

PITKIN TOWN MEETING

Newcomb Community Center

November 18th 2024 at 7:00pm

Remote participation via ZOOM please use: <https://us06web.zoom.us/j/3732819188>

MINUTES

1. Call to Order and Pledge of Allegiance: Mayor pro tem Tom Gibb called the meeting to order at 7:01pm. Trustees Ed Pianalto and Ramon Reed were present. Trustee Jerra Garetson was present via Zoom. Attorney Clay Buchner was present via Zoom. Minutes taken by Clerk Sara Gibb.

2. Public comments*: None

3. Town Attorney Report:** No report

4. For Council Action:**

11-1 Approve meeting minutes: October 14 Special Meeting; October Regular Meeting; October 28 Work Session

Amendments/Corrections were discussed

Motion to approve the minutes of the October 14 Special Meeting; October Regular Meeting; and October 28 Work Session as amended made by Trustee Ed Pianalto. Seconded by Trustee Ramon Reed. Motion carried 4-0.

11-2 Review Treasurer's Report. Discuss and vote to approve October 2024 Disbursements.

Motion to approve the disbursements as presented made by Trustee Ramon Reed. Seconded by Trustee Ed Pianalto. Motion carried 4-0.

11-3 Discuss with possible action: Appointing Jesse Garetson as Street and Ditch Commissioner

Mayor pro tem Tom Gibb recalled the speech Mr. Garetson gave [when Mr. Garetson resigned]. Mr. Garetson stated in the speech that it had become apparent to him that he was no longer a fit for the job and then he resigned. Mayor pro tem Tom Gibb stated that this issue was about expectations. He stated that Trustee Pianalto has been a huge advocate of job descriptions. With Mr. Garetson being anxious to get back to street work, the Board ought to expedite a job description for this role so there are no surprises, because that's kind of how things turned out. There were surprises and that wasn't good. He believes it would be a disservice to put Jesse back in and then draw up a job description afterward. He suggests holding a work session as soon as possible to define parameters and expectations so there are no surprises.

Trustee Ramon Reed stated that he thought the Town already had an ordinance with a job description. Clerk Sara Gibb stated that there is an ordinance. Trustee Ramon Reed asked for this to be emailed.

Trustee Ed Pinalto stated that he wants job descriptions for all commissioners, not just Streets and Ditches. He wants to include Jesse in the discussion for job description. He would like to see a work session on this within one week to 10 days.

Trustee Ramon Reed wants to hold the work session first. He's never heard a discussion from this Board on spending. The Board budgets a certain amount of money but has no stated rules as to what approval a commissioner has. It needs to be stated. As Town Hall commissioner does he have carte blanche to spend whatever is in the budget or does he need to come to the Board? The Board needs to have that discussion so everyone understands the relationship and who has authority to do what.

Mayor pro tem Tom Gibb asked if the Board could hold a meeting with just 24-hour notice to make this appointment prior to the December meeting if it desired. Clerk Sara Gibb stated that it could.

Trustee Ed Pinalto read from Ordinance 2018-3 (Commissioners).

Mayor pro tem Tom Gibb stated that whoever is in charge of street maintenance and upkeep doesn't do all the work himself. It's about delegating. Jesse shouldn't be doing all this work. He believes Jesse could be the Street Maintenance Coordinator.

Trustee Ed Pinalto stated that each coordinator oversees that position. There have always been multiple volunteers. He believes that the commissioner ordinance has this spelled out sufficiently to go ahead with the appointment. He would still be in favor of holding a work session to revise the information.

Mayor pro tem Tom Gibb stated that his reluctance is to redo something after the fact and then have it be somehow not attractive. Or have someone say, "that's not what I signed up for."

Trustee Ed Pinalto stated that other commissioners could say the same thing.

Trustee Jerra Garetson stated that Jesse is anxious to start the job that no one knows he does. She stated that this is a volunteer position and Jesse feels like he needs to get on this. He has time to make phone calls that take hours and hours. She would like to appoint and then do a work session right away. She is blown away that the members of the Board do not seem to want him. She is ready to make a motion unless the Board wants one of the other 20-30 people who want this job.

Motion to appoint Jesse Garetson as Street Commissioner made by Trustee Jerra Garetson. Seconded by Trustee Ed Pinalto. Motion failed 2-2. Trustees Jerra

Garetson and Ed Pianalto voted yes. Trustee Ramon Reed and Mayor pro tem Tom Gibb voted no.

Trustee Ramon Reed would like to ask Jesse some questions. Trustee Jerra Garetson stated that Jesse was available online.

Mayor pro tem Tom Gibb wants to have a work session, tighten up the parameters and make expectations clear, then hold a special meeting in December.

Trustee Ramon Reed asked Jesse if he could tell the Board why he resigned. Jesse stated that he resigned for a combination of reasons: being quizzed about going over budget when it was the Council who ordered speed limit signs. He was criticized by the city manager that wasn't paid, apparently Sara Gibb was the spokesperson for Eddy Balch. He felt insulted, not appreciated and not honored. The seat of his pants wasn't good enough criteria for Sara and rather than fight the young lady he resigned.

Trustee Jerra Garetson and Jesse Garetson repeatedly stated that they were unable to hear Trustee Reed over Zoom.

Public comments: Suzy Metzler

11-4 Discuss with possible action: Amending the OWTS ordinance to require inspections on transfer of title only.

Mayor pro tem Tom Gibb read from the Environmental Health Agent monthly report about transfer-of-title inspections.

Trustee Ramon Reed agrees with the request to modify the ordinance. There are one or two other things he'd like to see dealt with at the same time. He would like applications for new systems to be presented to the Board for approval. In the past year there have been two or more cases where some discussion by the Board might have changed the project.

Trustee Ed Pianalto stated that currently the Zoning Code requires property owners a minimum of 9,000 square feet on which to build their systems. OWTS must be engineered by CO licensed engineers. They know the 100' setback from the wells and so forth. There are a number of locations that have had zero inspections for their systems. He is concerned about the properties in Pitkin that are owned by Trusts and may never be inspected.

Trustee Jerra Garetson does not believe any Board member has a degree to engineer septics. She recalls Bob Williams saying that 3 years is overkill. It takes a while to replace good bacteria when a system is pumped. She would be inclined to go with what the County does. For us to usurp authority over the experts seems strange. She would be fine with every 7 years and transfer of title.

Environmental Health Agent Gayla Gibb stated that when a trust goes from one family member to the next the name will change. She suggests that if the contact person has changed, that's one way to know.

Trustee Ramon Reed would like to invite Crystal Lambert, who is in charge of building and OWTS for the County, to come out and speak to the Board during a work session.

Trustee Ed Pianalto asked if a trust passes from one member to another does the title change. Attorney Buchner stated that it's not possible to answer that question without looking at actual trust documents. There are dozens of types of trusts. The title under the trust's name wouldn't change because the trust has been amended. The title would only change if and when the trust transfers that title. This is a very broad answer based on not having seen the trust documentation and the title itself.

Motion to table amending the OWTS ordinance to require transfer of title inspections only until a work session is held made by Trustee Ed Pianalto. Seconded by Trustee Ramon Reed. Motion carried 4-0.

Public comments: Suzy Metzler

11-5 Discuss with possible action: Adopting Resolution 2024-8 Setting a date for the Special Election

Motion to adopt resolution 2024-8 Setting a Date for the Special Election made by Trustee Jerra Garetson. Seconded by Trustee Ramon Reed. Motion carried 4-0.

11-6 Discuss with possible action: Hiring a consultant for the 2025 Special Election

Trustee Ed Pianalto would like to appoint a consultant as the DEO. Trustee Ramon Reed agrees. Mayor pro tem Tom Gibb agrees.

Trustee Jerra Garetson is opposed to hiring a consultant.

Motion to accept the proposal from Judy Egbert with option 2 – to appoint her as the Designated Election Official – made by Trustee Ramon Reed. Seconded by Trustee Ed Pianalto. Motion carried 2-1. Trustee Jerra Garetson cast a nay vote. Mayor pro tem Tom Gibb abstained.

Public comments: Jesse Garetson

5. Updates/Planning/Discussion**:

- Discuss plan to address the following action items (from Board of Trustees/Zoning Board work session, previous Trustee meetings)
 - Schedule upcoming Work Sessions – 2025 Budget, OWTS Ordinance, Enforcement Clerk Sara Gibb will email the Board ASAP with available dates for work sessions

6. Special Additions to the Agenda**

2025 Budget Review – Clerk/Treasurer Sara Gibb answered questions about the 2025 Budget. She is unsure about banking outside of the State. She has obtained the rules but has not yet reviewed them.

Public comments: Suzy Metzler

7. Reports**:

- Town Mayor – Mayor pro tem Tom Gibb – No report
- Town Clerk – Sara Gibb – No report
- ***Please see written report for the following:***
- Building Inspector – Tom Gibb
- Zoning Board – Ed Pinalto - Read approved Zoning Board Minutes at: <https://townofpitkin.colorado.gov/documents/approved-meeting-minutes>
- Cemetery – Mark Rossmiller
- Environmental Health – Gayla Gibb
- Streets – Vacant
- Ditches – Vacant
- Town Hall – Ramon Reed
- Parks and Rec – Josh Ackerman

9. Adjourn: Meeting adjourned at 8:35pm

The next regularly scheduled meeting will be held **Monday, December 16th** 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 – Permits issued: #1. Hotel - roof to cover back walkway. 510 sq. ft. of roof (services freezer/storage/pantry area.) #2. 409 Main St. - roughly 74.5 sq feet of roof. to cover back door entrance
- **Zoning Board** – Ed Pinalto – No Report – No meeting in November
- **Environmental Health** – Gayla Gibb – TThere have been a few inspections done (even in this weather) because the property sold and it was part of the contract.
The EHA job is divided in the following ways:
 - 1) Approve new OWTS designs straight from the Engineer. It would seem that this would not be necessary, but periodically a little thing here or there is missed by the engineer.
 - 2) Attend pressure tests prior to backfilling for new OWTS.
 - 3) Send out letters to remind those who need inspections that this is their year.#3 is very time consuming for whomever has this job. It requires managing and updating a spreadsheet to keep track of who is due for inspection so they can get it done in a timely fashion considering our winter season is somewhat unpredictable.

Gunnison County requires inspections on Transfer of Title. It is my opinion that we should follow Gunnison County's lead on this. This opinion is reinforced by the feedback that I am getting--not just from individuals, but from professional pumpers and inspectors. People have become aware that the cost of maintaining the system is much less expensive than replacing a system. People are taking care of their systems and I believe the Transfer of Title inspections would be a realistic policy for the Town of Pitkin.
Education efforts for our system owners will continue.
- **Cemetery** – Mark Rossmiller – No report
- **Town Hall** – Ramon Reed – No report
- **Parks and Rec** – Josh Ackerman – Nothing to report currently. Have a wonderful Thanksgiving Holiday with friends and family.
- **Streets** – Vacant – No report
- **Ditches** – Vacant – No report