the public hearing was closed.

Prochaska moved and Goldstone seconded a motion to approve Resolution No. 32, Series 2025. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

NEW BUSINESS

1) Appointment of Two Town Council Members to Design Standards Update Advisory Committee.

Staff Contact: Town Planner III Jessie Earley

Magner, Prochaska, and Cowherd volunteered to join the committee.

Fenerty moved and O'Neal seconded a motion to appoint three members of the Town Council to the Design Standards Update Advisory Committee. A roll call vote was taken with all voting, "Yes." **Motion Passed unanimously.**

2) Resolution No. 33, Series 2025 - A Resolution of the Crested Butte Town Council Adopting the Mill Levy for the Town of Crested Butte, Colorado for the Fiscal Year 2026, Beginning the First Day of January 2026 and Ending the Last Day of

December 2026.

Staff Contact: Interim Finance Director Rob Sweeney

Goldstone moved and O’Neal seconded a motion to approve Resolution No. 33, Series 2025 to set the Mill Levy to nine mills for the Street and Alley Fund. A roll call vote was taken with Goldstone and O’Neal voting, “Yes,” and Prochaska, Fenerty, Magner, Cowherd, and Billick voting, “No.” **Motion failed.**

Council discussed and asked questions.

Prochaska moved and Cowherd seconded a motion to approve Resolution No. 33, Series 2025 to set the Mill Levy to ten mills for the Street and Alley Fund. A roll call vote was taken with Prochaska, Goldstone, Cowherd, O’Neal and Billick voting, “Yes,” and Fenerty and Magner voting, “No.” **Motion Passed.**

3) Resolution No. 34, Series 2025 - A Resolution of the Crested Butte Town Council Adopting Certain Fees and Charges for the Fiscal Year 2026.

Staff Contact: Interim Finance Director Rob Sweeney

O’Neal moved and Prochaska seconded a motion to approve Resolution No. 34, Series 2025 adopting the fiscal year 2026 fee schedule. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

4) Quarter 3 2025 Financial Update.

Staff Contact: Finance Director Rob Sweeney

Formerly Consent Agenda item number four.

Magner asked questions, which were answered by MacDonald and Ganser.

Cowherd left the (Zoom) meeting, and he did not vote on subsequent motions.

EXECUTIVE SESSION

Billick read the reason for entering 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.

Prochaska moved and O’Neal seconded a motion to go into Executive Session. A roll call vote was taken with all voting, “Yes,” except Cowherd was absent and did not vote. **Motion passed unanimously.**

Billick, Prochaska, Fenerty, Magner, Goldstone, and O’Neal were present for Executive Session. Town Attorney Karl Hanlon, Town Manager Dara MacDonald, Interim Finance

Director Rob Sweeney, and Public Works Director Shea Earley were present for the Executive Session.

The Council went into Executive Session at 8:37PM. The Executive Session concluded at 8:45PM. Mayor Billick made the required announcement upon returning to open meeting at 8:45PM.

NEW BUSINESS CON'T

1) Mt. Crested Butte Water and Sanitation's Failure to Pay for Biosolids.

The staff report outlined three options for Council consideration:

1. Accept the district's proposed payment plan and direct staff to prepare the necessary loan agreements to document the arrangement; or
2. Direct staff to pursue a one-day mediation session with the district; or
3. Direct staff to prepare a complaint for collection of the outstanding balance.

MacDonald also provided an email to the Council presenting three settlement options for consideration:

- Option A: Payoff by December 1, 2028, with 2% interest accrued from January 1, 2023, through November 30, 2025, and 4.5% interest commencing December 1, 2025;
- Option B: Payoff by December 1, 2028, with 0% interest accrued from January 1, 2023, through November 30, 2025, and 5.5% interest commencing December 1, 2025; or
- Option C: Payoff by December 1, 2029, with 0% interest accrued from January 1, 2023, through November 30, 2025, and 5.5% interest commencing December 1, 2025.

Council discussed above options. Council decided that two Council members, the attorney and appropriate Town Staff would plan to meet with the district to pursue settlement Option A and then Option B. If Option A or B was not agreed upon, then mediation would be pursued.

Prochaska moved and Goldstone seconded a motion to offer Settlement Option A as identified in MacDonald's email. If an agreement was not made, then Council, staff and the attorney would pursue Option 2 from the staff report to pursue one-day mediation with the district. A roll call vote was taken with all voting, "Yes," except Cowherd was absent and did not vote. **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

None

OTHER BUSINESS TO COME BEFORE THE COUNCIL

There was discussion regarding The Center for the Arts.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, November 3, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 17, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, December 1, 2025 - 6:00PM Work Session - 7:00PM Regular Council

EXECUTIVE SESSION

Billick read the reason for entering executive session: for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the review of the Town Manager.

Magner moved and Fenerty seconded a motion to go into Executive Session. A roll call vote was taken with all voting, “Yes,” except Cowherd was absent and did not vote.

Motion passed unanimously.

Billick, Prochaska, Fenerty, Magner, Goldstone, and O’Neal were present for Executive Session. MacDonald was present for a portion of the Executive Session.

The Council went into Executive Session at 9:24PM. The Executive Session concluded at 10:21PM. Mayor Billick made the required announcement upon returning to open meeting.

ADJOURNMENT

Mayor Billick adjourned the meeting at 10:21PM.

Ian Billick, Mayor

Eric Treadwell, Deputy Clerk/Licensing Clerk (SEAL)



Staff Report

November 17, 2025

To: Mayor and Town Council
From: Kaitlyn Archambault, Community Development, Planner I
Thru: Dara MacDonald, Town Manager
Subject: Ordinance 12, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 4-5-50 of the Crested Butte Municipal Code

Summary

This is the first reading of Ordinance 12, Series 2025, an Ordinance of the Crested Butte Town Council Amending Section 4-5-50 of the Crested Butte Municipal Code. The proposed amendments clarify the language related to specific exemptions from the Real Estate Transfer Tax (RETT).

Background

Recently, the Town of Crested Butte has paid its portion of the Real Estate Transfer Tax (RETT) when buying or selling real property within Town limits. In the past few years, the Town has purchased deed restricted housing as a pass through in a couple of circumstances to clean up an error made in the deed restriction, which has resulted in cost to the Town to pay RETT twice. At the October 20 Council meeting, Town Manager Dara MacDonald asked the Council if they would be interested in exploring an exemption for these types of circumstances, which the council agreed to look at.

Upon review of the current RETT exemptions listed in Section 4-5-50, staff identified that subsection (1) reads:

“Any document wherein the United States or any agency or instrumentality thereof, the State, any county, city and county, municipality, district or other political subdivision of the State is either the grantor or grantee.”

This language appears to exempt transfers involving governmental entities, including the Town, from paying the RETT. However, the use of the term “document” rather than “transfer” creates ambiguity regarding the intent and application of the exemption.

The proposed amendment replaces the word “document” with “transfer” in subsections (1) and (2) to clarify that the exemption applies to the act of transferring property, not merely to the recorded instrument.

Currently, half of the RETT revenue is allocated to the preservation of open space, and the remaining half is directed to the Town’s General Capital Fund. Staff believe that paying a fee upon the closing of a real estate transaction between Town funds is an unnecessary administrative process that does not produce a financial benefit to the Town overall.

Recommendation

Staff recommends that a Council Member make a motion, followed by a second, to set Ordinance 12, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 4-5-50 of the Crested Butte Municipal Code, for public hearing on December 1, 2025.

Attachment

- Ordinance 12, Series 2025

**ORDINANCE NO. 12
SERIES 2025**

**AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL
AMENDING SECTION 4-5-50 OF THE CRESTED BUTTE MUNICIPAL
CODE.**

WHEREAS, the Town of Crested Butte, Colorado ("the Town") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

WHEREAS, Chapter 4, Article 5 of the Crested Butte Municipal Code addresses Land Transfer Excise Tax (Real Estate Transfer Tax); and

WHEREAS, Town staff have recommended changes to Section 4-5-50 of the Crested Butte Municipal Code to clarify certain exemptions to the Real Estate Transfer Tax as set forth below; and

WHEREAS, Town Council finds it is necessary and proper to amend Section 4-5-50 of the Crested Butte Municipal Code as provided in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE COLORADO:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 4-5-50 – Exemptions, is amended as follows, with double underlined text added and ~~strike-through~~ language deleted:

CHAPTER 4 – Funds and Taxation

* * * *

ARTICLE 5 – Land Transfer Excise Tax (Real Estate Transfer Tax)

* * * *

Sec. 4-5-50. – Exemptions.

- (1) Any ~~document~~ transfer wherein the United States or any agency or instrumentality thereof, the State, any county, city and county, municipality, district or other political subdivision of the State is either the grantor or grantee.
- (2) Any ~~document transferring~~ transfer conveying title to real property in consequence of a gift of such property, where no consideration other than love and affection or charitable donation is evidenced by the terms of the document of transfer.

* * * *

Section 3. The codifier is hereby authorized to renumber the Code in conformance with these amendments.

INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS ____ DAY OF NOVEMBER 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECTION READING IN PUBLIC HEARING THIS ____ DAY OF _____ 202__.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk



Staff Report

November 17, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: WinterGlow 2025 Special Event Application (Crested Butte Tree Lighting) Closing the 300 Block of Elk Avenue on Saturday, December 6, 2025.
Date: November 4, 2025

Summary:

Heather Leonard, representing the Crested Butte/Mt. Crested Butte Chamber of Commerce, has submitted a special event application for WinterGlow 2025. This event continues the tradition of the former Crested Butte Tree Lighting celebration.

WinterGlow 2025 is proposed for Saturday, December 6, 2025. The applicant requests closure of the 300 Block of Elk Avenue from 12:00 PM to 8:00 PM to accommodate event setup, activities, and takedown. Due to the logistics of closing Elk Avenue, the block will remain closed for the entire day. The event aims to celebrate the start of the holiday season by illuminating Elk Avenue and fostering community spirit during the winter months.

CB State of Mind plans to wrap the light poles along Elk Avenue, from the Zero Block through the 600 Block, with green lights, which will be installed by 3:00 PM on December 6. The Chamber of Commerce will also promote local engagement through the sale of Butte Bucks and by hosting a holiday window display contest among local businesses. Property and business owners along Elk Avenue will be encouraged to participate by decorating their storefronts and buildings.

The WinterGlow committee is coordinating acoustic music and carolers or buskers to perform between 4:00 PM and 7:00 PM. The event set up in the 300 Block will include tents, fire pits, and a Santa chair to create a festive gathering space. Community members will be invited to mingle and enjoy the event from 4:00 PM to 7:00 PM. It is anticipated that Elk Avenue will reopen to vehicle traffic by 9:00 PM.

Recommendation:

To approve the WinterGlow 2025 special event application as part of the Consent Agenda.

Recommended Motion:

Motion to approve the WinterGlow 2025 special event application as part of the Consent Agenda.

Special Event Permit Application

Name of Event: WinterGlow 2025

Date(s) of Event: Saturday, Dec. 6th, 2025

Location of Event: 300 Block of Elk Avenue

Name of Event Organizer (must be a person): Heather Leonard

Cell Phone: 907.360.1315 Email: director@cbchamber.com

Emergency Contact (person who will be at the event): Heather Leonard

Cell Phone: same as above Email: same as above

Event Permittee (must match the Certificate of Good Standing): CB / Mt CB Chamber of Commerce

Mailing Address: PO Box 1288

Number of People to attend (including Staff, Volunteers & Attendees): 300

What are you requesting of the Town? (check all that apply):

☒ Road Closures (requires Council approval) ☐ Parking Lot Closure ☐ Use of a Town Park

☒ Barricades/cones (street closure, block traffic, route indication, etc.) ☐ Rolling Closure (parade)

☐ CBFPD (medical aid, fire prevention) ☐ Marshals (safety, escort) ☐ Interruption of Mt. Express Bus Route

☐ Other: _____

☐ None

Do you intend to participate in the Climate Responsible Special Event program? ☒ Yes ☐ No

If not, you will be responsible for paying the \$150 fee. If yes, you must complete the Climate Responsible Special Event Worksheet and turn it in with this application. You also may be eligible for a CRSE Rebate!

Do you plan to use a Town Park or other recreation facility? ☐ Yes ☒ No

If yes, please contact the Parks, Rec, Open Space and Trails Department at 970-349-7197 or recreation@crestedbutte-co.gov to obtain a park permit. Facility use fees apply.

Will your event affect ADA parking spots? ☐ Yes ☒ No

If yes, describe in your event description how many spaces are being affected and how you plan to replace them. Please request signage if needed.

Are you serving or selling liquor at your event? ☐ Yes ☒ No

If yes, complete the Special Event Liquor Permit application and include a map of your liquor area layout, security measures and a continuous, bold, black line outlining your liquor boundary.

Will you be selling products (food, drink, and/or merchandise)? ☒ Yes ☐ No

If yes, attach your current Town of Crested Butte Sales Tax License and list of vendors.

Is your event a parade or does it include a parade? ☐ Yes ☒ No

If yes, include a DETAILED map of the route. Coordination with the Marshals is necessary.

Will there be amplified sound at this event? ☒ Yes ☐ No

If yes, complete the online Notice of Amplified Sound. If you create your own notice, you must include a copy as an attachment to your application. Please be aware of the Town Sound Ordinance.

Do you wish to advertise your event with a banner on the fence at Pitsker Field? ☒ Yes ☐ No

If yes, complete a Banner Application form. If you want additional banners advertising your event, include the request in your event description.

In consideration for being permitted by the Town to engage in the permitted event, the Permittee, its heirs, successors, executors, assigns, transferees, employees, officers, directors, members, managers, representatives, contractors, subcontractors, agents, assigns, guests and invitees (collectively, the "Releasor/Indemnitor") hereby acknowledge and agree to the following:

- (i) Releasor/Indemnitor assume all risk of injury, loss or damage to Releasor/Indemnitor, any of them, arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (ii) Releasor/Indemnitor waive and release the Town from any and all claims, demands and actions for injury, loss or damage arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause;
- (iii) Releasor/Indemnitor agree to defend, indemnify and hold harmless the Town from and against any and all liability, claims, damages and demands, including any third party claim asserted against the Town, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any way related to the permitted use, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause. For purposes hereof, the term "Town" shall include, individually and collectively, its officers, employees, agents, insurers, insurance pools, contractors and subcontractors. By signing this Special Event Application, the Permittee acknowledges and agrees that this assumption of risk, waiver and indemnity extends to all acts, omissions, negligence or other fault of the Town and that said assumption of risk, waiver and indemnity is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding such invalidity, continue in full legal force and effect.

The undersigned Permittee certifies that all the statements and answers to the above questions are true without any reservations or evasions. The undersigned also understands that the Town of Crested Butte reserves the right to require payment for additional services for major impact events.

Heather Leonard

Signature of Applicant (Permittee)

10.21.25

Date

Heather Leonard

Print Name Clearly

WinterGlow 2025 Event Description and Timeline

Crested Butte's tree lighting is returning on Saturday, December 6th. This event is intended to not just light up our beautiful main street for the holiday season, but to illuminate our community during the darkest month of the year.

Early December can be a tough month in our community for many reasons, not the least of which is that businesses are opening back up for the winter season, but may be slow until visitation increases when most schools let out for the winter break. While the event will include a visit from Santa Claus, the intent is to promote inclusivity through emphasizing holiday lights. This event is also intended to encourage locals to shop for the holidays at local businesses and businesses to promote a holiday spirit.

This event will include several different aspects of collaboration among local businesses:

1. CB State of Mind will wrap all of the light poles on Elk Avenue (0/10 block thru 600 block) with green lights. Lights will be in place by Saturday Dec. 6th at 3pm. This will not only promote the holiday season, but it will also give CB State of Mind an opportunity to connect with locals and visitors on the importance of mental health in our community. The chamber will use their social media and the eblast to engage businesses and visitors with why our light posts are lit up with green lights, rather than white lights, for the holiday season.
2. The CB Museum will host Santa Night, as they have in the past. Santa will be available at the museum and then move to the tree lighting ceremony later in the evening. They will submit a separate special event permit for this event.
3. The Chamber will promote and sell Butte Bucks at this event. This will encourage locals to buy local and also participation in the tree lighting event. This is included as part of this special event permit.
4. The Chamber will host a window display contest among local businesses, using QR codes so that festival goers can vote for their favorite. A prize will be provided to the winner after the event.
5. Local businesses and property owners on Elk will be encouraged to light up their businesses and homes for the holidays.
6. The WinterGlow Committee will work with CFA or the Gunnison Music Association to have carolers and/or buskers playing un-amplified acoustic music on Elk Avenue from 4pm – 7pm.
7. Local businesses will be encouraged to create welcoming atmospheres in their businesses, serving cocoa, cookies or providing discounts or sales to encourage shop local.
8. We've reached out to local animal shelters to gauge their interest in hosting a pet sweater contest. If a contest is not held, then participants will be encouraged to bring dogs in sweaters and/or holiday attire to the event.

Friday, December 5th

9am – 5pm:

- CB State of Mind wraps light poles in green lights
- Chamber checks in with window display contestants, distributing QR codes and signage
- Darcie with Decorate CB checks tree to be sure all is working

9PM: Marshalls place no parking cones down the center of Elk from 3rd to 4th to warn the street will be closed the following day at noon.

Saturday, December 6th

12pm: 300 block closed off to vehicles

12pm – 3pm: CB Chamber, CB State of Mind, and other local non-profits set up tents, fire pits and santa chair in 300 block.

4pm: All setup complete and block officially open to the public.

5pm: Someone gives a brief speech using amplified sound, tree lit

4pm – 7pm: people mingle on Elk.

7pm – 8pm: breakdown of tents, firepits

9pm: 300 block open back up to vehicle traffic

Request of Town Staff

1. Allow us to wrap light poles from the 0/10 block to the 4-Way with green lights, identical to what CB State of Mind has done in April of prior years. CB State of Mind is a part of the tree lighting planning committee and will handle all aspects of setup, break down and any trash associated with this task.
2. 300 block of Elk Avenue, from 3rd and Elk to 4th and Elk be closed to vehicle traffic on Saturday, December 6th from 12pm – 8pm.
3. Place cones up down the center of Elk from 3rd to 4th 24 hours in advance with signs indicating no parking on the 300 block.
4. Allow us to place small firepits down the center of Elk for warmth during the event.
5. Please ensure doggy poo bag holders are stocked along Elk prior to the event.
6. Fire / EMS be on standby in the event of any medical emergency at the event.

Safety / Medical Plan

We will contact the marshalls office and/or fire department via normal emergency services should there be an emergency.

Other considerations:

Bathrooms – we will advise participants to use public bathrooms and/or bathrooms at local establishments where they shop or dine.

Trash – we are not planning to distribute any food or beverage at the event. If any non-profits with tents choose to provide cookies or cocoa, they will be advised that they are responsible for providing reusable or compostable serving containers and collecting trash and recycling.

Fire – fire extinguishers will be available should firepit fires get out of control.

Safety – the Chamber will use the CB News, Social Media and KBUT to provide information to the community on how to safely navigate this event.

Sales – Most sales will take place at local businesses, but some non-profits may make sales from tents at the event. This is anticipated to include CB State of Mind selling luminaries and CB Chamber selling Butte Bucks.



1. Chamber
2. CB State of Mind
3. Oh Be Dogful
4. Center for the Arts
5. Wildflower Festival
6. CB Devo



DEPARTMENT APPROVALS (*For Official Use Only*)

Note: Please clearly state in your comment area what requested services your department will/will not provide for the event.

WinterGlow 2025

MARSHALS:

Conditions/Restrictions/Comments:

Approved

Joseph Dukeman

11/3/25

Signature

Date

PUBLIC WORKS:

Conditions/Restrictions/Comments:

Approved.

Connor Beard and Jack Green

11/07/2025

Signature

Date

PARKS AND RECREATION:

Conditions/Restrictions/Comments:

Approved

Janna Hansen

10/29/25

Signature

Date

TOWN CLERK:

43

Conditions/Restrictions/Comments:

Lynelle Stanford

10.28.2025

Signature

Date

TOWN MANAGER:

Conditions/Restrictions/Comments:

Dara T. MacDonald

10.28.25

Signature

Date

CRESTED BUTTE FIRE PROTECTION DISTRICT:

Conditions/Restrictions/Comments:

Approved.

Robert Weisbaum

11/07/2025

Signature

Date

MT. EXPRESS BUS SERVICE:

Conditions/Restrictions/Comments:

Mountain Express approves Winter Glow application.

Andy Braun

11/01/2025

Signature

Date

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation's 2008 Dozen Distinctive Destinations Award Recipient-

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

November 17, 2025

Captain James W. Saunders
Colorado State Patrol – Troop 5C
Montrose Troop Office
2420 North Townsend Avenue
Montrose, CO 81401
Via email: JamesW.Saunders@state.co.us

RE: Request for Increased Patrols on State Highway 135

Dear Captain Saunders,

On behalf of the Crested Butte Town Council, I am writing to request additional patrol presence by the Colorado State Patrol along State Highway 135 between Gunnison and Crested Butte. The Town and our community members have become increasingly concerned about speeding, unsafe passing behaviors, and general driver impatience on this corridor.

These unsafe driving practices have led to numerous close calls and at least two severe crashes so far in 2025, one of which resulted in a tragic fatality. With winter approaching and traffic volumes expected to increase as residents, workers, and visitors travel to and from Crested Butte, we are deeply concerned that the risk of additional serious accidents will only grow.

The Brush Creek intersection has long been recognized as one of the most hazardous areas along the highway, even prior to the commencement of the Whetstone workforce housing project and associated utility extensions now underway in that vicinity. Construction activity and traffic disruptions have further intensified safety concerns, especially given the mix of local commuters, heavy equipment, and visitors unfamiliar with the area.

Looking ahead, our community anticipates beginning construction of two roundabouts in 2026 along SH 135 at Brush Creek Road and at the entrance to Crested Butte. While these projects are critical for long-term safety improvements, the Town is also concerned about maintaining safe traffic operations through and during the construction periods, which will require heightened enforcement and driver awareness.

We recognize and appreciate the ongoing efforts of the Colorado State Patrol to promote roadway safety throughout Gunnison County. However, the level of reckless driving being observed along SH 135 has reached a point that warrants enhanced enforcement presence and visibility. Even intermittent patrols or targeted enforcement campaigns would serve as a strong deterrent and a reassurance to the community.

The Town Council and Crested Butte Marshals stand ready to assist in coordinating with your office, the Gunnison County Sheriff's Office, and other local partners to address this growing concern. Please let us know how we can best support your efforts to improve safety along this vital transportation corridor.

Thank you for your attention and for your continued service to our region.

Sincerely,

Ian Billick, Mayor

Cc: Sheriff Adam Murdie, amurdie@gunnisoncounty.org
Chief Nate Stepanek, n.stepanek@mtcbpd.us



Staff Report

November 17, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Appointment of New Council Member
Date: November 9, 2025

Summary:

One citizen submitted a letter of interest to serve on the Council, Kate Guibert. The appointment will be for a two-year seat serving through the November 2, 2027, election. Guibert is a registered elector in the Town of Crested Butte; has lived in Town for longer than the one-year residency requirement; and is qualified to be a Council member.

Recommendation:

Appoint Kate Guibert as a Council member through the November 2, 2027, election.

Recommended Motion:

Motion to appoint Kate Guibert to serve as Council member through the November 2nd, 2027, election.

Attachments:

- Letter of interest from Kate Guibert

Dear Crested Butte Town Council,
I am writing to express interest in the Town Council vacancy.

My career has been committed to local government and the possibility of directly serving my community gives me a lot of energy. As the Rural Prosperity Manager for Colorado's Department of Local Affairs, I focus on rural economic development through a community lens—building on what makes communities unique, while positioning them for the future. This requires a full-system perspective on livability, from childcare and housing to creating opportunities for local workforce and economic diversification based on local assets. While I find my state-level work fulfilling, I have long been drawn to serving on council to directly serve Crested Butte. I want to play an active role in doubling down on the things that make it funky for the future.

My job at the state gives me a strong background for a council candidate as I understand the state and federal landscapes and I have an understanding of community development. My favorite part of my role is listening to communities' visions and helping them translate it to action. I believe strong communities look at the whole ecosystem to build resilience and I am a big fan of the Community Compass for this reason. I am a Compass Plan nerd, because I feel it broke the mold on a traditional comprehensive plan. The mold needed to be broken and in breaking the mold, Crested Butte developed a plan that is responsive to community values.

This moment in Crested Butte directly plays to my local government experience as the town looks at zoning, historic preservation, land use, and community spaces. I am a big believer in simple zoning that reflects the communities priorities. I am particularly excited about the setup for the Community Spaces Strategy, as I see a lot of opportunities to keep businesses in the hands of locals to keep our community unique and locally oriented.

A bit about me personally. My favorite place to be is alone in the woods or at least alone in the woods with my husband, our four year old, and dog. As such, I hike, camp, nordic ski, fly fish, and trail run. I try to sit by the Slate at least once a week. I feel it's my responsibility to admit that I don't downhill ski even though I grew up in Colorado. I prefer my outdoor activities to have some solitude. I wasn't sure if that was a prerequisite to be on council. Finally, I believe in bringing fun and curiosity both in my personal and professional lives. I believe fun drives creativity and this moment demands creativity.

I greatly appreciate you considering me for the council vacancy. It would be an honor to serve this community.

Sincerely,
Kate Guibert
201 Gothic Ave., Crested Butte, CO 81224
303-995-0064



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: November 17, 2025

Town Manager

- 1) No updates.

Public Works

- 1) Whetstone Off-Site Utility Update
 - a. Water – Town Staff has allowed an exception to the Right-Of-Way excavation moratorium to assist the County's contractor in completing the water line tie-in to the Town system. Town Staff has informed the contractor that all work in the Town ROW shall be completed by November 14.
 - b. Sewer – Completion postponed until next August.
- 2) Block 80 Water Main Construction – This project is substantially complete following a Punch Walk with Town Staff, JVA Engineers, and Dietrich Dirtworks on Thursday, November 6th.
- 3) Whiterock Water Main Project – This project is substantially complete following a Punch Walk with Town Staff, JVA Engineers, and Dietrich Dirtworks on Thursday, November 6th.
- 4) Annual Snow Summit – The Streets and Alleys Division of Public Works hosted their Annual Snow Summit on October 30th. This year had the best attendance on record. Attendees included snow removal contractors, GCEA, ATMOS, CDOT, Gunnison County, Waste Management, among others etc. 5 snow storage spaces within in the gravel pit were assigned via lottery to contractors. An additional storage lot was set aside for emergency overflow use by the Community School.
- 5) Old Rock Jail – Six Points has signed their lease and has begun move-in. They will be establishing a "boutique" style second-hand store within the old Jail.

Marshals

- 1) The Marshal's Office is actively tagging items on the Town right of way in preparation for winter, and officers will begin distributing winter parking warnings on Monday, November 10th.

Parks, Recreation, Open Space and Trails

- 1) 2025 Trail Use Data
 - a. Open Space Assistant Georgia Behrens worked diligently through the 2025 trail season to put together a strong baseline data set in our second year of deploying trail cams to count users.
 - b. Four cameras were deployed in 2025 from early June to late October at the Deli Trail, Green Lake, Woods Walk, and the Red Lady Open Space. Unfortunately, the Red Lady Open Space camera was stolen sometime between July 21st and 28th, limiting the data collected at that location.
 - c. A total of 89,674 users, including 8,562 dogs were counted across all locations.
 - i. Deli Trail: 31,834 users total with nearly 77% being bikers. Anecdotally, Georgia stated that many users were recurring who appeared to be commuting to-from Town.
 - ii. Woods Walk: 50,681 users total with 61% being hikers. Woods walk is a difficult place to capture accurate counts due to the braided trail network so close to Town, so the camera is placed near Lot 3 at Trappers which is the pinch point heading out to the Lower Loop. Actual counts on the trails directly adjacent to Town are likely substantially higher.
 - iii. Green Lake: 6343 users traveling downhill with an approximate 66/33 split of hikers/bikers.
 - iv. Red Lady Open Space counted 816 total users from June 10th to July 28th. While this camera was not deployed for the entire season, it was definitively the lowest use area despite its adjacency to Town.
 - d. The cameras also capture various wildlife enjoying the trail systems including deer, elk, moose, fox, coyotes, various birds and small mammals. Some highlight photos can be found in the attached report as well as a more detailed breakdown of the data.

Community Development

- 1) **Housing Listening Sessions:** The Town is hosting two upcoming listening sessions for owners of deed-restricted housing to begin to better understand challenges and opportunities with deed restriction administration, from qualifications, sales, and lotteries to compliance. These sessions are simply focused on listening at this time as the Town prepares to take over deed restriction administration and will be facilitated by Miles Graham. Councilmembers are invited to attend; however, to avoid any Open Meetings issues, please ensure no more than two attend each session and let Dara know if you plan to join. There is currently one council member signed up for each session. Staff also extended the invitation to Mt. CB staff and council as we continue to explore collaboration/partnership opportunities for deed restricted administration. Sessions:
 - Virtual: Wednesday, 11/12 at 1:30 pm
 - In-person: Thursday, 11/13 at 6 pm
 - (A second virtual session may be added on Friday if needed.)
 A recording of the virtual session will be shared for anyone unable to attend. Please reach out with any questions.

- 2) **GreenDeed:** GVRHA staff have indicated that Gunnison County will continue administering GV-HEAT programming through Gunnison Health and Human Services, including GreenDeed. Staff will meet with GV-HEAT program administrator Gesa Michel next week to understand details and discuss program developments for 2026.
- 3) **Design Standards Kickoff:** The Design Standards update will officially kick off at the Tuesday, November 18 BOZAR meeting at 5:30 pm for an interactive public work session.
- 4) **Zoning Code Update Webinars:** The introductory zoning code webinars are off to a great start with strong community participation. Thank you to everyone who has joined so far! You can catch up anytime on the [zoning code update website](#), where webinar recordings and zone-specific fact sheets are available.
Upcoming webinar sessions:
 - **B2 Zone:** Tuesday, 11/11 at 4 pm
 - **C Zones:** Wednesday, 11/12 at 4 pm
 - **Residential Zones:** Thursday, 11/20 at 12 pm
- 5) **CLG Report approved:** The Town's Certified Local Government (CLG) yearly evaluation report was approved. The CLG status enables the Town to access federal matching grants for historic preservation, apply for grants and tax credits, and apply more formally in state and federal preservation processes.

Town Clerk

- 1) Unofficial election results in the Mayoral election are Ian Billick with 405 votes (63.78%) and Anna Fenerty with 230 votes (36.22%). The County has a Secretary of State deadline of Friday, November 14, 2025, to finish tabulating ballots cast by voters. The certified, official results will likely be released the week of November 17.
- 2) Please be reminded that the Council appointment will be fulfilled through the next Mayor/Council election taking place on November 2, 2027, which will result in a two-year seat on the ballot in the 2027 election year.
- 3) Please find the annual vacation rental licensing memo attached.

Finance/HR/IT

- 1) Staff hiring updates:

Senior Accountant - Sage Duff. Sage joins us with over 20 years of progressive experience in accounting, including roles as Accountant and Controller. Through these positions, Sage has built a strong foundation in financial management, reporting, and strategic analysis — skills that make her a perfect fit for our team. We're thrilled to have her on board!

Facilities Maintenance Worker - Pete Jacobsen. You've probably seen Pete around town working on the flower boxes with the PROST team, but we're excited to officially welcome him as our new Facilities Maintenance Worker/Custodian! Pete's already been a familiar face in our community, and

we're lucky to have him join us full-time to help keep our facilities running smoothly and looking great.

Water System Manager - James Law. James brings an impressive background in municipal utilities, with multiple Colorado water and wastewater certifications, a Backflow Prevention Assembly Tester certification, and over five years of operational and supervisory experience. Most recently, he served as Utilities Design Project Manager for the City of Durango, overseeing capital projects, budgets, and design coordination. His technical expertise and leadership experience will be a huge asset as he manages the Town's water treatment and distribution systems.

Upcoming Meetings or Events Council may choose to attend

November 19th – Oh Be Joyful Solar Array ribbon cutting, 1:00-2:00 at Avalanche Park (Baxter Gulch Trailhead)

December 5 – Town employee holiday party, Center for the Arts, 5:30-9:30

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.



Trail Camera Data Review

Deli Trail, Green Lake Trail, Woods Walk, Red
Lady Open Space

Deli Trail

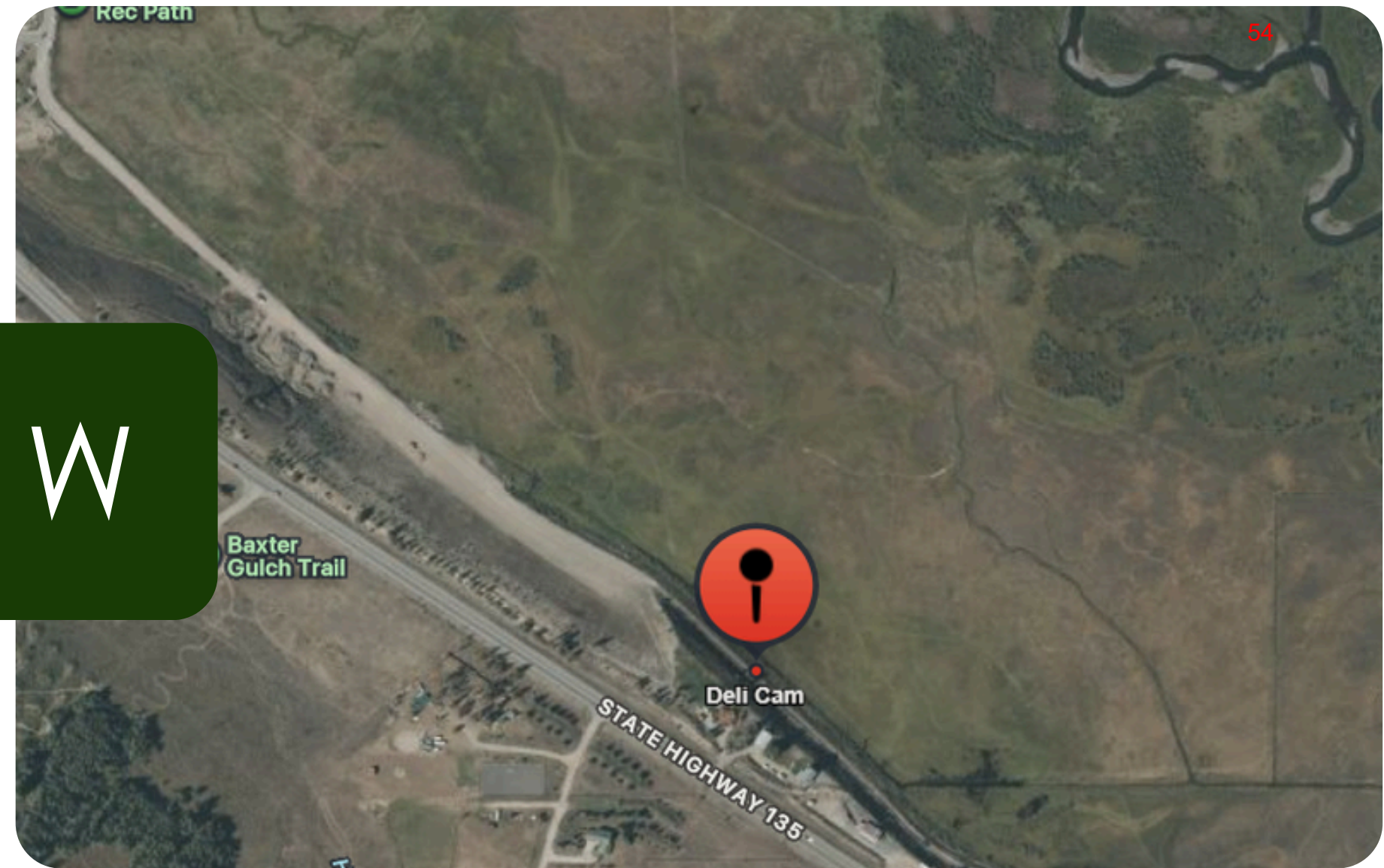
May 9th – October 27th



The Deli Trail serviced a total of 31,834 users in the 2025 Spring/Summer/Fall Season. This included 6,525 hikers, 24,370 bikers, 931 dogs, and 8 one-wheelers.

Deli Trail

38.85969° N, 106.96779° W



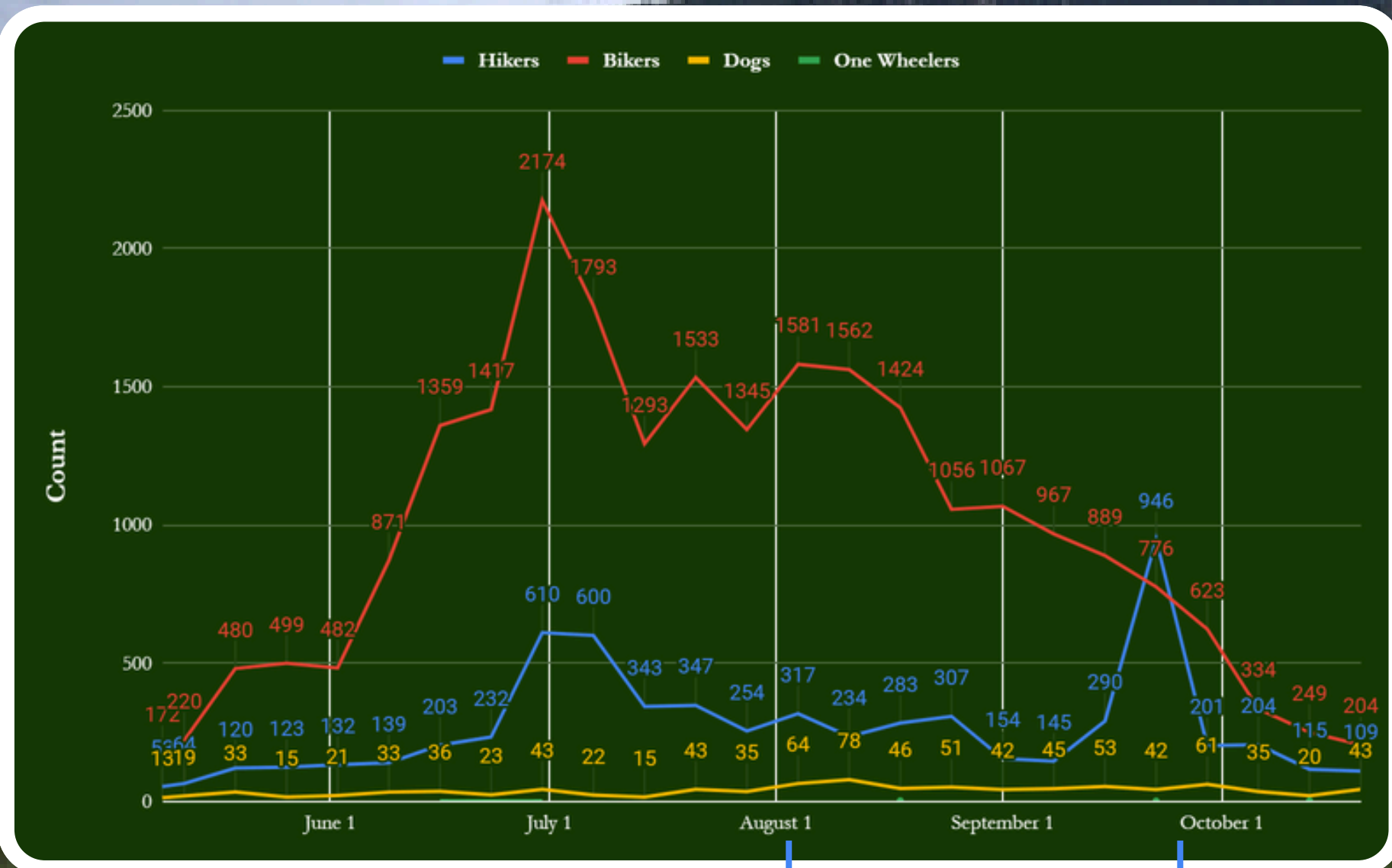
All Users
Counted



Deli Trail

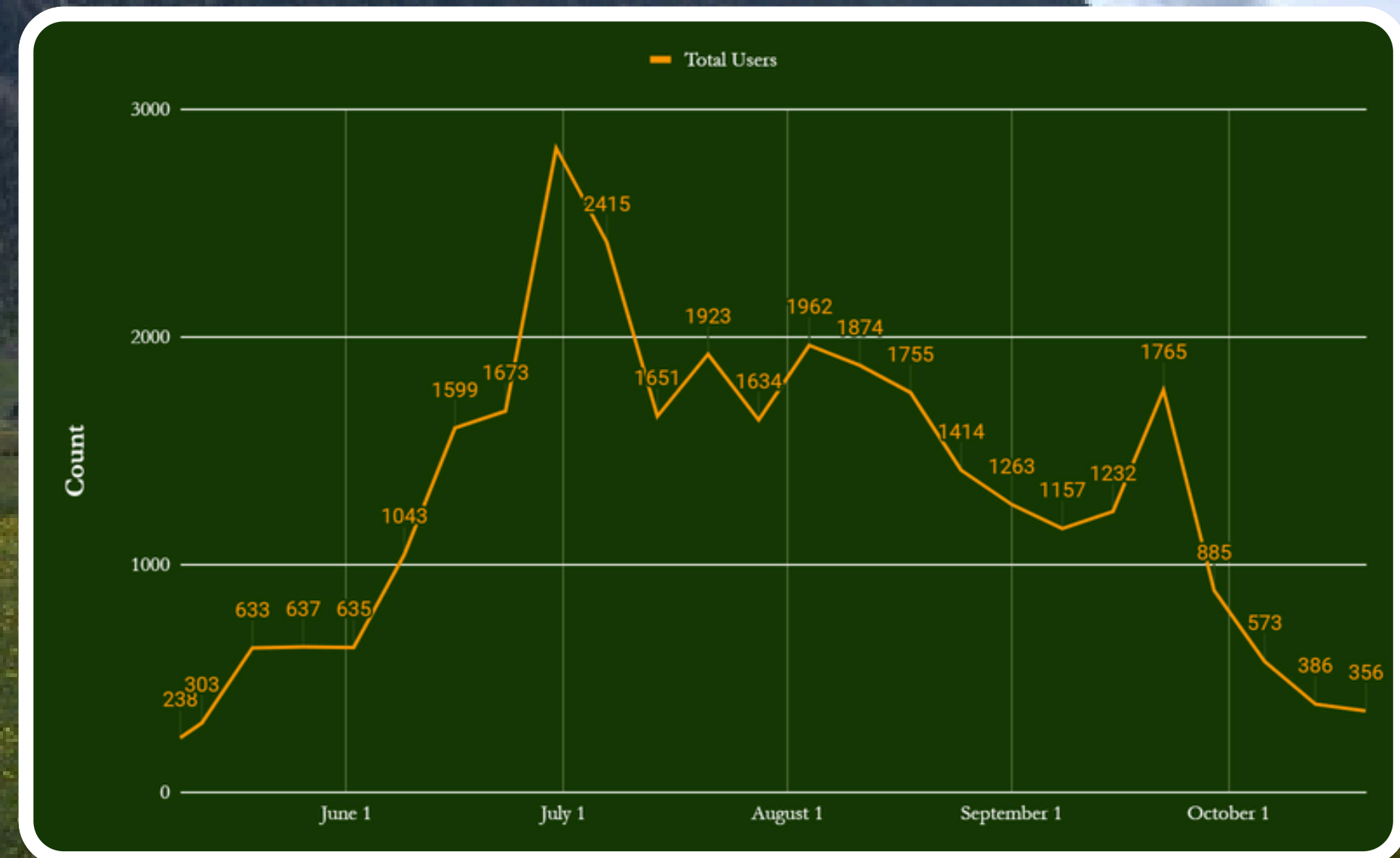
55

Hikers, Bikers, Dogs



Adjusted camera for better dog count

Total Users



Crested Butte Ultramarathon

Green Lake Trail

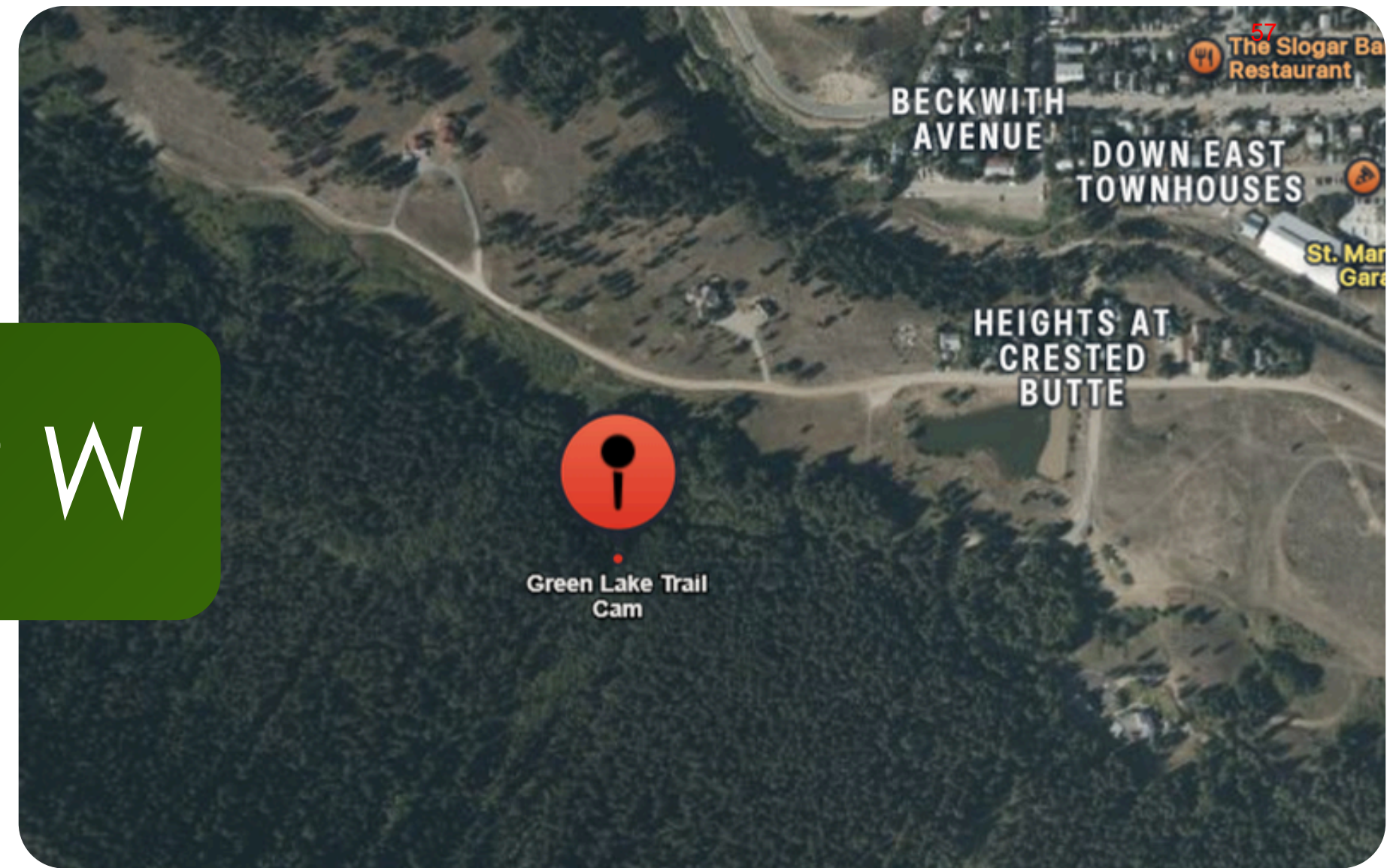
June 4th - October 27th



The Green Lake Trail serviced a total of 6,343 users in the 2025 Spring/Summer/Fall Season. This included 3,964 hikers, 1,677 bikers, and 702 dogs.

Green Lake Trail

38.86479° N, 106.99276° W

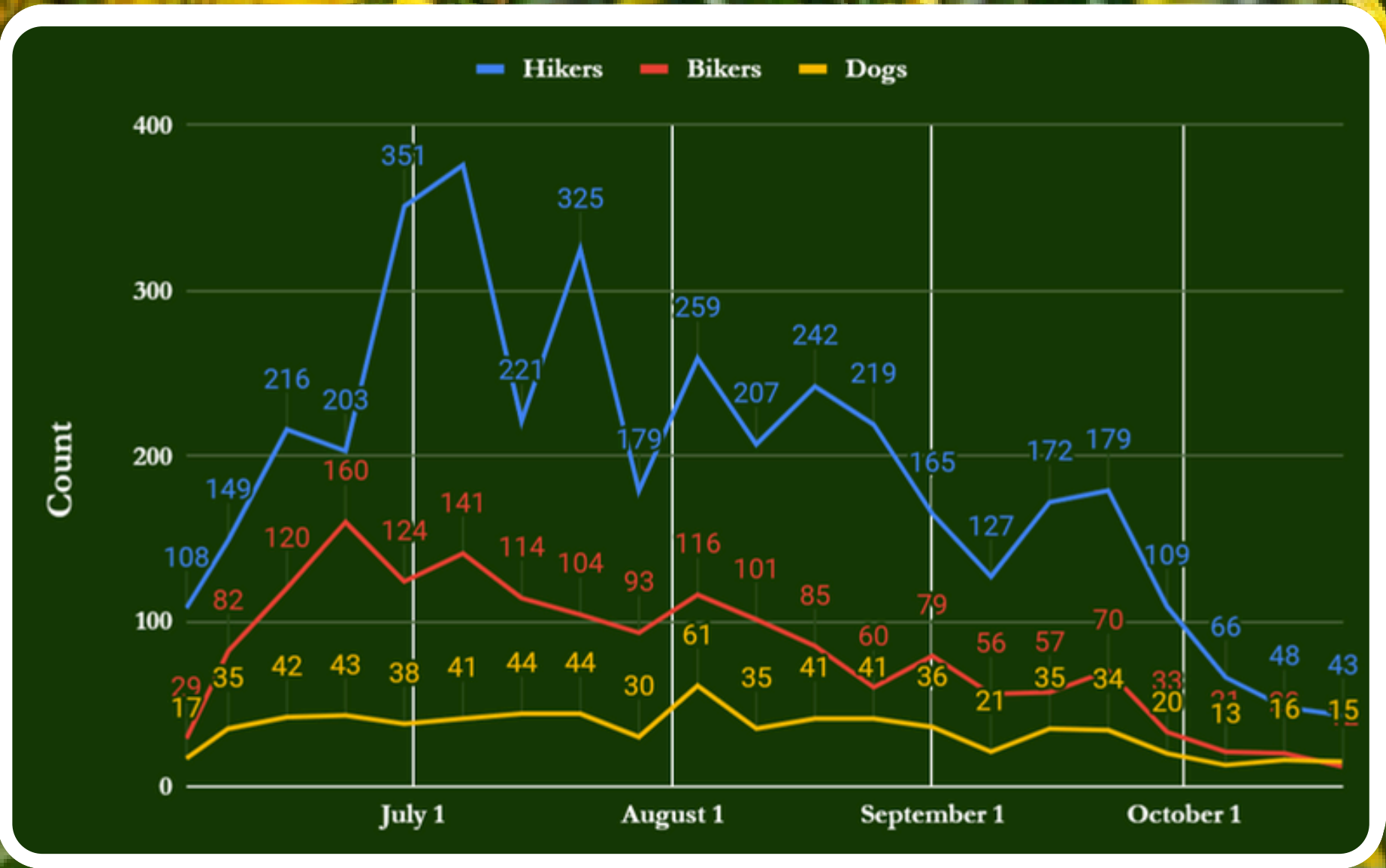


Downhill
Users
Counted

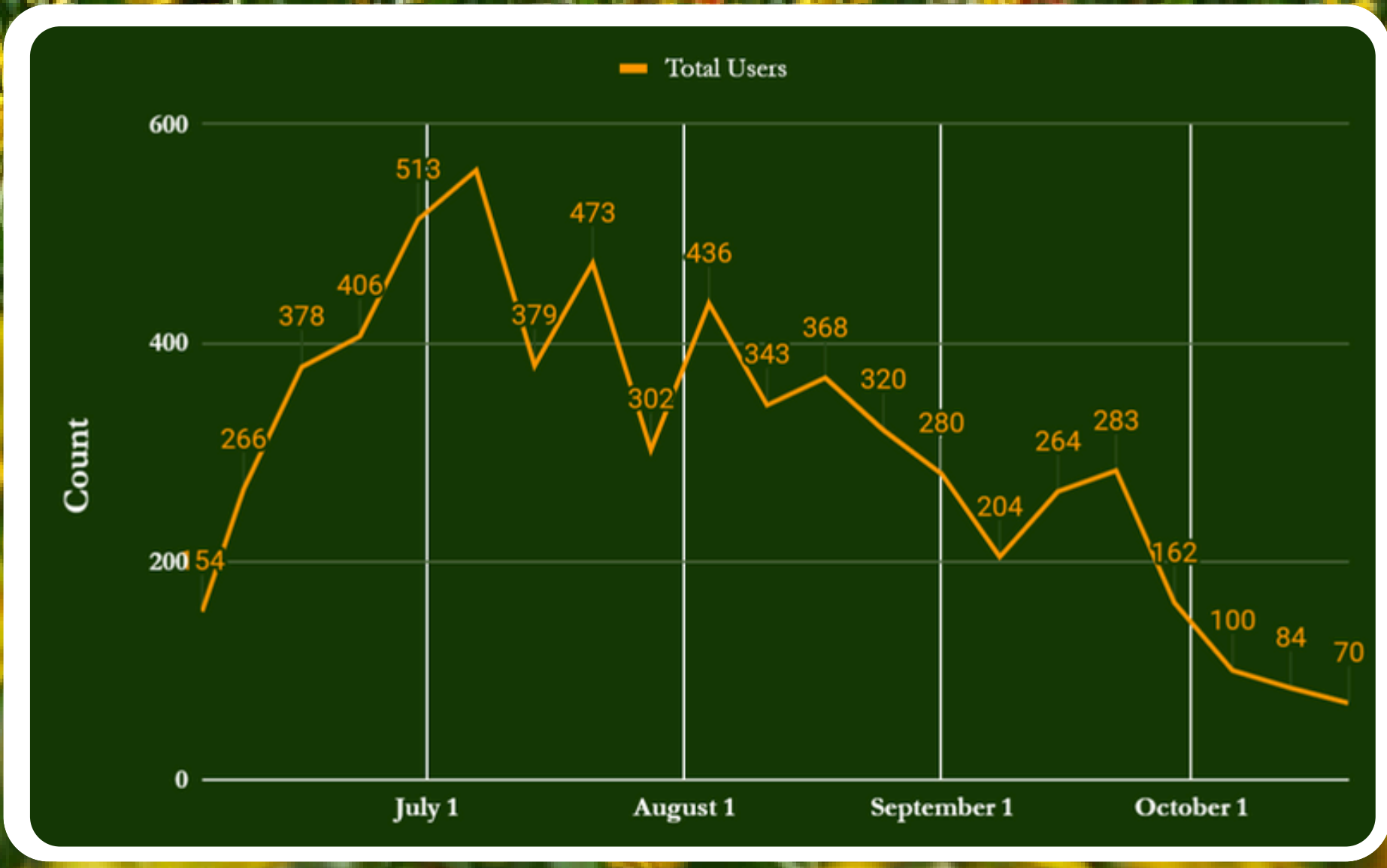


Green Lake Trail

Hikers, Bikers, Dogs



Total Users



Woods Walk

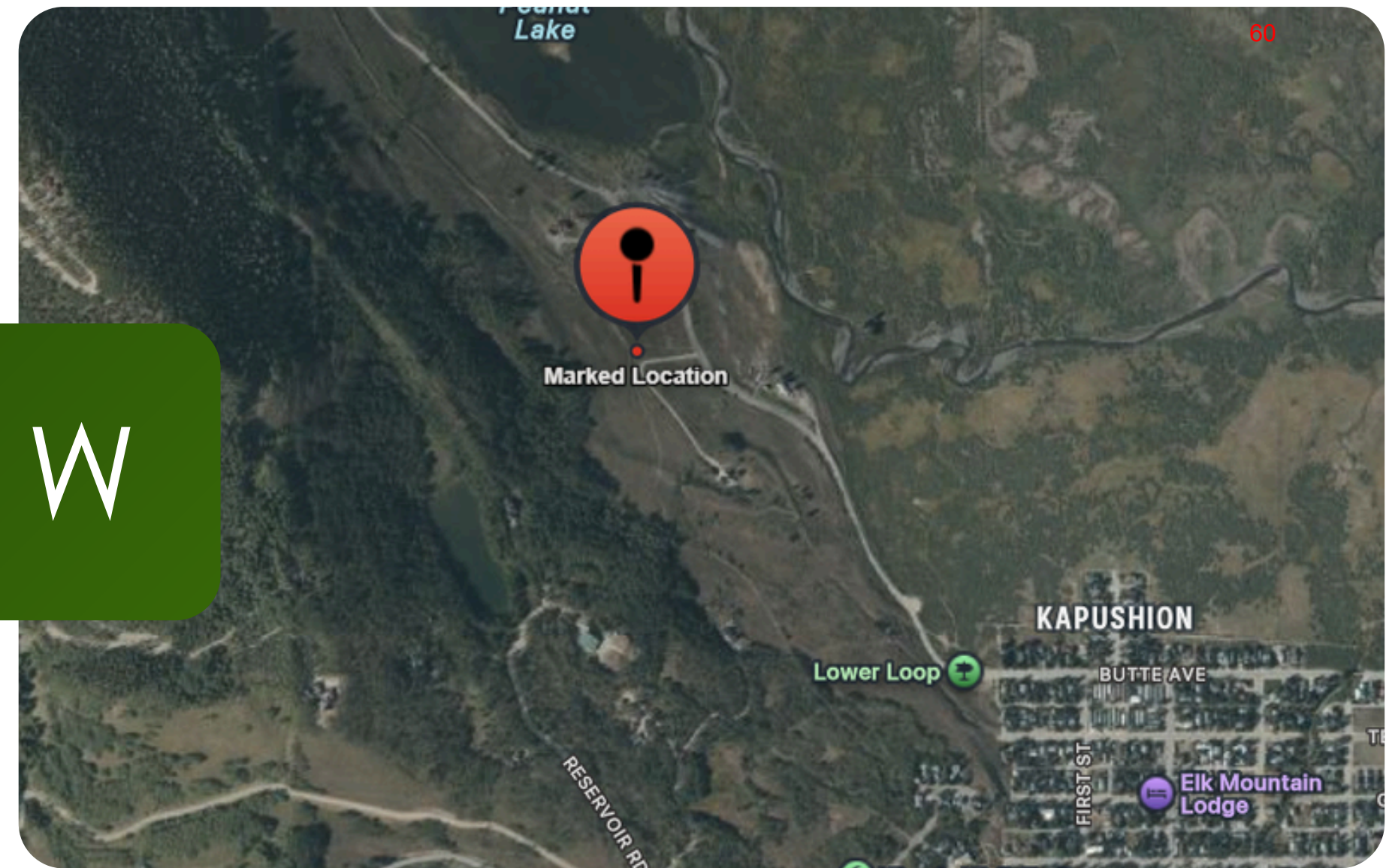
June 5th - October 27th



Woods Walk serviced a total of 50,681 users in the 2025 Spring/Summer/Fall Season. This included 30,796 hikers, 13,195 bikers, 6,690 dogs, and 1 donkey.

Woods Walk

38.87793° N, 106.99738° W

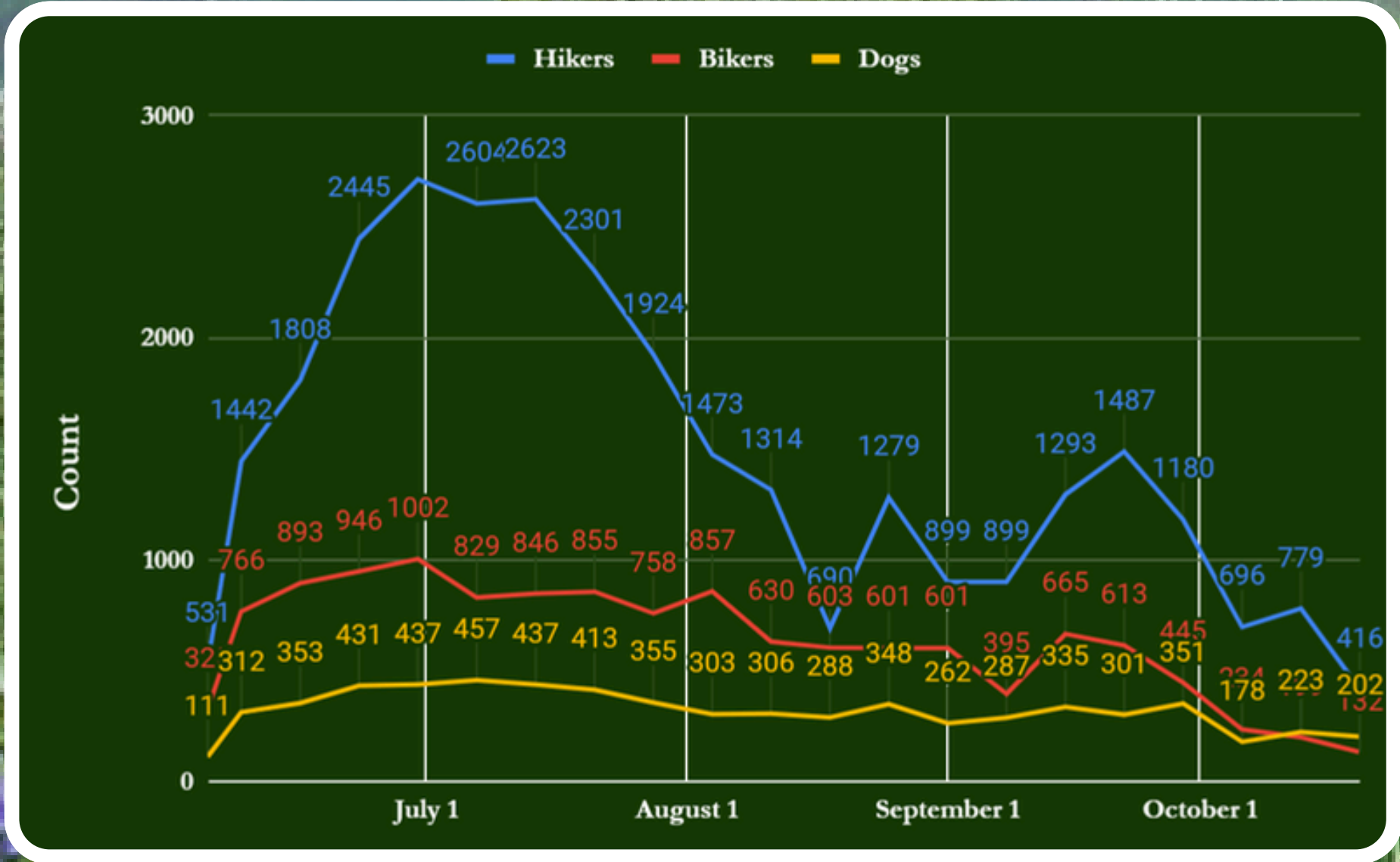


All Users
Counted

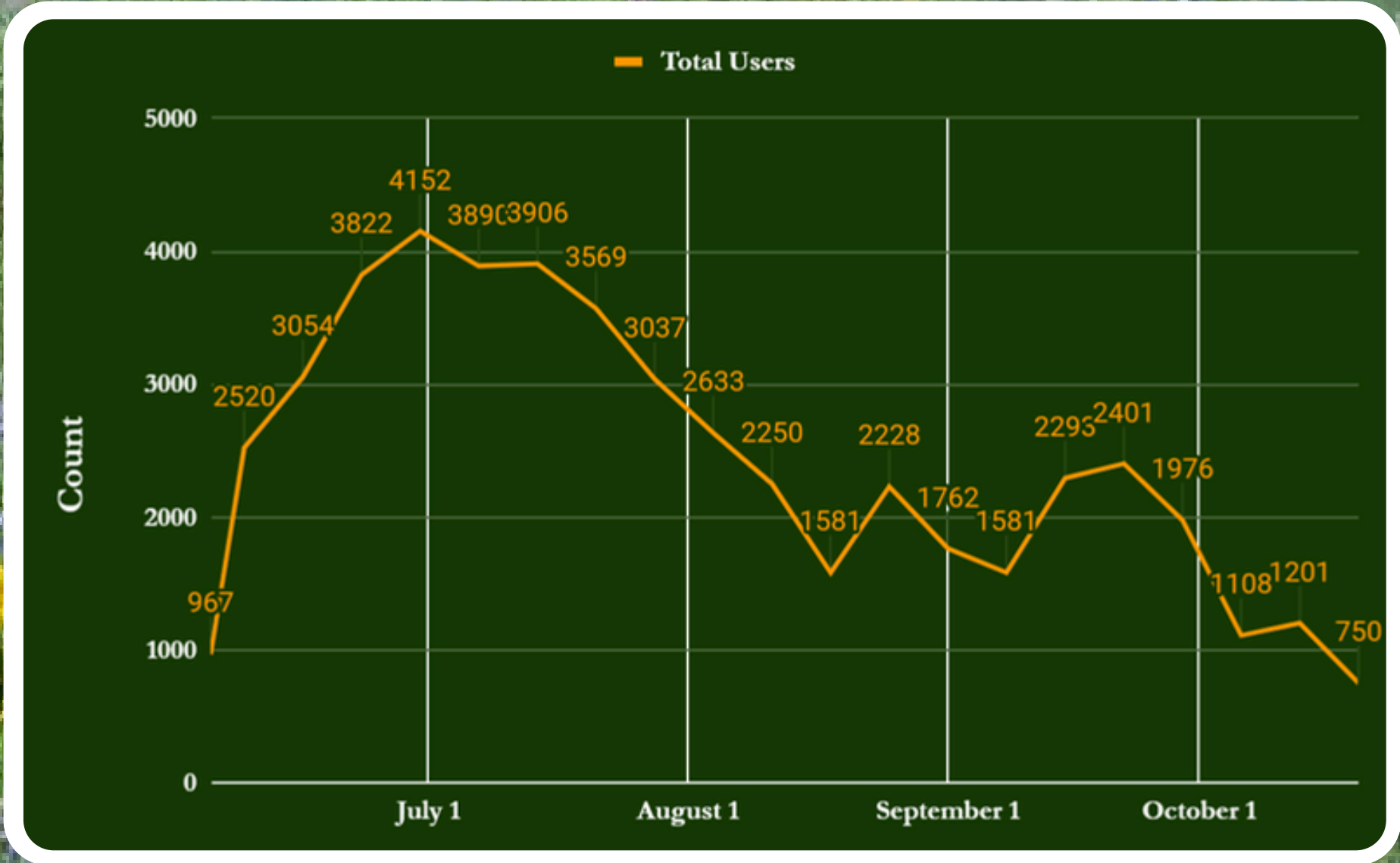


Woods Walk

Hikers, Bikers, Dogs



Total Users



Red Lady

Open Space

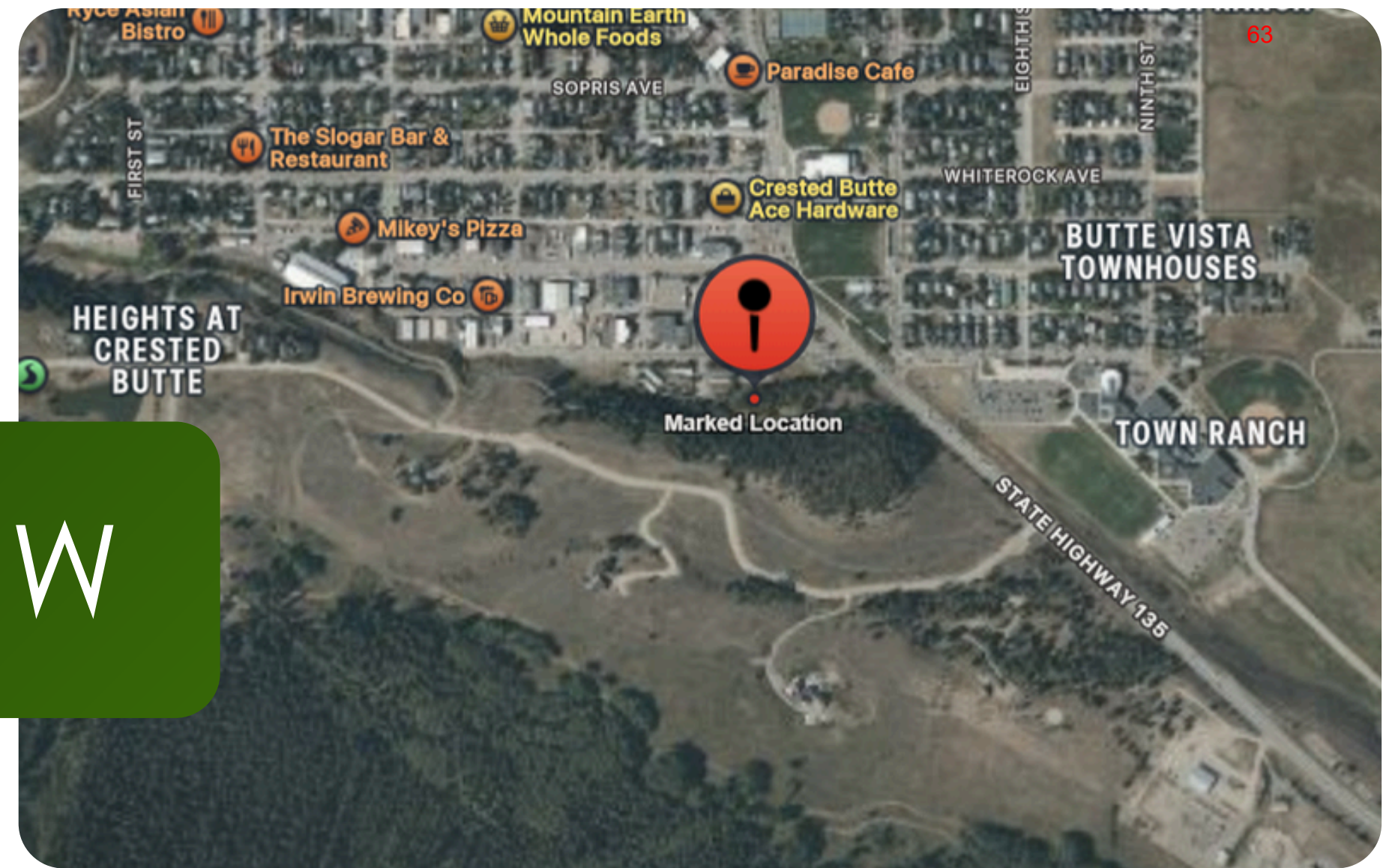
June 10th - July 28th



Red Lady Open Space serviced a total of 816 users in the 2025 Spring/Summer Season. This included 558 hikers, 19 bikers, and 239 dogs.

Red Lady Open Space

38.86563° N, 106.98112° W

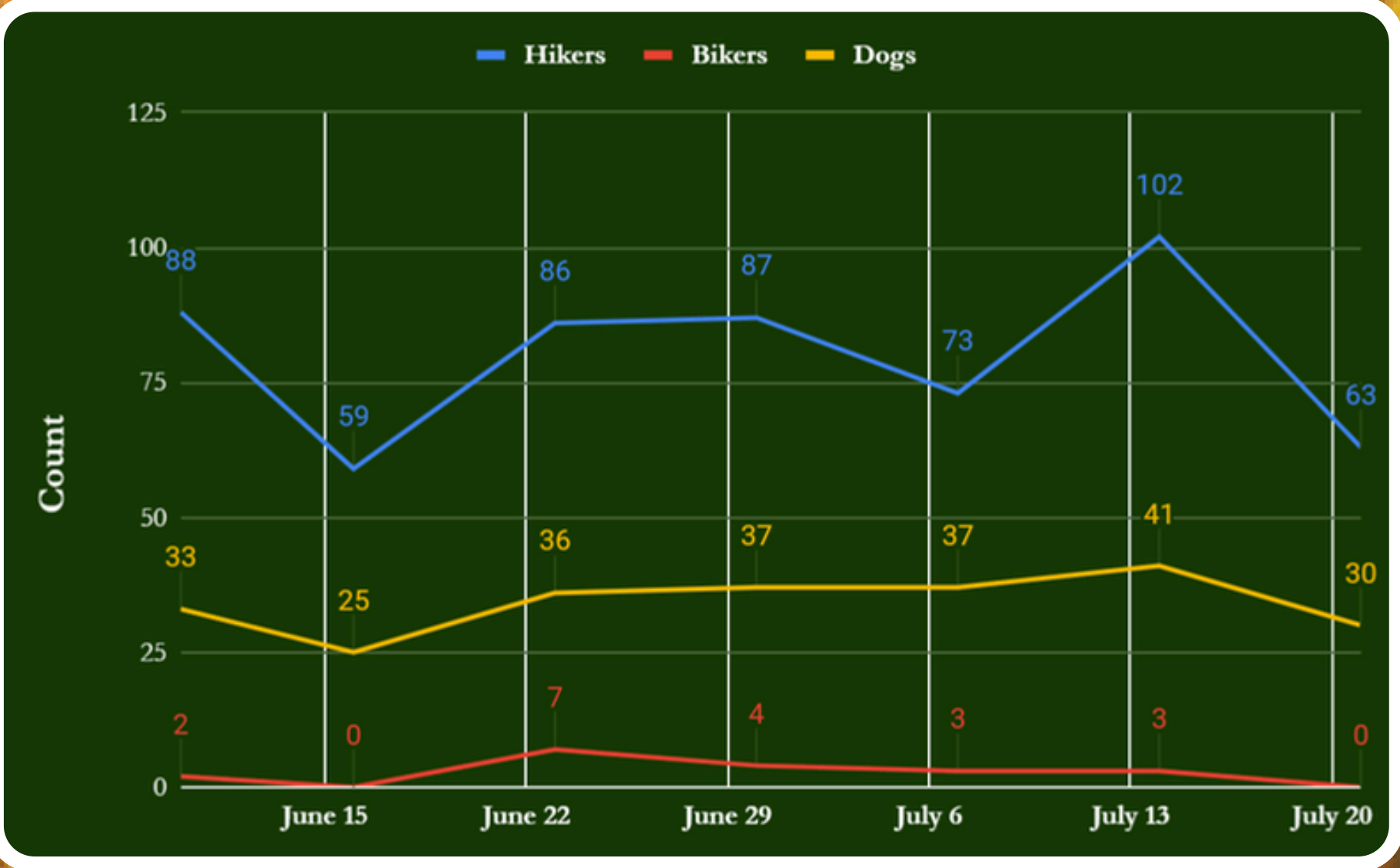


Uphill Users
Counted

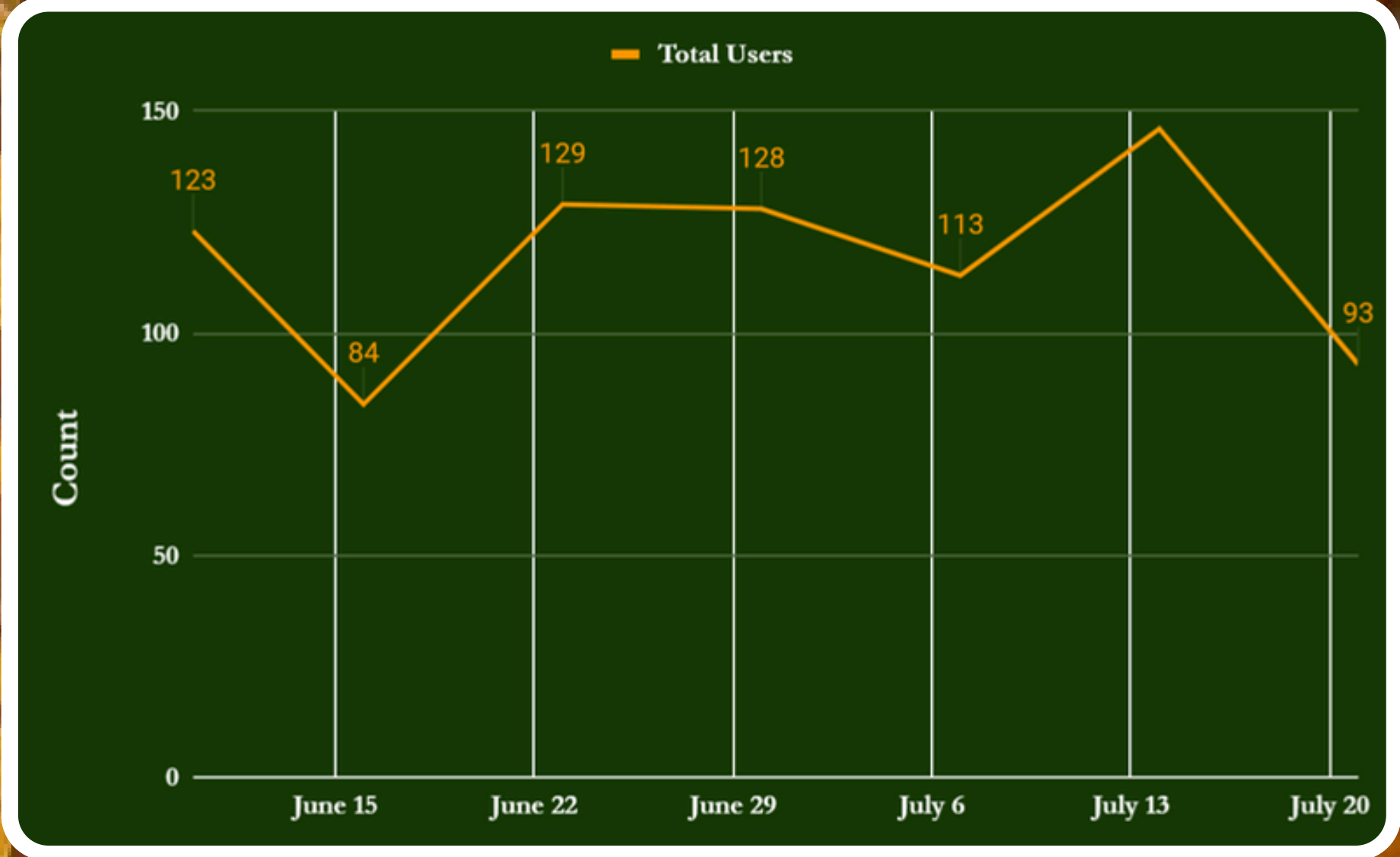


Red Lady Open Space

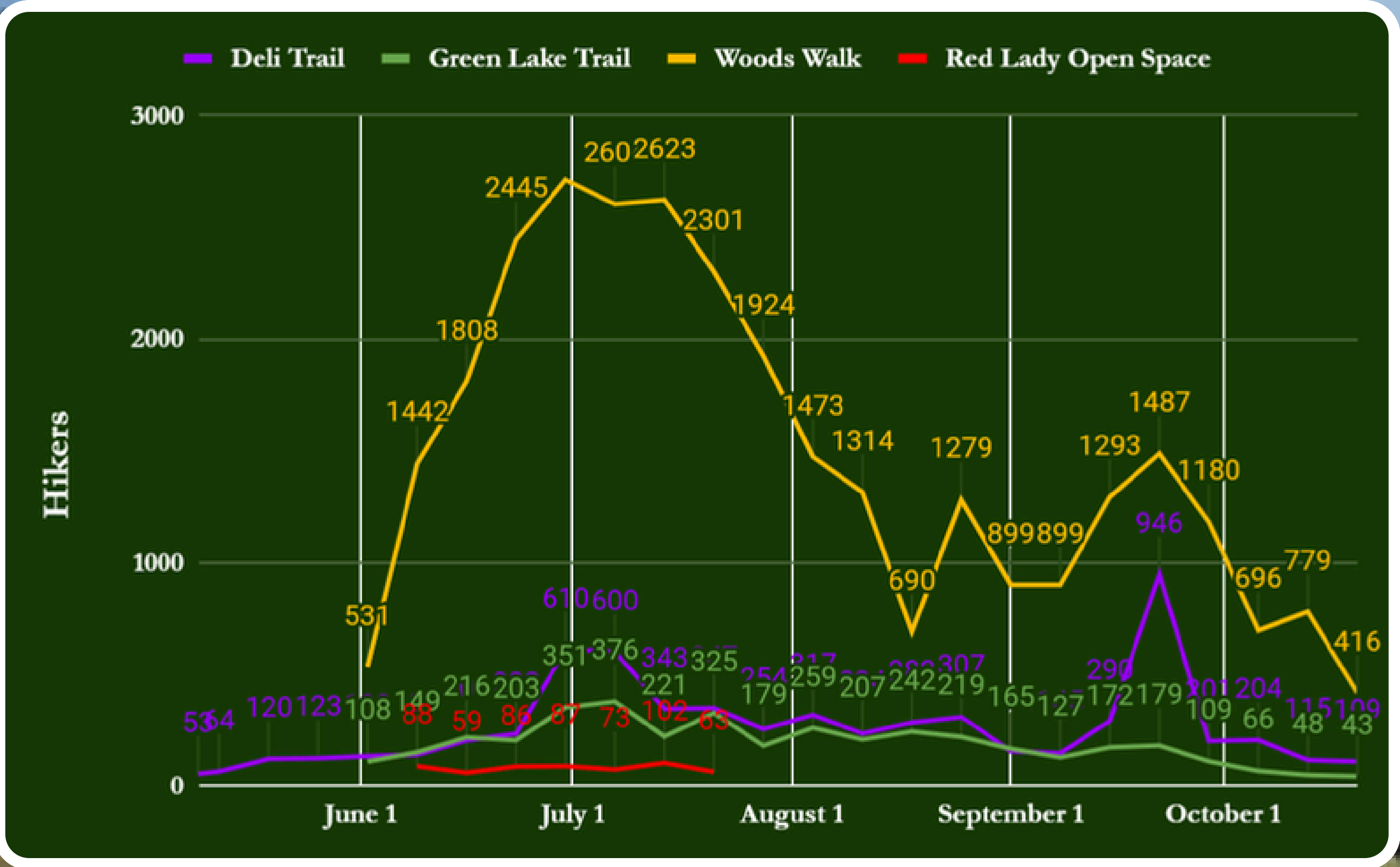
Hikers, Bikers, Dogs



Total Users

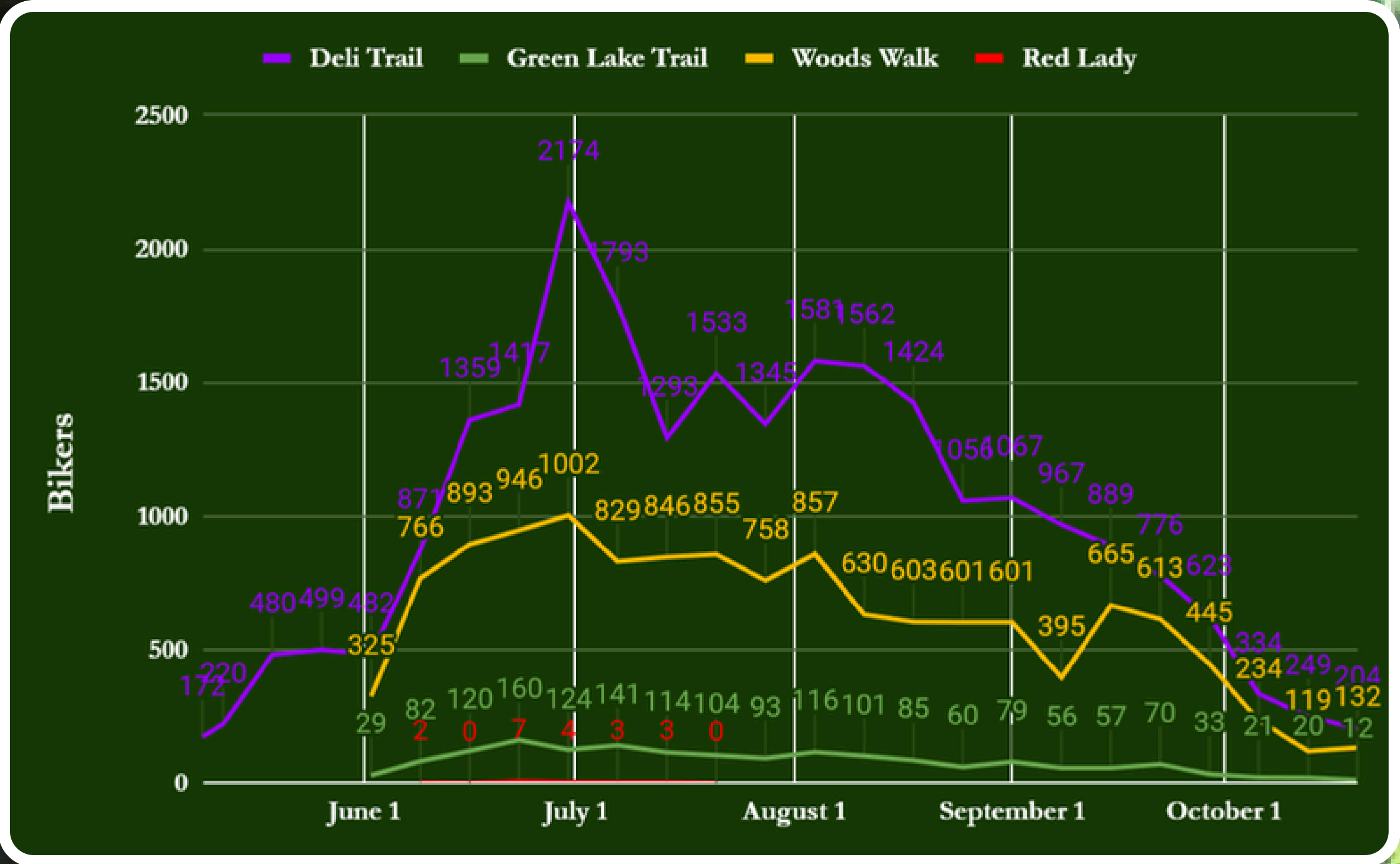


Hikers



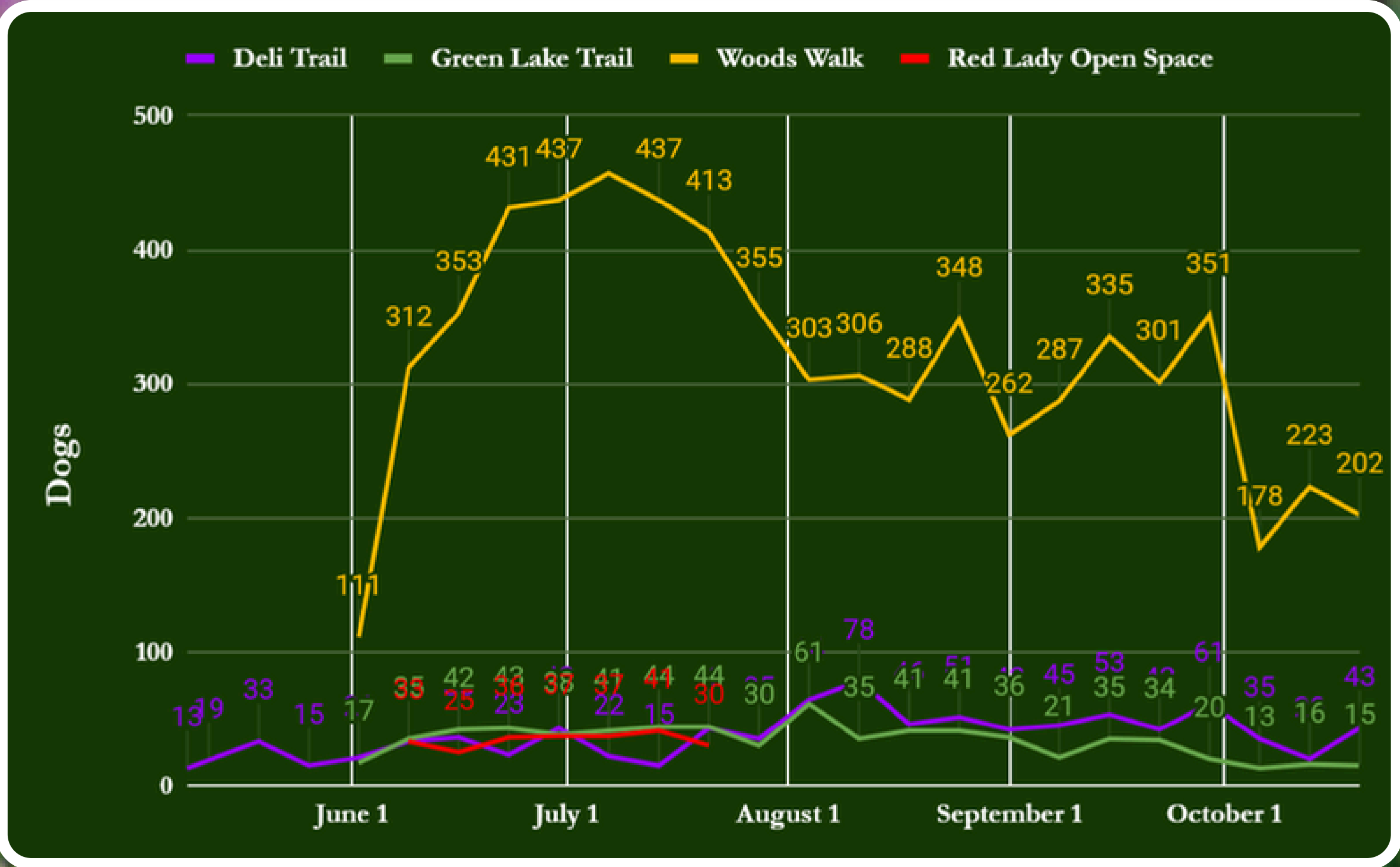
	Season Total
Deli Trail	6,525
Green Lake Trail	2,964
Woods Walk	30,796
Red Lady Open Space	558
Season Total	41,843

Bikers



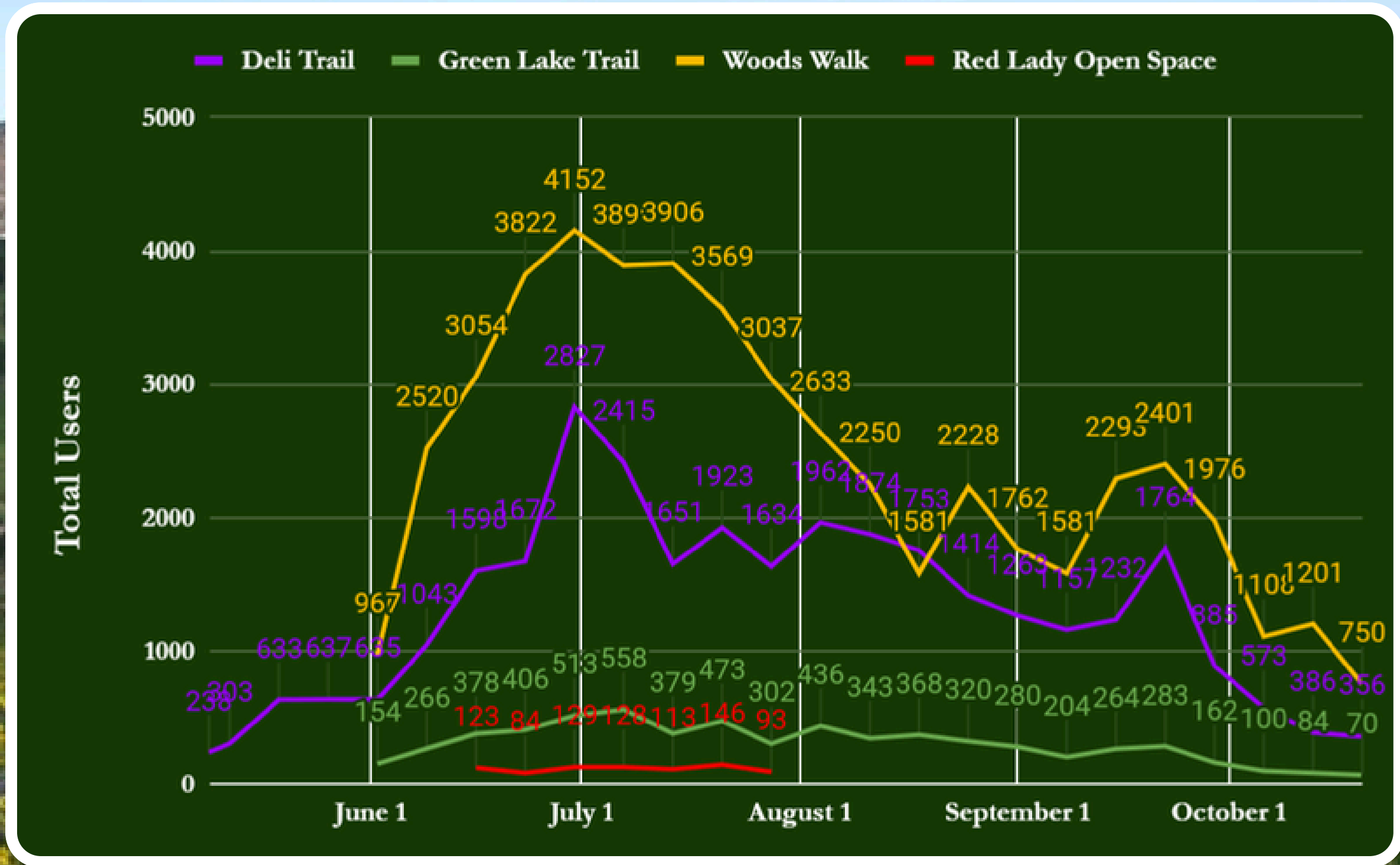
	Season Total
Deli Trail	24,370
Green Lake Trail	1,677
Woods Walk	13,115
Red Lady	19
Open Space	
Season Total	39,261

Dogs



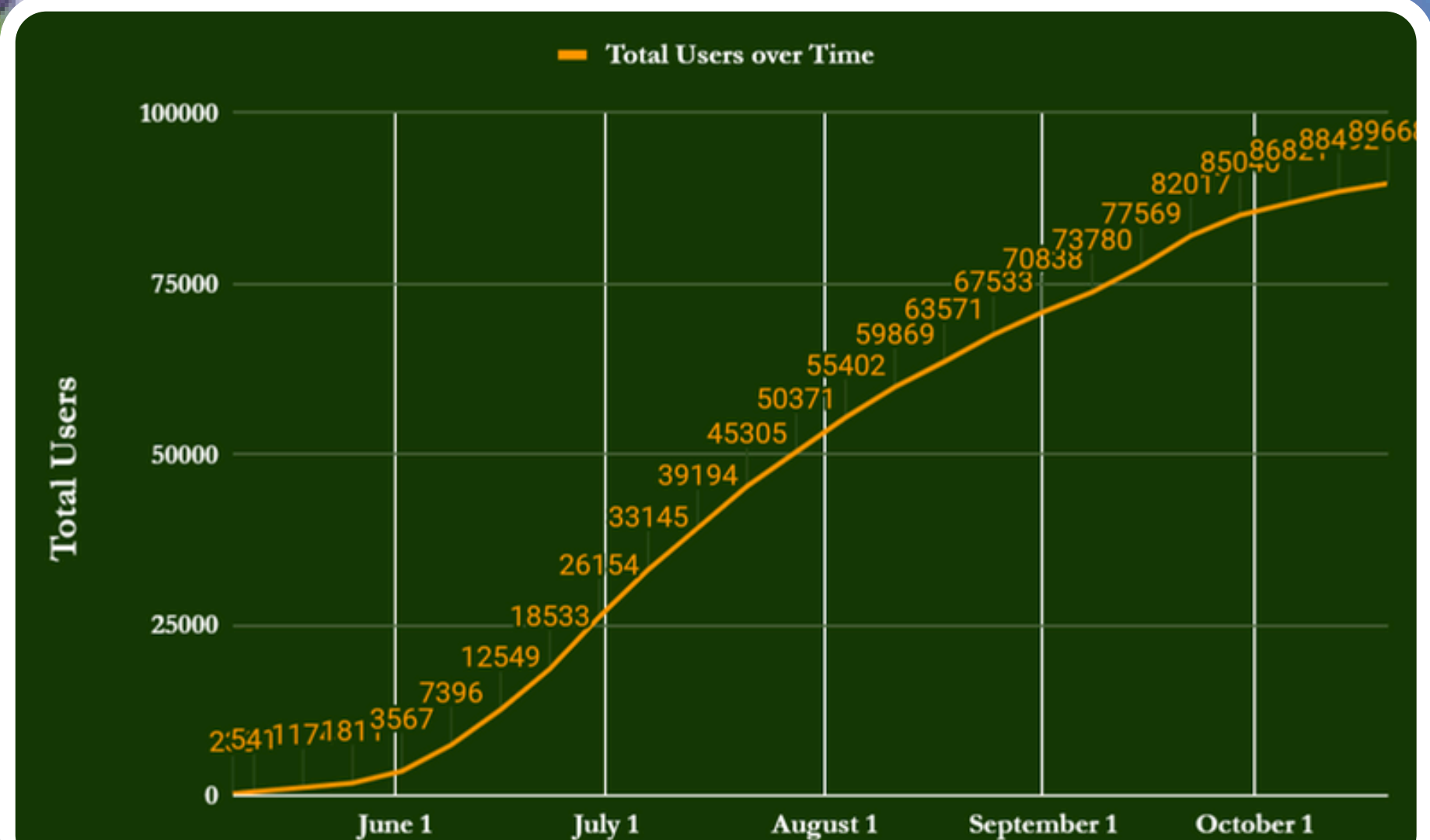
	Season Total
Deli Trail	931
Green Lake Trail	702
Woods Walk	6690
Red Lady Open Space	239
Season Total	8,562

Total Users by Location



	Season Total
Deli Trail	31,828
Green Lake Trail	6,343
Woods Walk	50,681
Red Lady Open Space	816
Season Total	89,674

Cumulative Total Users



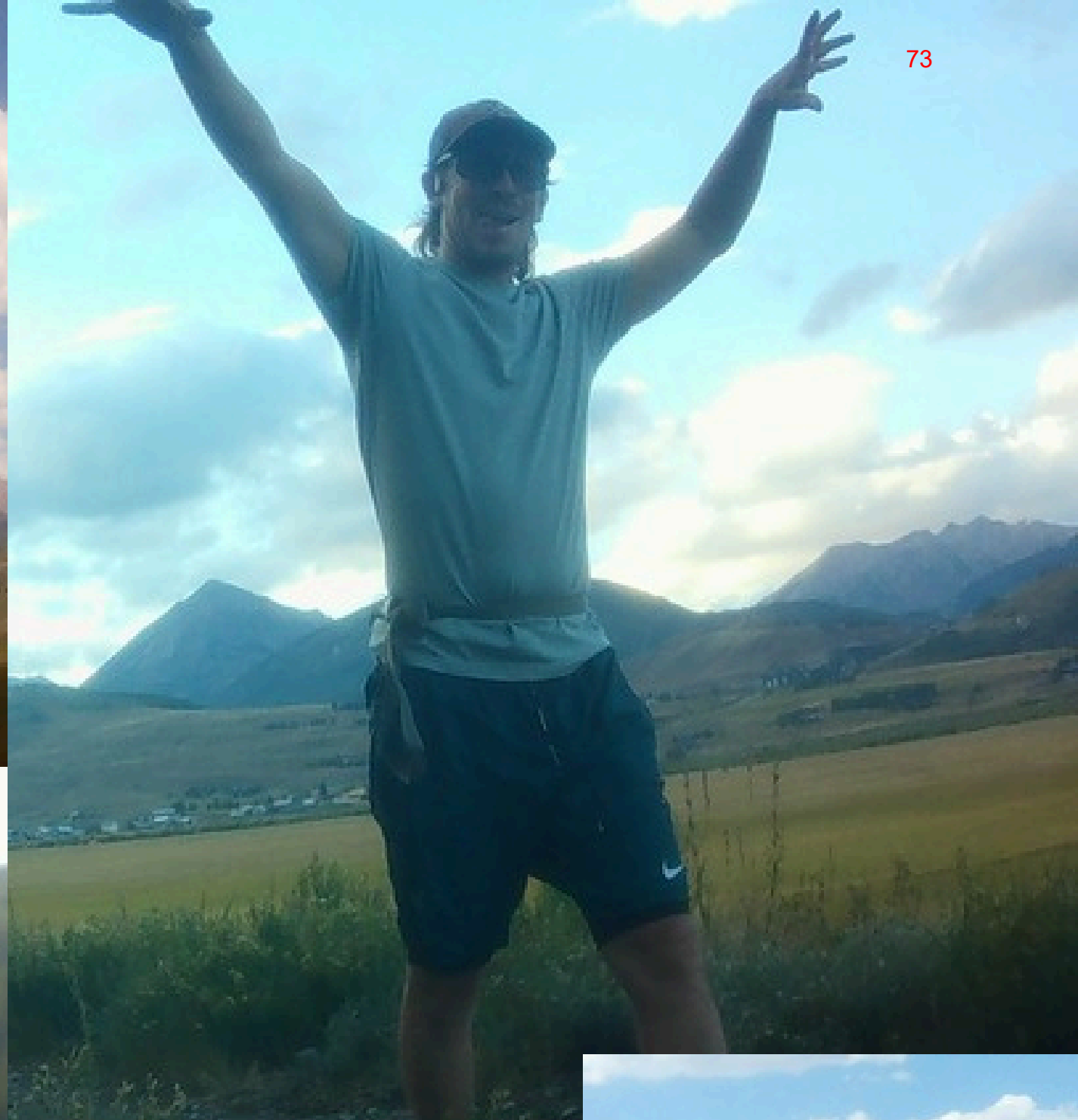
	Hikers	Bikers	Dogs	One- Wheelers	Human Users	Total Users	Weekly Average
Deli Trail	6,525	24,370	931	8	30,903	31,834	~1,303 users per week
Green Lake Trail	3,964	1,677	702	0	5,641	6,343	~304 users per week
Woods Walk	30,796	13,195	6,690	0	43,991	50,681	~2,447 users per week
Red Lady Open Space	558	19	239	0	577	816	~119 users per week
<u>TOTALS</u>	<u>41,843</u>	<u>39,261</u>	<u>8,562</u>	<u>8</u>	<u>81,112</u>	<u>89,674</u>	<u>~3,736 users</u> <u>per week</u>

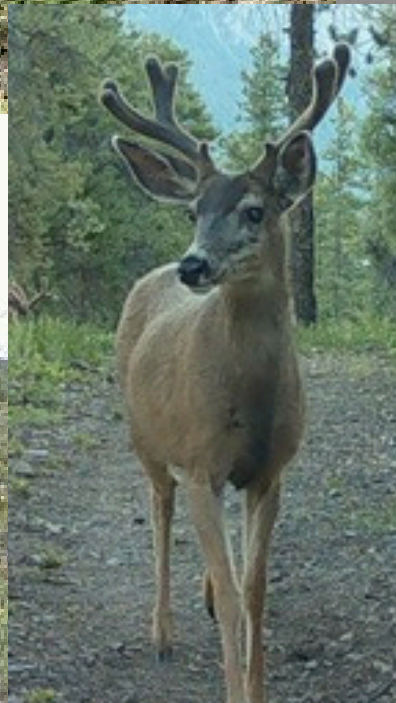
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Staff Report

November 17, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Vacation Rental Licensing Update
Date: November 9, 2025

Background:

Vacation rental licenses in the Town are divided into two categories: Primary Licenses and Unlimited Licenses.

Primary Licenses may be held only by natural persons who occupy their property as a primary residence for at least six months of the year. Primary license holders may rent their properties as vacation rentals for no more than 90 nights per calendar year. There is no cap on the number of primary licenses the Town may issue annually. Residents may apply for primary licenses at any time throughout the year, a change implemented by Ordinance No. 6, Series 2025.

Unlimited Licenses require property owners to rent their properties as vacation rentals for a minimum of 29 nights per calendar year. The issuance of unlimited licenses is limited by both the block face concentration cap and an overall Town-wide maximum of 198 licenses. Applications for unlimited licenses are accepted only during the open enrollment period, held annually from October 1 through October 31.

Unlimited license holders who do not meet the 29-night rental minimum may submit a written appeal to the Town Manager. In 2025, seven appeals were granted for reasons such as converting to long-term rentals or holding an active building permit. At renewal, each property owner must provide supporting documentation if they wish to extend their appeal into 2026.

Summary:

In 2025, the Town received three complaints related to vacation rental properties, two for trash and one for parking, reported to Licensing/Deputy Clerk Eric Treadwell. Complainants are strongly encouraged to contact the Marshal's Office at the time of any incident.

For noise complaints, the responding Marshal uses a decibel meter at the property line to verify whether the allowable noise limit has been exceeded. If confirmed, the Marshal may issue a citation, typically resulting in a case before Municipal Court. A strike is issued against a vacation rental license only if the defendant is found guilty. A property that accrues three strikes within a rolling one-year period will have its vacation rental license revoked, and the property owner will be prohibited from applying for any license for two years.

The open enrollment period for the 2026 licensing year concluded on October 31, 2025. The following table summarizes vacation rental licensing activity from 2025 to 2026:

	Issued in 2025	Renewed in 2026	New Applicants
Unlimited Licenses	189	176	11
Primary Licenses	22	13	5

Of the 198 total unlimited licenses permitted in Town, 11 remain available, pending review of block face concentration limits. No lottery for unlimited licenses is anticipated this year.

Crested Butte Town Council Upcoming Agenda

December 1 - Packets out Monday, November 24th – Dara Out

Work session –

- Presentation of the WRAP – Shea
- Discussion of Alternate Water Source - Shea

Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Annual Funding Agreement with the Chamber of Commerce – Dara c. Intergovernmental Agreement (IGA) for Residential Compost Drop off Program with Mt. Crested Butte – Dannah d. Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte – Janna | <ol style="list-style-type: none"> 2. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Ord. RETT Exemption clarification for Town transactions, 2nd reading - Mel 3. <u>New Business</u> <ol style="list-style-type: none"> a. Discussion / Q&A – Employee housing – rental rates, Employee equity concerns, 4. <u>Exec Session</u> <ol style="list-style-type: none"> a. Manager Review |
|--|---|

December 15 - Packets out Monday, December 8th

Work session – 2hrs

- Community Spaces Discussion

Regular Meeting

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Ord XX, RETT exemption for Town transactions of deed restricted residential properties – Erin? c. Manager contract amendment – Karl d. Award of community grants – e. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. | <ol style="list-style-type: none"> 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Resolution, Adoption of updated Employee Handbook – Rob/Dara b. Resolution, 2025 budget amendment c. Discussion – Refund of mill levy increase for long-term residents and commercial properties – Dara/Karl 5. <u>Exec Session</u> |
|---|---|

January 5 - Packets out Monday, December 29th

Work session –

- Joint work session with BOZAR re: Land Use Code Update

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual resolution approving Council Rules of Procedure
 - c.
2. Presentation
 - a. Presentation from Region 10 (following elections)
3. Public Hearing
4. New Business
 - a. Discussion – Review of purpose and intent of special events and impacts on the community - Lynelle
 - b. Red Lady Roundabout pedestrian circulation – Shea & Mel
5. Exec Session

January 20 TUESDAY - Packets out Monday, January 12th Ian out (if re-elected), Mel out

Work session –

- Housing Strategy

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Annual review of progress on Council goals/priorities (Staff Updates)
 - c. Annual review of grant applications/awards (Staff Updates)
 - d.
2. Presentation
 - a. Presentation from QQ (following elections)
3. Public Hearing
 - a.
4. New Business
 - a. Discuss the Council goals for upcoming community grant cycle – Finance Director
 - b. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea
 - c.
5. Exec Session

February - 2 Packets out Monday, January 26th

Work session – 2hr

- Joint work session with BOZAR re: Land Use Code Update

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b.
 - c.
2. Presentation
 - a. Mt. Express annual report
3. Public Hearing
4. New Business
 - a. Special Events Single Use Plastics Reduction Policy - Dannah
 - b.
5. Exec Session

February 17 TUESDAY - Packets out Monday, February 9th

Work session –

- CIRSA elected officials training (following elections)

Regular Meeting

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Chamber year-end report c. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 2025 Year-end financial summary | <ol style="list-style-type: none"> 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. 4. <u>New Business</u> <ol style="list-style-type: none"> a. b. 5. <u>Exec Session</u> |
|--|--|

Future/Annual Items

January – Resolution setting posting places

- Annual resolution approving Council Rules of Procedure
- Annual review of progress on Council goals/priorities
- Annual review of grant applications/awards
- Presentation from QQ (following elections)
- CIRSA elected officials training (following elections)
- Presentation from Region 10 (following elections)
- Town Attorney quarterly report
- Council focus for upcoming grant cycle?

February – Year-end report from Chamber of Commerce

- Mt. Express annual report
- Year-end financial summary

March - Annual review of traffic calming and parking management (include bike safety and history of why service is outsourced) – 2nd meeting so can have President's Day data

April - Q1 review of progress on Council goals/priorities

- review of grant applications/awards
- Town Attorney quarterly report

May – Q1 financial summary

- Legislative Session summary
- Annual update of AH Guidelines for updated HUD AMI limits
- review of grant applications/awards

June – Annual Report on Visitor Center operations – Chamber Director

July – Q2 review of progress on Council goals/priorities

- Town Attorney quarterly report
- Council goals for upcoming grant cycle?

August – Initiate annual budget with Council

September – Q3 review of progress on Council goals/priorities

- Q2 financial summary
- review of grant applications/awards
- Annual budget work sessions with Council

October – Snow Plan

- Annual revisiting of the Climate Action Plan – strategies & actions
- 15th – deadline for presentation of the annual budget
- Annual rental agreement with WEHA
- Town Attorney quarterly report

November – Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte

- Q3 financial summary
- Board & Committee appointments (following election)
- Appointment of Mayor pro-tem (following election)
- Adoption of annual budget (Nov or Dec depending on election cycle)

December – Funding agreement with Chamber of Commerce

- Agreement with GVRHA for Green Deed



Staff Report

November 17, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Consideration of Appointments to Boards and Committees
Date: November 7, 2025

Summary:

Board and committee appointments are being considered as part of the agenda due to the election and the Town Council vacancy resulting from Anna Fenerty's departure. There are vacancies on the following boards and committees:

- Mountain Express
- Rural Transportation Authority Board (RTA)
- Gunnison Valley Transportation Planning Region (GVTPR)
- West Elk Scenic Byway Committee
- Public Art Commission
- Region 10

Any other reappointments could also be considered at this time.

Included in the packet are two lists of boards and committees. One list contains background information, meeting schedules, and contact information for organizations. The other list is meant to be an at-a-glance reference.

Recommendation:

The Council should appoint a member to the boards and committees with vacancies and consider any reappointments at this time.

Recommended Motion:

Motion to appoint _____ to Mountain Express, RTA, GVTPR, West Elk Scenic Byway Committee, Region 10, and Public Art Commission.

Boards and Committees List

Governmental Organizations

Council members can fully participate as members of the boards for these types of organizations. They can also fully participate in Town Council discussions and decisions involving these organizations.

Colorado Association of Ski Towns

Mission Statement: The Colorado Association of Ski Towns is an organization of 28 municipalities and four counties whose economies are largely dependent upon the ski industry and tourism. Members include the mayors, managers and council members of the resort towns.

The Association was formed in part to recognize that resort communities face unique challenges in providing municipal services to residents and visitors.

Member municipalities share the benefits of our diverse knowledge, experience and leadership through meetings, conferences, surveys and other informational venues, as decided by the members.

CAST members use the power of the coalition to seek support for legislation that will benefit and sustain the mountain communities. We support actions that keep our communities livable, protect our pristine environment, and promote community-based land use, mass transit, affordable housing, and sustainable tourism. Our goal is to foster growth that will ensure an exceptional quality of life for citizens and a positive experience for visitors.

- One council member (typically the mayor) and the Town Manager

Current Members:

1. Ian Billick
2. Dara MacDonald

If Mayor cannot attend an alternate will be sought on an as-needed basis.

Meeting Schedule:

January - At a member ski resort

March - Denver to meet with legislators

June - Reception during the annual CML meeting

August - At a member community

October - At a member community

Contact person: Margaret Bowes, Executive Director

Phone: 970-485-2737

Email: mbowes@coskitowns.com

Website: www.coloradoskitowns.org

Colorado Communities for Climate Action (“CC4CA”)

Mission:

Colorado Communities for Climate Action is a coalition of 35 local governments across the state advocating for stronger state and federal climate policy. CC4CA is governed by a Board of Directors of representing all of the member communities.

- Council members on Steering Committee are full voting members.
Staff on Policy Committee does not vote unless the two council members are not present.

Current Members:

1. Dannah Leeman - Board Member

Jacob Smith, Executive Director

Email: jsmith@cc4ca.org

Phone: 303-810-6017

Website: CC4CA.org

Colorado Municipal League (“CML”) Policy Committee

CML supports cooperation among local, state, and federal officials to provide a strong partnership with Colorado's cities and towns. CML employs a dedicated advocacy team, a reliable source of information about legislative issues and their impact on Colorado's cities and towns and their residents. Each year, at the CML Annual Business Meeting, municipal members adopt the **Policy Statement** that guides the **CML Executive Board**, Policy Committee, and advocacy team during the legislative session.

- Each member organization of CML may appoint one member and one alternate to the policy committee.

Current Member:

1. Dara MacDonald

Meeting schedule: As needed in advance of and during the legislative session.

Contact: Meghan Dollar

Email: mdollar@cml.org

Phone: 303-831-6411

Gunnison Valley Transportation Planning Region (“GVTPR”)

Purpose: Region 10 administers the GVTPR Committee, which provides input for regional transportation and transit planning. Every five years, the committee assists in the development of 20-year Regional Transportation Plans through an extensive public participation process. The plan is a multi-modal transportation plan addressing the transportation elements of roadways, bike & pedestrian facilities, transit services, aviation, and rail services, and covers all six counties in Region 10. This plan is used by the Colorado Department of Transportation in the

development of the Statewide Transportation Plan and to establish priority projects for funding every year.

The committee meets on a quarterly basis to discuss current transportation project updates and developing transportation needs.

Current Member:

1. Shea Earley
2. Vacancy

Meeting Schedule: Quarterly

Contact: Michael Goolsby Region 3 Director

Address: 222 South 6th St., #317

Grand Junction, CO 81501-2769

Phone: 970-243-2368

Gunnison County Sustainable Tourism & Outdoor Recreation Committee (“STOR”)

The Gunnison Valley contains stunning vistas and varied recreational opportunities. These landscapes and recreation amenities contribute significantly to the Valley’s tourism economy and high quality of life. Public lands provide the backbone of our tourism industry and residents highly value their access to public lands, which is why many of our residents call Gunnison County home.

A collaborative and action-oriented approach is required to manage tourism and outdoor recreation. The Sustainable Tourism and Outdoor Recreation (STOR) Committee was created by the Gunnison County Board of County Commissioners is intended and structured to be a wide-ranging group that acts thoughtfully, efficiently and proactively to address negative impacts and develops unique approaches to create a sustainable tourism economy and outdoor recreation experience while preserving the natural resources of our County. It will be important for each and every Committee member to come to the table with open minds, keeping in mind the greater good and a supportive, collaborative approach. It will take all members to address the complex challenges that we face.

- The Town Council shall recommend one member for a three-year term; the BOCC shall have the opportunity to interview and affirm the nominated representative to the STOR Committee.

Current Member:

1. Gabi Prochaska
2. (alternate)

Meeting Schedule: 4th Thursday of each month.

Contact Person: Cathie Pagano

Phone: 970-641-7985

Email: cpagano@gunnisoncounty.org

Gunnison Valley Land Preservation Board

Purpose/Mission Statement:

The Board is designated for open space, agricultural preservation, wildlife habitat, wetland preservation, access to public lands, trails, and watershed protection in the county. It can be used in connection with any of the foregoing as a match for public and private grants or to acquire interests or easements in land and water rights.

- Two members and one alternate are appointed by the Town of Crested Butte. They discuss grants to fund land conservation. Two members can vote, but the alternate does not vote unless one of the other two members is not present.

Current Members:

1. Sue Navy
2. Jim Schmidt
3. Gabi Prochaska (alternate)

Meeting Schedule: Meets on an as-needed basis, usually 1-2 times a year, typically Monday evening at 6 p.m. alternating between Blackstock Building and Crested Butte Town Hall.

Contact person: Mike Pelletier

Phone: 970-641-7645

Email: mpelletier@gunnisoncounty.org

Website: www.gunnisoncounty.org

Mountain Express Board

Mission Statement - To provide safe, free and courteous public ground transportation services for residents of and visitors to Mt. Crested Butte, Crested Butte, and surrounding north valley communities and to provide a safe, fair, and honest working environment for Mountain Express employees.

Bylaws state that two board members are nominated by the Town of Crested Butte, two board members nominated by the Town of Mt. Crested Butte, and one member nominated by a majority vote of the Board. Council members are voting members of the Board.

Current Members:

1. Ian Billick
2. Vacancy

Meeting Schedule: Meets the 3rd Thursday of every month, at 9 a.m., at Crested Butte Town Hall.

Director: Jeremy Herzog

Phone: 773-339-0796

Mountain Express Office: 970-349-5616

Email: jherzog@crestedbutte-co.gov

Website: www.mtexp.org

Region 10

Mission Statement:

Region 10 League for Economic Assistance and Planning serves as the economic, community and senior programs leader for six, western Colorado counties. The Region 10 staff, together with its membership, assists local governments, businesses and residents in facilitating and implementing programs that will benefit our economy, community and quality of life.

- Future broadband connectivity to Gunnison County up to Crested Butte.
- Small business loan program.
- Mental health counseling and crisis center.

➤ One council member

Current Member:

1. Vacancy

Meeting Schedule: 4th Thursday of February, May, and August and the third Thursday of November. All meetings are at Noon in the Enterprise Center, 300 N Cascade Avenue in Montrose. Zoom option is typically available.

Contact person: Michelle Haynes, Executive Director

Phone: 970-249-2436

Email: mhaynes@region10.net

Website: www.region10.net

Rural Transportation Authority Board (RTA)

The mission of the Gunnison Valley Rural Transportation Authority is to provide and improve air transportation to and from the Gunnison-Crested Butte Regional Airport on a year round basis, and to develop a long term and energy efficient public ground transportation system within Gunnison County.

Bylaws mandate two elected officials from each municipality serve on the board. Council members are voting members of the Board.

Current Members:

1. Ian Billick

2. Vacancy

Meeting Schedule: Meetings start at 8 a.m. Board meets between eight and twelve times each year. The location alternates between the Gunnison County Courthouse and the Crested Butte Town Hall.

Director: Scott Truex

Phone: 970-275-0111

Email: struex@gunnisonvalleyrta.org

Website: Gunnisonvalleyrta.org

Water Quality/Quantity Committee

The Water Quality/ Quantity Committee (QQ) comprises municipalities, counties, water and sanitation districts, and conservancy districts in the headwaters region of Colorado located in Grand, Summit, Eagle, Pitkin, Park and Gunnison counties. The Colorado River Water Conservation District is also a QQ member. The Board is made up of elected and appointed officials from member jurisdictions. QQ's purpose is to facilitate and augment the efforts of member jurisdictions to protect and enhance the region's water quality while encouraging its responsible use for the good of Colorado citizens and the environment. QQ's contract team provides members with legislative monitoring, water quality information, litigation and rulemaking support, trans-mountain diversion oversight, and related technical assistance to further intergovernmental cooperation, and increase political clout with state and federal agencies.

- Decisions are made by consensus among the member entity representatives. If there is not consensus, QQ does not take action on a policy or program.

Current Member:

1. Beth Goldstone

Meeting Schedule: Meeting location rotates around the region. Quarterly as determined by members' schedules. Zoom option is typically available.

Contact Person: Torrie Jarvis

Phone: 970-596-5039

Email: qqwater@nwccog.org

West Elk Loop Scenic Byway Committee

Purpose: The Colorado Scenic and Historic Byways program is a statewide partnership intended to provide recreational, educational, and economic benefits to Coloradans and visitors. This system of outstanding touring routes in Colorado affords the traveler interpretation and identification of key points of interest and services while providing for the protection of significant resources.

Scenic and Historic Byways are nominated by local partnership groups and designated by the Colorado Scenic and Historic Byways Commission for their exceptional scenic, historic, cultural, recreational, and natural features.

- One council member, one alternate.

Current Member:

1. Vacancy

Meeting Schedule: Quarterly 10 a.m. to approximately 2 p.m. Meeting locations vary and are rotated among different towns along the byway.

Contact Person: John Hoffman

Phone: 970-963-1689

Email: jhof@rof.net

Website:

Town of Crested Butte Committees

These are committees formed solely by the Crested Butte Town Council. Council members may participate fully on these committees and may participate in Town Council discussions or decisions regarding these types of organizations.

Grant Review Committee

Purpose: To review grant applications from community nonprofits.

- Two council members meet with Director of Finance to review and prioritize grant requests.

Current Members:

1. Kent Cowherd
2. Gabi Prochaska

Meeting Schedule: Biannual meetings or as needed.

Contact: Interim Finance Director Rob Sweeney

Email: rsweeney@crestedbutte-co.gov

Phone: 970-349-5338

Proclamation Committee

Purpose: To honor local people who have made contributions to the community.

- Council members meet to determine and discuss candidates. They get the approval of Town Council for these candidates.

Current Members:

1. Mallika Magner

Meeting Schedule: As needed.

Public Art Commission

Commission Overview: The Crested Butte Public Art Commission is a Commission under the authority of the Town of Crested Butte. The Public Art Commission administers the Town's Arts in Public Places Policy (AIPP) and oversees the implementation and maintenance of Public Art in the Town of Crested Butte. The Public Art Commission is a partner with the Crested Butte Creative District, a certified Colorado Creative District.

- There shall be 1 member of the Town Council who shall serve as a liaison and only vote in the event of a tie. There shall also be a Town staff liaison who will not have any voting power.

Current Member:

1. Mel Yemma
2. Vacancy

Mel Yemma, Community Development Director

Email: melyemma@crestedbutte-co.gov

Phone: 970-349-5338

Website: <https://www.crestedbutte-co.gov/>

Personnel Committee

Purpose: To establish a review process for the Council's direct reports: Town Attorney, Town Judge, and Town Manager. Also to review high-level personnel compensation, retention and recruitment policies and act as liaison to the Town Council on these items.

Current Members:

1. Ian Billick
2. Mallika Magner

Meeting Schedule: As needed.

Contact: Interim Finance Director Rob Sweeney

Email: rsweeney@crestedbutte-co.gov

Phone: 970-349-5338

Audit Committee

Purpose: To review the Town's annual audit and financial policies. Work with Town Manager and Director of Finance to review the Town's annual audit, discuss internal controls and financial policies for the Town and act as liaisons between the Council and Staff.

Current Members:

1. Ian Billick

Meeting Schedule: As needed.

Contact: Interim Finance Director Rob Sweeney

Email: rsweeney@crestedbutte-co.gov

Phone: 970-349-5338

BOARDS, COMMITTEES AND TEMPORARY COMMITTEE APPOINTMENTS

Governmental Organizations:

Colorado Association of Ski Towns

1. Ian Billick
2. Dara MacDonald

Colorado Communities for Climate Action (CC4CA)

1. Dannah Leeman - Board Member

Colorado Municipal League (CML) Policy Committee

1. Dara MacDonald

Gunnison Valley Transportation Planning Region (GVTPR)

1. Shea Earley
2. Vacancy

Gunnison County Sustainable Tourism & Outdoor Recreation Committee (STOR)

1. Gabi Prochaska
2. (Alternate)

Gunnison Valley Land Preservation Board

1. Sue Navy
2. Jim Schmidt
3. Gabi Prochaska (Alternate)

Mountain Express Board

1. Ian Billick
2. Vacancy

Region 10

1. Vacancy

Rural Transportation Authority Board (RTA)

1. Ian Billick
2. Vacancy

Water Quality/Quantity Committee

1. Beth Goldstone

West Elk Loop Scenic Byway Committee

1. Vacancy

Town of Crested Butte Committees:

Grant Review Committee

1. Kent Cowherd
2. Gabi Prochaska

Proclamation Committee

1. Mallika Magner

Public Art Commission

1. Mel Yemma
2. Vacancy

Personnel Committee

1. Ian Billick
2. Mallika Magner

Audit Committee

1. Ian Billick



City of Gunnison City Council Agenda

Regular Session

Tuesday, November 4, 2025 at 5:30pm

Council meeting is held at Gunnison Recreation Center, 200 E Spencer Avenue, Gunnison, Colorado with [Zoom remote access](#).

Approximate meeting time: 120 minutes

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Consent Agenda

A. None.

VI. Proclamations, Recognitions, and Appointments

A. Proclamation for Arbor Day

Background: The City of Gunnison has been an Arbor Day Foundation *Tree City U.S.A.* community for the past 36 years. To maintain the City's *Tree City U.S.A.*'s designation, it must have a public Arbor Day Observance and have an official community proclamation issued and signed by the Mayor or equivalent

representative.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to approve a proclamation recognizing November 5, 2025, as Arbor Day.

Estimated time: 5 minutes

VII. Public Hearings

A. Public Hearing on New Hotel & Restaurant Liquor License; Taqueria en Cantina

The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by noon on Monday November 3, 2025, to the City Clerk or attend the public hearing virtually or in person.

Background: Pursuant to the liquor laws of the State of Colorado and the City of Gunnison, Colorado, Taqueria en Cantina, LLC dba Taqueria en Cantina, has requested that the licensing authority of the City of Gunnison grant a Hotel and Restaurant Liquor License for dispensing malt, vinous and spirituous liquor by the drink for on-premises consumption at 800 N Main Street, Gunnison, CO 81230.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to five minutes per speaker.

Action Requested of Council: To consider public input on the application for a new Hotel and Restaurant Liquor License for Taqueria en Cantina, LLC dba Taqueria en Cantina, 800 N Main Street, Gunnison, Colorado 81230 and to consider a motion to approve, deny, or postpone the application, in accordance with specific findings.

Estimated time: 20 minutes

B. Public Hearing on Proposed Land Use Development Code and Zoning Map

Background: In the spring of 2024, the City initiated a process to update the existing Land Development Code and Zoning map. Following a series of joint work sessions with City Council and the Planning and Zoning Commission, on September 10, 2025, the proposed documents were presented for review and consideration. The Commission held a public hearing on September 24th and continued to October 8th, 15th, 22nd, and 29th. The Commission made a recommendation to City Council on Sections 15.50, 15.60, 15.70 and the Zoning Map.

Staff Contact: Andie Ruggera, AICP Senior Planner

Public Comment: limited to five minutes per speaker.

Action Requested of Council: no action at this time; conduct a public hearing and deliberate, as applicable.

Estimated time: 75 minutes

VIII. New Business

A. Gunnison Country Chamber of Commerce Visitor Center Annual Report

Background: On January 14, 2025, City Council approved a contract for services in the total amount of \$100,949 with the Gunnison Country Chamber of Commerce to assist with funding the operational expenditures of the Visitor's Center. The contract provides that a detailed report shall be presented by October 31, 2025.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: Report only.

Estimated time: 15 minutes

IX. Old Business

A. Discovery Report: External Strategic Communications and Engagement Plan, Phase 1

Background: At the July 22, 2025, Regular Session, Council awarded a contract for services to Slate Communications to assist the City in developing an external strategic communications and engagement plan. Slate Communications has provided the Discovery Report.

Staff Contact: Erica Boucher, City Clerk

Public Comment: not applicable.

Action Requested of Council: No action requested; discussion only.

Estimated time: 15 minutes

B. City of Gunnison ADA Transition Plan

Background: The ADA federal regulation requires all public entities, regardless of size, to evaluate all of their programs, services, policies, and practices and to modify any that do not meet ADA requirements. Public entities with 50 or more employees are required to develop a transition plan detailing any changes that are needed to achieve program access and specifying a time frame for their completion.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to adopt the City of Gunnison ADA Transition Plan.

Estimated time: 15 minutes

C. Ordinance No. 8, Series 2025, Second Reading: *An Ordinance Of The City Council Of The City Of Gunnison Repealing And Reenacting Title 3 Finance, Chapter 3.10 City Sales And Use Tax Code*

Background: In August 2025, City Council directed staff to draft an ordinance to authorize the transition to state administration of the City's sales tax, effective January 1, 2026, and to incorporate the elimination of the City's 4% vendor service fee. This ordinance also modernizes Chapter 3.10 of the Gunnison Municipal Code in alignment with Council's prior direction and statewide best practices. The State of Colorado has reviewed the ordinance for state compliance and administration. Council passed Ordinance No. 8, Series 2025, on first reading at the October 28, 2025, Regular Session.

Staff Contact: Ben Cowan, Finance Director

Public Comment: limited to three minutes per speaker.

Action Requested of Council: 1) Introduce Ordinance No. 8, Series 2025 and read the ordinance by Title only; and 2) Consider a motion to adopt Ordinance No. 8, Series 2025, on second reading.

Estimated time: 5 minutes

D. Ordinance No. 9, Series 2025, Second Reading: *An Ordinance Of The City Council Of The City Of Gunnison, Colorado, Amending Title 8, Business Regulation, Of The Gunnison Municipal Code By Enacting Chapter 8.60 Business Licensing, And Establishing A Business License Fee*

Background: Historically, the City of Gunnison has relied on local sales tax licensing to maintain an inventory of active businesses within the community. As part of the transition to State collection of local sales tax, that local license database will no longer be maintained by the City. This ordinance enacts the business license to be set by resolution with the annual fee resolution. This measure will help the City preserve a reliable business database, improve communication and compliance, and provide valuable data to support economic development efforts. Council passed Ordinance No. 9, Series 2025, on first reading at the October 28, 2025, Regular Session.

Staff Contact: Ben Cowan, Finance Director

Public Comment: limited to three minutes per speaker.

Action Requested of Council: 1) Introduce Ordinance No. 9, Series 2025 and read the ordinance by Title only; and 2) Consider a motion to approve Ordinance No. 9, Series 2025, on second reading, as amended.

Estimated time: 5 minutes

IX. Regular Session Meeting Adjournment

The City Council Meeting agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

TO REQUEST INTERPRETATION SERVICES OR TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 48 HOURS BEFORE ALL MEETINGS AT 970.641.8140.

City of Gunnison City Council meeting video recordings can be viewed at [City of Gunnison Colorado - YouTube City of Gunnison](https://www.youtube.com/channel/UCv3v3v3v3v3v3v3v3v3v3v3)

City Council official audio recordings and publicly noticed meetings minutes can be viewed at www.gunnisonco.gov

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:30 am

- Call to Order; Agenda Review
- Minutes Approval
 1. October 21, 2025 Regular Meeting
- Scheduling
 1. 2026 Draft Gunnison County Holiday Calendar
 2. 2026 Draft BOCC Meeting Schedule
- Consent Agenda: These items will not be discussed unless requested by a Commissioner or citizen. Items removed from consent agenda for discussion may be rescheduled later in this meeting, or at a future meeting.
 1. Acknowledgment of County Manager's Signature; Professional Services Agreement; Merrick & Company; Public Works; 11/4/2025 to 12/31/2025; \$6,306
 2. Contract; Routing # 26-HA3-XC-00043; MTF C400-006 (27236), Gunnison Co – Brush Creek Rd Int Proj; State of Colorado and Colorado Department of Transportation; Public Works; 10/9/2035 ; \$137,107
 3. Acknowledgment of County Manager's Signature; Gunnison County Deputy Chief Financial Officer Employment Agreement; Mark Rozman
 4. Intergovernmental Agreement to Disburse Colorado Opioid Abatement Council Grant Funds; Board of County Commissioners of Montrose County; Juvenile Services; 9/1/2025 to 12/31/2026; \$26,000
 5. Intergovernmental Agreement to Disburse Colorado Opioid Abatement Council Grant Funds; Board of County Commissioners of San Miguel County; Juvenile Services; 8/15/2025 to 12/31/2026; \$26,000
 6. Intergovernmental Agreement to Disburse Colorado Opioid Abatement Council Grant Funds; Board of Health of Silver Thread Public Health District; Juvenile Services; 9/1/2025 to 12/31/2026; \$16,000
 7. Acknowledgment of County Manager's Signature; Amendment to Lexis+ Subscription Agreement with Agreement Addendum; LexisNexis; Attorney's Office; 1/1/2026 to 12/31/2026; \$4,464
 8. Notice of Award; Title X; Colorado Department of Public Health and Environment (CDPHE); Health and Human Services; 7/1/2025 to 6/30/2025; \$131,582

8:35 am

- County Manager's Reports

8:40 am

- Amended and Restated Gunnison Valley Regional Transportation Authority Intergovernmental Agreement; City of Gunnison, Colorado, Town of Crested Butte, Colorado, Town of Mt. Crested Butte, Colorado

8:45 am

- Letter of Support; Valley Housing Fund's Application to the Affordable Housing Finance Fund Land Banking Program for the Gunnison Land Banking Project

8:50 am

- Unscheduled Public Comment: Limit to 5 minutes per item. No formal action can be taken at this meeting.
- Commissioner Items: Commissioners will discuss among themselves activities that they have recently participated in that they believe other Commissioners and/or members of the public may be interested in hearing about.
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

9:30 am

- 2026 Gunnison County Budget Discussion
 1. Contract Service Agreements Applications
 2. Health and Human Services
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,*471302# US (Houston)

From: [J](#)
To: [Town Council](#)
Subject: NO on the Center Title
Date: Monday, November 3, 2025 1:32:29 PM

Hello Councilmembers,

I am delayed in writing this, but I DO NOT think it is a good idea to hand over the title to the Center for the Arts. I have already given you this opinion but want to stress it again, ESPECIALLY with any default by the Center giving the county control of the most prominent building in our town which is also in the middle of town park. It belongs to your constituents!

WHY would you relinquish this facility that is at the entrance of our town to the control of others? Art Centers struggle all the time and everywhere. The state of the economy is not great, funding is being cut everywhere and people are tightening their purse strings. There is too much risk involved to relinquish the title. There will always be risk involved with it. Why would you risk the county having control of a major property in town that belongs to us, the people?

Please put a hold on this and make the choice that is best for the PEOPLE you serve. This is PUBLIC PROPERTY, taxpayers property, not yours to give away. I agree with Mark Reaman, and said it before, there are ways to make the language in a lease suit everyone's needs.

See the theme? Do what is right in serving the people, that is where your decision should land.

Sincerely,

Johnna & Bob Bernholtz