

**BOARD OF TRUSTEES  
TOWN OF GREEN MOUNTAIN FALLS  
MINUTES OF REGULAR MEETING  
TUESDAY, MARCH 17, 2009**

The meeting was called to order at 7:00 p.m. by Mayor Tyler S. C. Stevens.

**ATTENDANCE:** Pitrone present Useman present King present  
Bratton present Newberry absent Worthey absent

**ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA** – No changes presented.

**CONSENT AGENDA - APPROVE BOARD OF TRUSTEES MINUTES 3/03/09**  
- APPROVE BILLS DUE AND PAYABLE, \$13,008.38  
- ACCEPT PLANNING COMMISSION MINUTES, 3/10/09

**M/S Pitrone/Useman to approve the consent agenda as presented. All yeas**

**CITIZEN'S INPUT** – No input received at this meeting.

The Public Hearings were called to order by Mayor Stevens at 7:03 p.m.

**PUBLIC HEARING FOR SPECIAL USE TO OPERATE A VACATION RENTAL - 10750 Grandview Avenue; Property Owner, Cecelia Bruner; Property Manager, Maggie Dunton, Property Management Specialists**

**PUBLIC HEARING FOR SPECIAL USE TO OPERATE A VACATION RENTAL - 6715 Boulder Street; Property Owner, Becky Petka and Kurt Riggle; Property Manager, Maggie Dunton, Property Management Specialists**

**PUBLIC HEARING FOR SPECIAL USE TO OPERATE A VACATION RENTAL - 7140 Maple Street; Property Owner, Shelley Theis, Property Manager, Maggie Dunton, Property Management Specialists**

**PUBLIC HEARING FOR SPECIAL USE TO OPERATE A VACATION RENTAL - 6819 Douglas Place; Property Owner, Sara Earnest; Property Manager, Janet Mikita**

Following the example of the Planning Commissioners at their 3/10/09 public hearings, the Board of Trustees addressed the four requests under one public hearing rather than closing and opening a hearing for each request. The property manager is the same for three of the petitioners, Maggie Dunton, Property Management Specialists. Property owner of 6819 Douglas Place, Sara Earnest, had neighbors Brian Billow and Michele Schrivner represent her at this public hearing. She has contracted with property manager, Janet Mikita of Chipita Park. Rules and guidelines were submitted for each property. Additions requested by the Planning Commission were included. Trustee Bratton commended the property managers' research and desire to meeting the needs of the neighborhood and the community as a whole.

The responses from the neighborhood canvassing were supportive of the special use for the four properties except for a letter in opposition from Mr. & Mrs. Eddy of 6740 Boulder Street for the Riggle/Petka property. They expressed concern that due to a variety of individuals coming and going there was a potential for their property security and privacy being compromised. There being no further comments from the Board members or the audience, the public hearing was closed at 7:05 p.m.

**The Board concurred with the following Planning Commission findings:**

- the petitions conform to the requirements of the zoning ordinances
- the use conforms to the requirements of the zoning ordinances
- neighboring land uses are compatible with the contemplated use
- the use will not result in undue traffic hazards or traffic congestion
- the use will not be unreasonably detrimental to the public health, safety and welfare
- additional revenues will be realized for the Town through the lodging and sales tax revenues as well as the revenues of the local businesses

**M/S Bratton/Pitrone to concur with the findings of the Planning Commission Public Hearing of 3/10/09 and to grant the special use for: 10750 Grandview Avenue; 6715 Boulder Street; 7140 Maple Street and 6819 Douglas Place. All yea**

**JENNIFER FARMER, MANITOU SPRINGS DISTRICT 14, SCHOOL BOARD MEMBER AND MSEF REPRESENTATIVE AND KELLI CODY** were present to discuss displaying student art projects on street lights in Green Mountain Falls. This program has been successful in Manitou Springs for the past three years. Student art projects are made into double-sided banners measuring approximately 2' x 4'. They normally have had a three year life cycle. In Manitou Springs, they are put up in May and taken down in September and stored until the following year. This project has been a successful fund raiser for MSEF. The Planning commissioners were supportive of showcasing the student art. Location has not been finalized but Cody stated that Colorado Springs Utilities did not support banners or other objects being placed on street lights. There are 5-6 lights in the Gazebo park area that are town-owned that would work for the tapestry brackets and installation. It is estimated that 8-10 art projects will be able to be displayed. Though there are still logistical details to be finalized as well as cost estimates for the purchase of the brackets, the Board members supported the request and the concept. Trustee Bratton recommended that the Gazebo bridge and island not be included as part of the display due to maintaining the historic nature and the wedding events. The district representatives stated that they were not considering that area for display. As final details and dates are decided, Cody will submit that information to the Town. It is possible that the District will be doing the groundwork for display next summer. **M/S Bratton/King to approve the display of student tapestry art on the park lights in the Gazebo Park as discussed with exclusion of the Gazebo bridge and island. All yea**

**REPORTS: Marshal Ford's report** was entered into the record by Mayor Stevens.

**Mayor Stevens: PPACG/PPRTA:** Stevens attended both PPRTA and PPACG Board meetings as well as the Leadership Summit in the past two weeks. **Trustee Pitrone:** No report. Trustee Bratton thanked Pitrone for installing the roof at the Marshal's Building and acting as the general contractor. **Public Works / Regional Building Department** Public Works Director Robert McArthur's report was entered into the record. McArthur commented that he did not purchase a water truck at the recent Denver auction he attended. **Trustee King: PPACG Alternate / TES Alternate Rep / Admin / Grant Research –** King reported on a meeting to scale down the design plan for the gazebo island on Thursday, March 5<sup>th</sup> with the design architect, Carla Anderson, King, the Town Clerk, and Trustee Bratton. The emphasis was focused on the installation of the memorial pavers. There is enough money in the fund to purchase most of the stone for 600 sq.ft. of walkway. At this time, the memorial pavers that have been purchased measure out to approximately 100 sq.ft. King plans on having the inscripted pavers interspersed throughout the walkway. He feels that once people see the pavers, more requests for memorials will be received. These donations will be a continuing funding source for the renovations to the Land Company Building. King stated that once the walkway was done, landscaping on the rest of the island will be discussed. Future improvements will be funded with Town parks funds and not State Historic restoration funds.

The Town Clerk reported to the Board members that a typographical error had been made on the County mill levy certifications that she prepared and mailed to the assessors and DOLA in December 2007 for property tax collections in 2008. Subsequently, property owners within the town boundaries were assessed an additional one mill. The clerk discovered the error in February 2009. She met with Town attorney, Dan Stuart who precipitated a conference call to El Paso County Treasurer, Sandra Damron to seek assistance. Damron agreed to work with the Town Clerk and authorize her staff to program a temporary property tax credit of one mill for tax bills sent out in January 2010. The same will be done for Teller County properties within the town limits. The clerk reported that the increase in property taxes from the two counties in 2008 was approximately \$8,000.00. The staff and Board members will be discussing the decrease of the credited property tax and the effect on the 2010 budget during the October budget sessions.

**Trustee Useman: Manitou School District 14** – Useman confirmed that the District 14 School Board has hired a new superintendent, Edward Longfield from Hotchkiss, Colorado.

**Trustee Worthey: GIS** – No report. **Urban Forestry** - No report

**Trustee Bratton: Bronc Day Liaison/Annual Trails** – Bronc Day committee meetings are underway. PSA have been written and sent. A preliminary budget has been compiled. The next meeting is 4/1/09 at the Mucky Duck Restaurant. Trails Day set for Sunday, June 14, 2009.

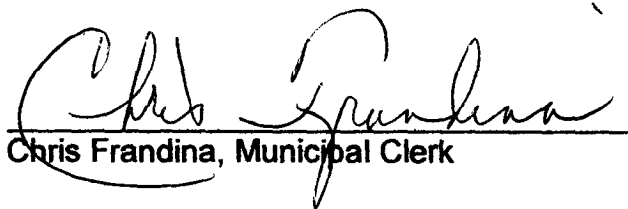
**Trustee Newberry: Parks** – No report.

**NEW BUSINESS:** No new business brought before the Board of Trustees requiring discussion or action.

**CORRESPONDENCE:** No correspondence was received requiring Board of Trustee discussion or action.

The meeting was adjourned at 8:25 p.m.

ATTEST:

  
Chris Frandina, Municipal Clerk

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Mayor Tyler S. C. Stevens