

PITKIN TOWN SPECIAL MEETING  
At the Newcomb Community Center

July 23rd at 6:30 PM

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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** – Mayor Rachel New – Meeting called to order at 6:30 p.m.
2. **Presentation/Workshop** – SWOT Analysis – Kimberly Bullen, DOLA (Department of Local Affairs)

Introduction of topic, history of Pitkin's conversations/meetings with DOLA and plan for providing Town with a pathway for becoming more organized and identifying community goals.

SWOT analysis is a conversation about: **S**trengths, **W**eaknesses, **O**pportunities, **T**hreats  
Process includes: SWOT analysis, Identify themes, Prioritize, Community Goals (Values, Priorities), Organizational Goals, Develop initiatives and prioritize (road map for next 1-2 years) – tonight will focus on SWOT analysis, Identify Themes, Prioritize

**Strengths (as identified by the community)** – Beauty, climate, history of volunteerism, History of community – goes back to 1800s, inexpensive place to build/expand relative to county, 2<sup>nd</sup> homeowners in the area are greatly involved in the community, attractive to young people/young families, access to public lands and recreation, resource pool of valuable knowledge and skill sets within community members, community members are passionate about what brought them here, community is safe, community is involved – keep showing up at the table to find solutions, opportunities to get involved (or not), relaxed and slower-paced environment, wildlife, quality of life, change of seasons (all 4), like-minded friends and neighbors – social interaction, some amenities (gas station, post office), fire department, public health and safety regulations in place, self-governing body, clean air and water, people willing to share their knowledge  
**Themes:** Quality of life, safety, community engagement

**Weaknesses (as identified by the community)** – slow internet and poor cell phone service, everyone is equally passionate about their view for the community – little progress on issues, community needs to transition from a presumptive knowledge base to a fact-based knowledge base, ability to adapt to change, failure to resolve short-term rental issue, lack of enforcement (ordinances, rules), paying taxes but not being able to vote (2<sup>nd</sup> home owners), lack of local governmental support, sense of fear in the community in regard to voting, low tax base, communication (ability to communicate with all property owners about what's happening in the community), volunteerism has declined in recent years, budgeting (lack of funds, lack of priorities, need to prioritize and manage funds better), need for more variety in commerce, short busy season – more difficult for businesses, cooperation among citizens has declined, community is divided over issues, some members want increased dependence on sales tax but do not want increased tourism, lack of policies to deal with issues, misunderstandings about which guidelines to follow (county, Town, state, etc), difficulty separating people from issues, passion about community becomes emotional and creates divisiveness, people want Town to become something it can't afford to become, Town government is reactive rather than proactive, need for snow removal, Town limits are defined – growth is limited, lack of sewer system/water, no police, no equipment, misconception that our taxes are high, lack of credibility among those in government positions – standards/expectations are inconsistently applied, low taxes – minimal services, residents take advantage of lack of enforcement

**Themes:** Finances/financial management, infrastructure/services, government, community education (community relationships),

**Opportunities (as identified by the community):** redevelop volunteerism and cooperation, increased tourism (opportunity/threat) and recreation increases, state resources – Town can take advantage of resources provided by the state, county resources available, opportunities for personal growth for each resident, connecting part- and full-time residents, ample opportunity for business, local national historic site

that has been damaged – Alpine Tunnel, opportunity to move toward operating more like a business (business management plan, budget, funds), leverage other communities for help on issues, involve citizens in solutions,

**Themes:** Citizen engagement, government, business growth

**Threats (as identified by the community):** forest – wildfire, water supply, failure to resolve key issues, too much government and over-regulation, lack of enforcement, deficit budgeting, county’s attitude on snow-plowing, rate of tourism expansion, forest service plans to reduce access – concentrates more people on open roads, lack of education/lack of knowledge, lack of trust, lack of caring (people, environment, wildlife), deliberate misinformation, not having credible information – need good information to make good decisions, close mindedness, lack of respect

**Themes:** Government, community engagement, infrastructure, quality of life

Constituents participated in a prioritizing activity – each participant placed a dot (total of six) to indicate their top priorities for the community from the list of strengths, weaknesses, opportunities and threats

Top priorities (in no particular order): lack of enforcement of rules, failure to resolve STR issue, taxation without representation, voter intimidation, Town government reactive vs. proactive, Government operate like a business – council business management plan, alpine tunnel

Top priorities will be organized and available on the website and can be emailed at your request or printed and provided at your request, copies at post office

### **3. Adjourn Work Session** Work session adjourned at 8:27 pm

Approved minutes, ordinances, resolutions, future agendas, and other Town of Pitkin public notices can be found at <https://www.colorado.gov/pitkin>

*\*Public comment to the Board of Trustees is encouraged. Comments may be limited at the mayor’s discretion*

If special accommodation for 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