

PITKIN TOWN MEETING
Newcomb Community Center

August 8th 2022 at 7pm

MINUTES

1. **Call to Order and Pledge of Allegiance:** Mayor Eddy Balch called the meeting to order at 7:04 pm. Trustees Chris Nasso, Jerra Garetson, Lucinda Lull, and Tom Gibb were present. Attorney Chris Mochulsky was present. Minutes taken by Clerk Sara Gibb.

2. **Public comments*:** Sharry Kahanek, Linda Cole, Jesse Garetson

3. **Town Attorney Report**:** No report

4. **Special Additions to the Agenda**:** None

5. **For Council Action**:**

8-1 Approve meeting minutes: July 11th regular meeting, July 25th work session

Motion to approve the minutes from the July 11th regular meeting as amended and the July 25th work session made by Trustee Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 5-0.

8-2 Discuss and vote to accept the resignation of Trustee Chris Nasso

Trustee Chris Nasso stated that he has reconsidered and would like to withdraw his resignation. Attorney Chris Mochulsky confirmed that Trustee Chris Nasso can maintain his position because the Board has not yet accepted his resignation.

8-3 Discuss and vote on Ramon Reed to fill the open Trustee position

Item tabled – no open Trustee position

6-2 Discuss and vote on proposal from Mike and Sally Graham to designate a historical site at the remains of the mill on 2nd Street

Clerk Sara Gibb reported that CIRSA has not provided a clear response due to not having enough information on the specifics of the sign and location. She suggested that the Board create a specific plan, which can then be presented to CIRSA.

Trustee Tom Gibb attended an informal gathering at the Grahams' home to discuss the proposal. At the gathering, traffic and neighboring properties were discussed, but no plans have been generated. Linda Cole, on behalf of the PHCA, reported that the

consensus is that the PHCA is waiting for the Town to approve the project and the will support the project. Trustee Tom Gibb suggested a sign on Main Street providing information about the site. Mayor Eddy Balch stated that the Town has right-of-way on Main Street that could potentially be used. Mayor Balch reviewed the proposed project – placing a sign to identify the mill and provide history of the mill. He would like to have a Board gathering at the site. Trustee Jerra Garetson wants to ensure that the Grahams are specifically invited to this gathering. The Board will meet at the site at 6:30pm on Monday the 15th.

Public comment: Jesse James Garetson, Ramon Reed, Linda Cole, Sharry Kahanek

7-5 Discuss 2022 Town of Pitkin Zoning Code – THIS ITEM INCLUDES A PUBLIC HEARING

Item tabled – an additional work session will be held on August 15th and will be followed by a public hearing at the September 12th regular meeting

8-4 Discuss and vote on printing pamphlets and signage relating to the use of OHVs/ATVs in the Town of Pitkin

Trustee Tom Gibb does not know if pamphlets and signage is sufficient. He stated that Crested Butte uses alternating planters in the traffic lanes to reduce speed. Mayor Eddy Balch stated that the sign for the ATV speed limit may be too small. He wants people to realize that riding ATVs on the streets of Pitkin is a privilege. He would like to add to the pamphlet that drivers should avoid the shoulder of Main Street. Trustee Lucinda Lull believes the print is too small and that there is too much information on the pamphlet. Trustee Tom Gibb asked the cost of the mobile speed limit signs. Trustee Chris Nasso suggested a universal speed limit for all vehicles. The Board discussed a universal speed limit. Board members suggested 20-25 mph.

Public comments: Jesse James Garetson, Chad Varnell, Starlene Varnell, Sara Gibb

8-5 Review treasurer's report; Vote to approve August 2022 disbursements

**Motion to approve the August 2022 disbursements made by Trustee Lucinda Lull
Seconded by Trustee Jerra Garetson. Motion carried 5-0.**

***5 minute break from 8:05-8:10p**

Updates/Planning/Discussion:**

- Presentation by Bob Taylor – OWTS for Town Hall

Bob Taylor and his wife Pam are purchasing the Pitkin Hotel and have plans to renovate it and replicate the finishes in the main room downstairs. They would like to gut the upstairs and create 10 units (1-2 bedrooms with private bathrooms). The hallways will be redone to make them safe for ingress/egress for the fire department. The current occupancy is 42, and this will reduce the occupancy to 28. There will also be staff quarters and proprietors' quarters. A handicap accessible room will be created. There will be a bar and a restaurant. The restaurant would serve breakfast and supper. The bar would close at 10pm. The Taylors would like the hotel/bar to operate close to year-round. Quartz Creek Company will be the contractors for this project. Walls, plumbing, and electric will be redone.

Mr. Taylor has extensive history in the restaurant industry. Mrs. Taylor manages properties in Belize. The potential proprietors have experience in the service industry.

The biggest challenge is the septic system. There is no room on site to build a septic. Mr. Taylor assumes that once he goes commercial with a restaurant, additional septic capacity would be required. He would like to propose paying for a septic to be located on Town property across the alley next to Town Hall. The Town Hall would be allowed to tie-in to the septic at such time as the Town has restrooms. Mr. Taylor would cover the cost of the tie-in. The aesthetic of the grounds would not be adversely affected.

Mayor Eddy Balch asked about parking. Mr. Taylor restated that the current occupancy is 42 and he will reduce it to 28, which would require less parking. Mayor Balch asked to have this shown on the plans. Trustee Jerra Garetson asked how much the Town has to do with this project except for the OWTS. Trustee Tom Gibb stated that the upstairs walls are not structural. Plumbing and electrical inspections are not completed by the Town. Phil Duetsch has the plans to present to SJC (engineering). The engineers will do a site visit to inspect the OWTS and determine if the system is sufficient for the proposed plans. Trustee Tom Gibb stated that Town property is important and there needs to be some discussion. This OWTS will need to be a mound system. It should be put as close to the hillside as possible. There should be discussion before the Town Board gives its approval. Mayor Eddy Balch agreed. He stated that the Board seems optimistic regarding this proposal.

Clerk Sara Gibb to review the grant requirements for the Town Hall grant and look into the option of indoor vs. outdoor public restrooms.

Public comments: Marie Rossmiller, Jesse James Garetson, Suzy Metzler, Todd Adams

- Set work sessions and discuss future agenda items

Work Session 7:00p NCC 8/15/2022

Gathering at 2nd Street mill site 6:30p 8/15/2022

6. Reports:**

- Town Mayor – Eddy Balch – Mayor Balch would like to thank members of the public for attending this evening and for their participation. He is optimistic about the news regarding the hotel. Mayor Balch and Jesse James will be meeting with the new Public Works director of Gunnison County to discuss snow removal.
- Town Clerk – Sara Gibb – During the public comment period, Clerk Sara Gibb provided an update on cell service improvement projects (fiber optic, new monopine); An audit exemption was requested and approved and the audit should be completed by the September meeting. Please see written reports for the following:
 - Building Inspector – Tom Gibb
 - Zoning Board – Jesse James Garetson
 - Cemetery – Mark Rossmiller
 - Environmental Health – Gayla Gibb
 - Streets – Jesse James Garetson
 - Ditches – Vacant
 - Town Hall – Garry Winget
 - Parks and Rec – Vacant – Linda Cole reported on behalf of the Kandy Nasso Memorial/9th Street Park. The pad and groundwork are completed. There has been a challenge obtaining wood for the project. There may be a supplier for the structural beams, which would allow progress.

9. Adjourn: Motion to adjourn made by Trustee Jerra Garetson. Seconded by Trustee Lucinda Lull. Motion carried 5-0. Meeting adjourned at 8:47p

The next regularly scheduled meeting will be held **Monday, September 12th** at 7:00PM. Council meetings are scheduled to adjourn at 9:00PM. At the council's discretion agenda item(s) not addressed by this time will be tabled until the next regular meeting. Approved minutes, ordinances, resolutions, agendas, and other Town of Pitkin public notices can be found at <https://townofpitkin.colorado.gov>

Reports

Commissioner and Community

- Building Inspector –Tom Gibb – Two permits for prebuilt garages are in process
- Zoning Board – No report
- Environmental Health – Gayla Gibb – EHA is continuing to review files and working on a spreadsheet to keep track of inspection dates.
- Streets – Jesse James Garetson – The last two culverts were sold for a private drive
- Ditches – Vacant – Volunteers continue to care for the ditches
- Cemetery – Mark Rossmiller – A cemetery work day was held on Thursday, 8/4/22. Seven people attended. The grass along the roads and markers was trimmed and excavation for the Memorial Wall foundation was started. A layout was completed for spaces for future sale in the area near the lower road. This area is showing to be a popular area for space sales. There has been considerable interest in space sales recently. Four spaces have been sold in recent days and there is potential for many more sales (12-15) in the near future. One interment is planned for mid-September.
- Town Hall – Garry Winget – The contract for the grant should be complete in August. It is unlikely that the work will be completed this summer, so a 2023 schedule for the work will be developed.
- Parks and Rec – Vacant – No report