

**PITKIN TOWN MEETING**  
At the Newcomb Community Center

June 11th, 2018 at 7:00PM

**MINUTES**

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Full and timely notice of this meeting was provided pursuant to C.R.S. 24-6-402(2)(c).

1. **CALL TO ORDER**/Roll Call and Pledge of Allegiance - Mayor Rachel New  
**Meeting called to order at 7:00 p.m. by Mayor Rachel New. Trustees Steve Pinkston, Suzy Metzler, Cory Nasso, Brad Wick, John Rowan and Angela Huckaby were present. Attorney Jim McDonald was present. Minutes taken by Clerk Sara Gibb.**

Present/Approve minutes of the May 7<sup>th</sup> regular meeting and May 23<sup>rd</sup> work session - Clerk/Board

Motion to approve the minutes of the May 7<sup>th</sup> regular meeting and the May 23<sup>rd</sup> work session made by Trustee Suzy Metzler. Seconded by Trustee Angela Huckaby. Motion carried 5-0. Trustee Cory Nasso abstained.

2. **TOWN REPORTS:**

Clerk's Report – Sara Gibb – CIRSA audit and walkthrough were completed last month. Several suggestions were made by CIRSA including: contacts for contract employees, records room policy, steps built from the parking lot to the base of the wooden stairs at the downstream Town Hall entrance. Annual applications for insurance were submitted. Clerk will be working during the work week only.

Treasurer's Report/Approve Disbursements – Sara Gibb/Board

Motion to approve June disbursements made by Trustee Steve Pinkston. Seconded by Trustee John Rowan. Motion carried 6-0.

Mayor's Report – Rachel New – Pitkin will host the Mayors and Managers meeting next month. Mayor Rachel New encourages everyone to fill out the survey available online. The Department of Local Affairs hosted our May work session and presented on our budget. Suggestions for the resources page on the website are requested.

Attorney's Report – Jim McDonald – no report

3. **COMMISSIONER AND COMMUNITY REPORTS:**

Building Inspector – Rand Makowski – Issued a few permits. Hotel is replacing their deck, Rand wonders if anything special needs to be done since this is on Town right-of-way. Mayor Rachel New pointed out that there is no procedure for signing any document related to building on Town right-of-way. The Board consents to allow the project to continue and will address the question on a larger scale for all future projects.

Fire Department – Rand Makowski – Fatal rollover on Tomichi. Fire ban in effect. The Town always follows what the county does. He suggests an ordinance to state that. Rand states you must have a metal screen around your fireplace and a metal band around the perimeter of the ring on ground to be legal.

Zoning Board – No report

Cemetery – James Sharpton – No report

Environmental Health – Chuck Kolinski – Chuck has been busy working on a database.

PHCA – Garry Winget – There will be a valley-wide garage sale on August 3-4. Friday morning coffee at 10am is in effect. Watch for signs announcing potlucks and pancake breakfasts.

Town Hall – Juliet Serrato – Melodrama auditions are Wednesday, June 13<sup>th</sup> in Town Hall. Town Hall will be painted this summer. Town Hall fundraiser July 14<sup>th</sup>. Concessions donations are welcome. Looking for volunteers to run the concession stand

Ditches – Cory Nasso – Ditches are on. Many volunteers were involved. Working to see how we can get more water in the ditches.

Streets – Steve Pinkston – Main St will be closed on June 23<sup>rd</sup> in the 700 block from 12:00-5:30pm. Barricades will be up. Mag Chloride plans are in the works. Speed limit signs will be set up soon.

Parks & Rec – Sara Lamar – No report.

#### 4. PUBLIC COMMENTS TO THE TOWN COUNCIL:

Valerie Rupp

#### 5. FOR POSSIBLE ACTION:

Comments on public toilet rental – will be ordered for the week of July 8<sup>th</sup>. PHCA would like to ease back on their opening of the rear toilets of the museum. He believes they will open their facilities to supplement what the Town provides.

Suzy Metzler feels that since she thinks the Town is having budget problems maybe the Town Shouldn't order so many and for so long. Mayor Rachel New pointed out that the budget has been set and that this rental is within the budget. Adjustments can be made next budget season.

- **6-1** Discuss and vote on new Zoning Board member  
**Eddy Balch – Eddy sent a letter, which was read by Clerk Sara Gibb. James Sharpton is interested in the position.**

**Suzy Metzler – James Sharpton**  
**Steve Pinkston – James Sharpton**  
**Angie Huckaby – James Sharpton**  
**John Rowan – Eddy Balch**  
**Brad Wick – James Sharpton**  
**Cory Nasso – Eddy Balch**

**James Sharpton will serve on the Board of Trustees through April 2021.**

- **6-2** Discuss and vote on IGA with Gunnison County for noxious weed management

**Motion to enter into an intergovernmental agreement with Gunnison County for undesirable plant management made by Trustee Steve Pinkston. Seconded by Trustee Angela Huckaby. Motion carried 5-1. Trustee Suzy Metzler cast the nay vote.**

Public comments: Robbin King, Jesse Garetson

- **6-3** Discuss and vote on PVFD sign on Town right-of-way

**Motion to approve the request from PVFD to place a sign in Town right-of-way made by Trustee Suzy Metzler. Seconded by Trustee Angela Huckaby. Motion carried 6-0.**

The volunteer fire department would like to put a sign up between the flagpole and the telephone pole. It would not infringe on traffic at this location. It would be a permanent sign with slots to convey information to the public. The main portion of the sign would be approximately 2' by 4' and the overall area of the sign will be approximately six feet.

#### 6. FOR DISCUSSION/UPDATE:

- **3-4** Discuss coordinated election with Gunnison County (Nov. 2018)

Clerk Sara Gibb reviewed the timeline for a coordinated election and some of the requirements. The cost of a coordinated election would be roughly \$1,000.

Mayor Rachel New pointed out that the effort required to pursue a coordinated election in November would be considerable. She also pointed out that the Town needs to take time to demonstrate the need for the funds. Trustee Cory Nasso is in favor of attempting a sales tax increase. He also suggests the Town moving toward utilizing revenue sources that aren't so volatile.

The Board is in agreement of making the effort to get a sales tax increase on the ballot.

Attorney Jim McDonald suggested that the Town would be wise in diversifying its income sources. This includes increasing property taxes as well as sales tax.

The Board is in favor of pursuing a sales tax increase.

Public comments: Ramon Reed, Jesse Garetson, John Wise, Chris Nasso

- **3-5** Discuss Ordinance 2018-3 (commissioners) – Schedule work session
- **4-3** Discuss Ordinance 2018-4 (employees/contract workers) – Schedule work session
- **5-6** Determine classifications for the following Town of Pitkin offices: Building Inspector, Town Sanitarian, Environmental Health Agent – Schedule work session

Work session for items 3-5, 4-3 and 5-6 will be set in July.

- **6-4** Discuss records room access

Attorney Jim McDonald suggests that the custodian of records should have access. He does not see the purpose of allowing access beyond that. Having Trustees taking the role of staff is not a good proposition. The purpose of CORA is to request records from a municipality when you want them. It would not be a good choice to allow anyone but the Clerk access to the records.

Suzy states that historically the Environmental Health Agent and building inspector were able to access the records room. Trustee Angela Huckaby thinks people should have access to the files they need to do their jobs.

Attorney Jim McDonald pointed out that documents are missing from the records room and it would be a good idea to limit the number of people with access.

Mayor Rachel New suggests that anyone wanting to review records would need to be let in and accompanied by the Clerk. The documents are not inaccessible. The Department of Local Affairs suggested that only the Clerk has access. She strongly suggests listening to the advice received.

Trustee Cory Nasso agrees with having one person with access so there is a dedicated trail for documents.

Trustee Brad Wick suggests requiring permit applications to have digital copies of permit drawings.

Public comments: Chuck Kolinski, Chris Nasso, Robbin King

- **6-5** Discuss moratorium on short-term rentals in the Town of Pitkin

Trustee Steve Pinkston believes we have a situation and that the Board could keep it from getting worse. Trustee Suzy Metzler feels that the Board should contain short-term rentals until formal policies can be created. She does not want them to take over the Town.

Trustee Angela Huckaby agrees with Trustees Steve Pinkston and Suzy Metzler.

Trustee Cory Nasso requested Trustee Steve Pinkston or Trustee Suzy Metzler expand on the “situation” that was referred to. Trustee Steve Pinkston stated that a lot of citizens have invested a lot of money in houses and don’t want to live next to a short-term rental. He would like to see some compromises and he believes it would be more difficult if there are more short-term rentals.

Trustee Angela Huckaby believes it would be a good idea to put a cap on short-term rentals until the Board is able to sit down and hammer out a good code to govern them.

Trustee Brad Wick suggests a moratorium between now and the end of 2018. He agrees that there needs to be commitment to work towards a compromise.

Attorney Jim McDonald stated that a moratorium should be done by ordinance. He suggests putting this issue on the ballot and possibly include an alternative ordinance to the one that is already created. Trustee Suzy Metzler wondered if a resolution could come under referendum and if a moratorium could be done by resolution. She would like the Board to just decide and for it to be done. Attorney Jim McDonald suggested that putting a restriction on personal property rights should not be done by resolution.

Mayor Rachel New believes that Pitkin has already put the time in to produce an ordinance to govern short-term rentals. That would have been the time for a moratorium. The Board will not be creating a new document, the ordinance that is under referendum will be put on the ballot.

Trustee Cory Nasso suggests putting effort into getting the question on the ballot.

Trustee Brad Wick would like to put two questions on the ballot, one that allows short-term rentals in the residential district and one that does not.

Toward the end of the conversation, Clerk Sara Gibb recused herself to the audience due to a potential conflict of interest regarding short-term rentals.

Trustee Brad Wick would like a work session prior to the end of July.

Trustee Cory Nasso requested that Attorney Jim McDonald respond to the suggestion that the current zoning code makes short-term rentals illegal in the residential district. Mayor Rachel New stated that this and other ambiguous portions of the zoning code would be addressed in the future.

The Board agrees to forego pursuing a moratorium and instead focus on ballot language to resolve the short-term rental location question.

Public comments: John Wise, Chris Nasso

## **MEETING SCHEDULING**

Board of Health will meet to discuss possible procedural errors regarding 724 State Street. An orientation work session will be scheduled the same day. The Board of Health meeting and work session will take place on June 19<sup>th</sup> starting at 6:30pm.

Work session for ballot language, records room procedures, reserve policy will take place in July. Contracts must also be written for contract employees.

Public comments: Jerra Garetson, Jesse Garetson

The next regular meeting will be July 9<sup>th</sup> instead of July 2<sup>nd</sup>.

## **7. ADJOURN MEETING: Meeting adjourned at 9:05 p.m.**

The next regularly scheduled meeting will be held **Monday, July 9th** at 7:00PM at the Newcomb Community Center. 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://www.colorado.gov/pitkin>.

To add an item to the agenda, please submit it in writing to the Town Clerk at [thetownofpitkin@gmail.com](mailto:thetownofpitkin@gmail.com) prior to 4pm on the Friday before the next regularly scheduled meeting. If the requested agenda item has supporting documentation it must be submitted no less than five (5) days before the next scheduled meeting.

*\*Public comment to the Board of Trustees is encouraged. Public comments on agenda items will be taken by the Mayor before final action on the item is taken. Comments may be limited at the mayor's discretion*  
If special accommodation or handicapped access is required, please contact the Town Clerk at [thetownofpitkin@gmail.com](mailto:thetownofpitkin@gmail.com) or (970)787-0968 at least 48 hours prior to the scheduled meeting