

**TOWN OF GREEN MOUNTAIN FALLS
BOARD OF TRUSTEES, REGULAR MEETING MINUTES
TUESDAY, JUNE 17, 2014 - 7:00 P.M.**

IN ATTENDANCE:

Mayor Worthey
Trustee Butts
Trustee Cook
Trustee Ellis
Trustee Gardiner
Trustee Quinn
Trustee Stevens

The meeting was called to order at 7:09 p.m., the Mayor noted a quorum was present. There being no additions, deletions or corrections to the agenda, it stands as written. Mayor Worthey extended her thanks and recognition on the Trustees' behalf to Suzanne Brown for keeping the minutes, Mr. Loman for his assistance with the AV and broadcast roles, and Chief Bradley for taking on so many of the tasks at Town Hall. She then thanked the Trustees for their time and patience while taking on such a great deal of responsibility to help her get things back into good order there. **Trustee Butts/Trustee Stevens M/S to approve consent calendar, ALL YEA**

At 7:13 p.m. the Mayor opened the Public Hearing for vacation rental property at 11113 Hondo, as referred by Planning Commission Chairman Willie Alexander (10845 Myrtle Street). On their behalf, Chairman Alexander offered the recommendation for conditional approval, per the House Rules previously stated. The property owner, David Nossamen (11113 Hondo) will provide updated House Rules to the Mayor and Trustees as soon as possible. The Mayor closed the Public Hearing at 7:15 p.m. The Mayor shared the planning Commission's findings: there shall be two additions to the House Rules, to clarify the parking provision and prohibit use of open fire. **Mayor/Trustee Butts M/S to approve amended House Rules, ALL YEA.**

At 7:19 p.m. the Mayor opened the Public Hearing on the proposed Mt. Dewey Trail project. She clarified that tonight is the second Public Hearing on this topic. Dick Bratton (11190 Hondo) founded the Trails Committee 28 years ago, and they came before the Planning Commission to make an access point at the top of Catamount. For reference, he went to the map and indicated Dewey Mountain at the north end of town. There is an existing trail there that's been frequently used by locals and visitors alike for over 100 years. It has been extremely popular because it can be used year-round. In the past, stables have used that route for camp-outs and rides for their guest. With repeated use, these narrow horse trails have created significant erosion gullies. The most rent owner, Ray Burgess, sold the land to the Green Mountain Falls Foundation, who has in turn gifted its use to the residents of Green Mountain Falls to enhance their life experience here with art, and to preserve the beauty of this area. Mr. Keese, with the Historic Green Mountain Falls Foundation, has agreed to build a trails network and purchased the land to prevent any additional development there, in order to protect the views and preserve as much of the area as possible. Mr. Bratton sited seven current access points to this trail that are impacting private property owners. The Trails Committee would like to create one safe, engineered trail, with reasonable grade (not to exceed 15% grade), and in their research and discussions have come up with four possible access options, ranked as follows:

- (1) Myrtle Street East - this is an easy terrain, with no switch-backs to build, and is least impactful to neighboring property owners
- (2) Forest Street East - this would be relatively easy and inexpensive to build, but would have a greater impact on neighboring property owners
- (3) Myrtle Street West - Bob Miller's (Wichita, KS) home and deck area overlook this trail, but all these trailhead cites are on town-owned property
- (4) Catamount - this would be the steepest, most narrow corridor, requiring six switch-backs with no native materials to sustain the trail and prevent erosion

Robert Frick (10070 Florence) is a 19-year Green Mountain Falls resident, and the first most-recommended route goes directly behind his property. He said he has no objections, but simply the caveat to thoroughly enforce the existing local ordinances, to prevent smoking and littering on the trail, as well as requiring pet owners to keep their pets leashed.

Sharon Smith-McCormick (10715 Florence) had no objections or concerns to voice at this time, other than the obvious fire dangers, but said most hikers are very considerate of protecting the area. This trail offers a beautiful view of the mountains and she thought option one is most preferential in comparison to other choices.

John Webber (7272 Catamount) noted his concern is two-fold: first, hikers will park on Olathe Street or at the pool, and make it tough for others visiting those same areas; and second, having someone who could police this area so residents aren't impacted will be a challenge given the limited resources in our town.

Mac Patrone (10840 Myrtle Street) clarified that parking is an important consideration, but he is even more concerned about the potential for injury to those hikers crossing four or five town roads to get to the trail access point. He recommended a spur approach that has already been established on Catamount. He thought there is no need to add more trails in the area -- it is more important to maintain the ones we already have. He added that before he would agree to let anyone construct a trail on his land, he would require their assurance that they could maintain the trail, and help him to protect his investment there.

David Britton (11490 and 11496 Belvedere) explained that between their two properties, his family holds about 12 acres in the trail area, and it isn't all that unusual for him to find hikers in the ravine behind his home. He has serious concern over the erosion at the end of the canyon, the increased fire danger when things are so dry, and cars dropping off hikers with no area to exit without accessing privately owned property. He would prefer to see signs encouraging hikers to stay on the trail, and said homeowners have to rely too heavily on the Marshall to enforce parking requirements on the residents' behalf when he might be needed elsewhere.

Gordon Wines (Chipita Park) has been involved with the Trails Committee since moving to his area in 2005, and for comparison sake, explained that Chipita Park is a part of unincorporated El Paso County, so they do not have the ability to keep hikers from parking in the road or easement. Green Mountain Falls residents are fortunate to have a Marshall so committed to protecting the rights of the residents in this community. He has volunteered at Bronc Day and done a great deal of work on the Crystal Trail. Of the eight trails in Green Mountain Falls, only two go all the way to the ridge line. A trail to access Dewey Mountain probably is not a "need" at this time, so much as it's a wonderful asset, offering the best vista in this region. A significant portion of the year, this trail is free of snow, and making it more appealing to tourists will translate to stimulation of the local economy. He reminded everyone that the founders of this community were trail builders, and this trail project could open up great hiking experiences without causing undue harm to private property owners. This area of land was a gift from Mr. Keesee and the Green Mountain Falls Foundation, and the people here are good-hearted -- we should be celebrating these things by sharing them with everyone around us. Capitalizing on this trail opportunity would be in the Town's best interest, and we should take full advantage of that.

Liz Eins (10974 Florence at the corner of Catamount and Florence) is supportive of the trails project, and commented that with a law enforcement vehicle parked in front of her home, there aren't a lot of folks parking on her property, but she has no hesitation about asking visitors or hikers to park elsewhere.

Sky MaGee (10825 Hondo) see hikers on or around her property frequently, and they certainly don't bother her at all. She is very supportive of an established trailhead and thinks the trails here are in great shape. She hikes every day and thinks that draws people here more than anything else in town.

Mayor Worthey noted the length of this discussion and said that if there was anyone attending who did not support the trails project, the Board of Trustees would like to hear from them at this time.

Kimberly Hargrave (10830 Florence) noted that option one is eight feet from her home. She raised two questions: first, should there be a trail here at all? And second, should there be trailhead? She said that members of the Trails Committee have stood in force to negate objections of property owners, and it would be naive to think that they're without concerns too. This type of endeavor comes with great responsibility, and her primary concern is fire danger, citing the red-flag warnings during the course of the day's weather alerts. She reminded everyone that we all awoke to smoke yesterday, as a result of the current fires burning in Arizona and New Mexico. Another fire was reported today near Security-Widefield, and arson was suspected. This community lies in an area surrounded by dry fuels with a 5-A wind classification, and every year we are experiencing extremes never reported in this region before. Our fire situation has been described as "climate disaster whiplash" to describe conditions that range from flash flooding to forest fires, and she believes that recreation and economic stimulus should not trump preservation and personal responsibility. She said the Trailhead Committee is recruiting advocates for the project instead of addressing homeowners' concerns, like parking and enforcement. There are no easements where it substantially crosses private property. In closing, she asked if it was ethical for a member of the Trails Committee to make a sizeable donation to the Town when he has a proposal pending before the Board of Trustees. Mr. Alexander and Mr. Bratton voiced that this comment was inappropriate.

Planning Commissioner Chairman Alexander noted that the Trails Committee is seeking approval for a trailhead located at the top of Catamount. He is supportive of the trails efforts, concerned about parking issues, and reminded the group that this trail is not safe for mountain biking. He will forward an email to Trustees from another homeowner complaining about

hikers parking on Hondo. Given the absence of Code Enforcement personnel, he would recommend tabling this item for further discussion until Code Enforcement resources were made available and require a more definitive plan from the Trails Committee before pressing forward with this item.

Claudia Earles has been a resident of Green Mountain Falls for over 40 year. She is at the opposite end of town, near the bottom of Thomas Trail, but the trail doesn't actually cross her property. The closest trail access has actually prompted them to build a bridge for hikers and visitors. She has never had anyone abuse this area or the privilege of being there. She noted that while fire danger does present a significant concern, people who would commit arson constitute such a small percentage, and she has the strong opinion that it wouldn't be as great a concern on a public trail where there are lots of eyes on the surroundings, almost continuously. In her opinion, the trails provide better access for fire fighters and other patrols, whose intention is to ensure the safety of the traveling public.

Laura Morgan (17765 Catamount) explained that her safety concern is more centered around the access points that are frequently situated in between homes. She would prefer to see option two moved into the number four position. She and her husband are okay with the remaining three options. She expressed that they feel the East Myrtle route will make the best use of the land, and she seconded the idea of driveway signage to point hikers to a drop-off circle area. She thought a private property easement with "adverse possession" language could be too easily contested. Dr. Arista said that was only the case if it was "conflicted".

David Wines wanted to speak again, and the Mayor asked him to wait until the end since he'd already spoken. Kimberly Hargrave (10830 Florence) asked to have this trail project indefinitely postponed until Mr. Keesee had an opportunity to see the trail site in person when he visits in late June or early July. She would like to see something in writing from Mr. Keesee to indicate his intentions. Mr. Bratton noted this was expressed in a press release, which he will share with her following this meeting. Mayor Worthey closed the public Hearing at 8:05 p.m.

Trustee Gardiner expressed that hiking and trail riding go together, and it's a challenge for her to think of one without the other.

Trustee Stevens thought it was important to have the trail remain open, as it provides the best access to Mt. Dewey. He said the real question isn't "if" that trail would be used and maintained, but "how" it would be used and maintained. His areas of concern are that this be thoroughly addressed by law enforcement. He prefers the Myrtle Street West option.

Trustee Cook has experienced the same situations with respect to parking, made a joke about "Falling Waters" and said we should all be aware of the limited resources. When parking at the swimming pool is full, and there are fewer on-street parking areas, hikers are going to resort to parking on or near private property. The fire concerns in this area are constant, both in-town and on-trail, and those should be addressed early. He would like to visit with Chief Bradley to see about recruiting some interns to help with the upcoming trail work and maintenance efforts. He, too, would like to see the Trails Committee create a detailed plan and submit that for approval, with the express reservation that if it is not enforceable, then it won't work for the neighboring property owners. Mr. Keesee's land gift is equally important to neighboring property owners, and he wants to see everyone's interests be protected equally. He is in favor of the trails project.

Trustee Ellis shares Trustee Cook's concerns in regard to enforcement of local ordinances, and reinforced the significance of what Planning Commission Chairman Alexander said earlier, there must be a definitive plan, and if we aren't clear in our understanding of the plan, the topic should be tabled for future discussion, at a time when those questions and concerns had been fully addressed. There are varying opinions on the alternative options, and we must be practical in our considerations of them all.

Trustee Butts explained that he owns property which backs up to the trail, and felt it may be too soon to decide what is best in this circumstance. He thought the Board of Trustees should hear from Mr. Keesee first, allow him to make his choice known, and recommended tabling this item for now.

Trustee Quinn would also like to hear from Mr. Keesee on this matter, but believes that the greater concern is the access itself, and he isn't certain that we're "there" yet on terms of preparedness to enter into this discussion. He would also like to get some feedback from Chief Bradley and the Marshall about their perspective on the fire danger concerns. He wishes to table this matter as well.

Mayor Worthey voiced her appreciation to everyone for their comments and insight. She enjoys hiking with her family and believes the trails in this community are in great condition. While Green Mountain Falls is known for its trails, she does have concerns about the private property easements. She is in favor of tabling this matter for further discussion, pending Mr. Keesee's comments. She supported Trustee Cook's idea that there must be a clear plan of action, and the Trails

Committee will have to move forward slowly, so as not to suffer any unintended consequences. She liked the idea of signage for a drop-off area, as that speaks for itself, whether a homeowner is present or not. **Trustees Stevens/Butts M/S to table this item until the July 1 meeting, when Mr. Keesee has an opportunity to comment, ALL YEA.** Mayor Worthey asked Mr. Bratton to extend an invitation for Mr. Keesee to attend the July 1, 2014 meeting and speak to the Board of Trustees and the members of this community about his preferences for this project.

PUBLIC INPUT:

Mac Patrone (10840 Myrtle Street) mentioned he has several questions, some merit answers recorded and shared with the public, while others are intended to spur additional thoughts for the Trustees as well as the members of the community:

- (1) At the first meeting, the Board of Trustees voted to pass seven resolutions, despite Attorney Krob's objections. Has there been any additional input to resolving those objections?
- (2) Has the Mayor been authorized to negotiate with the Former Marshall?
- (3) Since this involves a financial matter that affects the tax-payers here, what was the salary decision made in reference to the Marshall?
- (4) There has been no report from the Marshall the last two months - what is the reasoning, and when can we expect to hear an update from his office?
- (5) One was made aware of the number of stops made, warrants executed and arrests, why not ____?
- (6) He is speaking for a number of resident who wish to express their dissatisfaction with the current road conditions. When can the citizens expect the standard of maintenance to return to prior levels of service?
- (7) When the new Public Works employee is hired, can you please instruct them to hydrate the areas prior to compaction, and then grade the road? That might significantly improve the condition and give their work a longer period of time in between maintenance tasks.

Dick Lackman (10750 Olathe) said he hikes frequently and sees Rangers almost daily. They will enforce whatever code the residents here wish to enact, and they are twice as stringent in their enforcement of the law as any other agency in this area.

Mike Loman voiced his concern for technology in the new building, and wants to be certain there is budget made available for the wiring and streaming capacities so he can continue streaming the meetings via live feed. He is worried that the items not budgeted previously will be overlooked and wants to see funds set aside for those items not listed in the budget documents.

Rob Siever (10680 Florence) is the architect designing the new Town Hall facilities and assured Mr. Loman that the building will be wired for sound, projection, recording, microphones, etc. to continue the online sharing of meeting for those who cannot attend.

Dick Bratton (11190 Hondo) also asked about technology capabilities for the new building. He had recently been to a County Commissioners meeting and wondered if there would be laptops, overhead projection, etc. to help speakers in making their presentations? Rob Siever (10680 Florence) assured him that all those things are being included in the design.

BLUE MOOSE APPLICATION FOR TEMPORARY MODIFICATION OF PREMISES:

Karla Penner (10530 Ute Pass Avenue) has requested the Town's support in temporarily enlarging the patio area for upcoming summer events. Last year she actually had to turn guests away due to lack of space. The area she's considering is approximately 20'x40' to the east of the existing patio. Event dates are Fri. July 4, Sat. July 19, and Sat. August 2 from 8 a.m. until 10 p.m. She can provide additional staff to provide service, there will be a fenced area to ensure alcohol doesn't leave the premises, and the additional electrical and water costs will be at the expense of the Blue Moose. Attorney Krob has the Blue Moose file, and sees the Town has previously granted the applicant a 600-square foot area for the existing patio area, but it should be noted that the railing is in the Town's right-of-way. Trustee Stevens actually signed that original agreement, but since Colorado law requires dual licensing, both the Town and the State are required to allow this via a revocable permit. Attorney Krob recommends granting a further easement and amending their licensing application to include that additional area. This will require a public notification of 24 hours or more, and then a public hearing shortly thereafter, as time is crucial to get this approved in time for their first event on July 4. To increase the licensed area, the Board of Trustees will need to hold a special meeting, and then get the updated licensing permission from the State as soon as possible. Rob Siever (10680 Florence) indicated that it is difficult to get the State to grant such a dense on a temporary basis, and wasn't certain about previous local and State consent to alter the license. Attorney Krob has a copy of what appears to be the most recent paperwork, and thought this could be closed and then re-opened with the correct set-up on our part at this time. The revocable permit will provide the flexibility for applicant to use that additional area at will, without being required to go back to the State for license requests. It can be written in

such a way isn't actually changing their license without going through the process, but this can be written so that going forward, the permission to use the additional space is an administrative action. The alternative means to getting the same result might prove to be much more time consuming. Attorney Krob will work with Mayor Worthey and the applicant to prepare that letter, if the Board of Trustees can follow with a special meeting later in the week. Trustee Stevens reminded the group that a Special Event Permit is issued separately from a Liquor License, and there can only be one per liquor license granted per establishment. Trustee Quinn noted that this change would likely impact the parking in this area. Dick Bratton (11190 Hondo) mentioned that at previous Bronc Day celebrations, while parking was limited, the larger benefit is that there was additional service area and staff to provide support for the event's participants. Mayor Worthey thought this process could easily be completed in time for the July 19 event, but expressed concern that the July 4 festivities might be a little too close on the calendar. Trustee Quinn asked if someone could speak at the July 3 meeting on behalf of the Planning Commission. Attorney Krob felt that might not be soon enough, and recommended something later this week. Mayor Worthey/Trustee Stevens M/S to set special meeting on the Alteration of Premises for The Blue Moose, this Thursday, June 19, 2014 at 5:30 p.m. in Town Hall, ALL YEA.

MUNICIPAL POOL UPDATE:

Mayor Worthey and Trustee Cook reported that the pool has been completely renovated, should be virtually maintenance-free for the next few years, and will open as scheduled this Friday. Mayor Worthey introduced Grant who will be working there ASAP lifeguard this summer. She asked if he could provide a copy of the worksheet they use at Cheyenne Mountain to track the count of guests and swimmers in the water, and he agreed that might be a good practice to implement here. His mother, who is also an architect, commented that the black epoxy surrounding the pool is absorbing a fair amount of heat, and might be too hot for bare feet. She also recommended putting some grit into the epoxy mixture to minimize slip hazards. Trustee Cook will follow-up on the properties of the coating material to satisfy any safety concerns residents may have. Mayor Worthey noted that earlier today the water was 66 degrees, and the water level appeared to be down approximately one foot. She has a call in to Rory Cheney at the Manitou Springs facility to see what might have caused that. Manitou Springs initially had recommended a vacuum system, but that may have been what caused the pump and heater to go out, and could do further damage to equipment. They also mentioned a hook and pole vacuum, but we have found that this backwashes into the filter, and would also be very costly to repair or replace. The best solution appears to be a robotic vacuum system that runs during the night, and staff would be required to clean the mechanism each morning. This will cost approximately \$600-700, but will provide significant savings in staff time. Trustee Stevens asked if this was necessary to get the pool open for business. Trustee Butts thought this to be a necessary piece of equipment, and a small price to pay in order to protect the other equipment already in use. He has reviewed the budget closely, and was able to implement most of the lifeguards' ideas without much spending required. In working through the expectations and anticipated hourly costs, he is recommending some updates to the operating hours: Mondays and Wednesdays 9 a.m. - 6 p.m., Tuesdays and Thursdays 10 a.m. - 7 p.m., Fridays and Saturdays 10 a.m. - 8 p.m., and Sundays 10 a.m. - 6 p.m. This will provide enough hours for residents and guests, without over-staffing or maxing out hours for any one employee. Trustee **Butts/Stevens M/S to approve opening the pool with these updated hours, ALL YEA.** Trustee Stevens confirmed that staff will track use and attendance on the hour. Mayor Worthey asked the Board of Trustees if they thought reducing the purchase price for a swim pass should be considered since the pool is opening a little later than planned this year. Trustee Butts thought that the extended hours each day and remaining open later in the summer more than offset the late opening, and felt it best to keep the price the same as in recent years. Mayor Worthey shared a letter she has received from Mr. Cheney describing that the vacuum valve might be tied into the problem with the inline system. This is a \$500 part, but the filtration unit is a \$10K system and the overnight system described earlier cleans well, and helps sustain the heat and chemical levels within the appropriate range for public uses. The unit they recommend is an \$800 investment, includes shipping and covers a 600K square foot area. Trustee Quinn asked if there was time to shop for a better pro, and Mayor Worthey said she was comfortable with both the recommendation and the price, and would like him to order it, pending the Trustees approval. **Trustee Butts/Stevens M/S to approve purchase of equipment recommended per Mr. Cheney, ALL YEA.**

UPDATE FOR OPEN POSITIONS

Mayor Worthey noted that the Town Clerk position is posted on the El Paso County website, has received over 1,300 "hits", and the County has received 22 applications which they will review and split into groups according to qualifications, and then the Trustees can consider for possible interview.

Trustee Cook has a good candidate for the Public Works position, who may be able to start work as early as this Friday. Attorney Krob is looking forward to working with the incoming new staff, and he is willing to donate a day's worth of time to help with training once the candidate accepts and they can work out the scheduling.

Dick Bratton (11190 Hondo) thought the previous administration was overstaffed for the needs of Town Hall, and asked for clarification on those positions that will be working in the offices here. Trustee Butts explained that the Town Clerk

position is posted as a full-time position, and the admin role was suggested as a part-time opportunity, but the Board of Trustees could decide to adjust that as the needs indicated.

Trustee Stevens asked if it would be helpful to establish a sub-committee to review applications and assist with the interview process. He thought an interview panel of four or five participants might be most appropriate, including the Clerk and/or Deputy Clerk from Woodland Park, Trustees from this Board, and the Mayor. Attorney Krob and Trustee Butts recommended there be no more than two interviewers for the Board of Trustees, so as to fully vet a candidate without intimidating or overwhelming them. Trustee **Stevens/Butts M/S to establish an interview committee, ALL YEA.** Mayor Worthey, Trustee Ellis and Trustee Stevens all volunteered to assist with the process. Trustee Stevens thought the El Paso County screening process might narrow the pool down to five or six candidates, and if either the Clerk at Woodland Park or Calhan had limited time, the schedule could be geared to best accommodate their calendar. He also recommended posting to the Clerks' and Deputy Clerks' list serve, and inquire what the other municipalities use as their most important questions for new applicants? Their recommendations will provide relevant questions, and might troubleshoot potential issues we haven't had to deal with before.

Trustee Gardiner recommended working with the phone service providers to forward the office phones until those candidates can begin work. She volunteered to be that interim phone contact Monday - Friday from 9 a.m. - 4 p.m. They would need to have Comcast program and provide instructions to turn on the forwarding feature, as well as the instructions to turn off the feature whenever the Town Hall offices are open. She will reach out to her contact at Comcast to get that going right away.

REVIEW OF NOISE ORDINANCE

Mayor Worthey noted that this is in response to a homeowner complaint. Trustee Stevens encouraged the Board of Trustees to consider amending this ordinance, and explained that it is difficult to enforce the "plainly audible" language, given the topography of this area. Attorney Krob told the Board that this needed some updated language and there are ways to make the ordinance both specific and enforceable. Chief Bradley has received emails from the homeowner, and mentioned defining a test of unlawful noise that will enable officers to enforce the code, with the exemption of flood and fire warnings. He conducted a test with three other agencies last year, and recommends the purchase of a decibel meter, and addition of language noting the specific levels in the ordinance to give enforcement officials the specific means to enforce the code. Attorney Krob will work with Chief Bradley to craft new ordinance language that will allow the responders to enforce this. Mayor Worthey thought there might be an opportunity to make this a bit more business-friendly, especially during the span from Memorial Day to Labor Day each summer, when school is out and summer residents have more events going on. She would like to see the 10 p.m. end time changed to 11 p.m. or 12 a.m., especially on weekends. Chief Bradley explained that with a measuring device, the hours are a moot point. Attorney Krob agreed that the equipment would be helpful in consistent application of the ordinance, and would eliminate any room for doubt when a dispute occurs between property owners. Chief Bradley also explained that there are other areas of improvement, such as the enforcement during a live event - this would eliminate any guesswork on their part as to what is "too loud." Trustee Stevens asked Attorney Krob to remove the "plainly audible" phrase, conduct a broad-stroke review of the ordinance and craft the appropriate language to bring it up to date, so the Board could review and discuss at the next meeting.

REVIEW OF PREVIOUS POLICIES AND PROCEDURES

Trustee Stevens commented that there is a lot ahead of us, and it would be his preference to establish an Advisory Board to help work through these, so that this board isn't having to review and decide everything all at once. Attorney Krob has reviewed these resolutions and sees no glaring problems. The key is to use well-defined goals in each instance, without the language being so restrictive that it limits the Board's ability to actually use the policy. He would prefer to see the language reined in a bit for the one that speaks to Structure of Municipal Government, while providing him more direction on this one. He explained that having separate committees for each of these areas might be burdensome to the new clerk, as they will require preparation of minutes and bylaws. He would recommend that each Trustee volunteer for the item that most interests them, that none volunteers on more than three committees, and that no more than two Trustees shall serve on the same committee, in accordance with Colorado statute for open meetings § 24-6-401 and 24-6-402, C.R.S. He noted that a budget review committee with volunteers from the local citizenry is typical - they meet and discuss potential cost impacts, make their recommendation, but the final decisions rest with the Board of Trustees. For the resolution referencing the structure of a municipal government for the Town, he advised to look to the future of what this body would like to see the Town grow into - it's not a bad first effort, but everyone should be aware of the types of limitations that will follow from that document, and be mindful that future administrations will be governed under that resolution unless they undertake the process to amend it. The language is a little dated, and reviewing other municipalities' codes might not offer much help since Green Mountain Falls is such a unique community, those other codes might not have much applicable content to pull from. He advised retooling the zoning and land use components, and is happy to work with Chief Bradley to get those into a more current form. He also mentioned that dual readings might

be a bit cumbersome, and put too great a time constraint on applicants - if the Board wishes to take a homeowner friendly stance, they might consider forgoing the dual reading requirement. For the trails resolution, he thought that was straightforward and could easily be re-adopted if that is the Board's preference.

Trustee Butts commented that seven committees is a lot and may not be practical at this point. He encouraged his fellow Trustees to look for citizens to volunteer in these areas, and allow them to help establish the priority of which items are most pressing, and address them first. He has some angst about the policy end of it and feels his time may not be best utilized to that end. Trustee Stevens reminded the out that the December 2014 goal is just to establish a timeline for these resolutions, not to actually have them completed and approved by then. This is likely a multi-year process, and after they can clarify the needs and wishes of the community members, that would be the point at which would be most effective to engage the Town Attorney. If the committees can develop a rough draft and working knowledge of the processes they wish to enact, Attorney Krob can prepare final draft for approval by the Trustees. Mayor Worthey agreed that having the citizens take some ownership during these processes would be the most beneficial route, not just to address their concerns, but also to help a Trustee to shoulder the work load. Trustee Stevens asked about having a Trustee to Chair each of these groups, and Dick Bratton (11190 Hondo) thought the Trustees would serve more in an advocacy role. The Trustees volunteered to support each of the areas and resolutions as follows:

- Trustee Butts - finance and budget
- Trustee Cook - parks and recreation, pool
- Trustee Ellis - structure of municipal government
- Trustee Gardiner - trails committee
- Trustee Quinn - town hall rebuild project
- Trustee Stevens - government policy review

Mayor Worthey agreed to be on standby as needed. Attorney Krob recommended that they establish those committees now, and fill them at a later time. Trustee Stevens thought the first step for each Trustee might be to review the information for their given area and help define the scope first, so they can make the best use of everyone's time once the committees are complete. Mayor Worthey will begin recruiting volunteers for the committees so they can work with their Trustee to schedule time for their meetings.

BOARD OF TRUSTEE REPORTS:

Mayor Worthey reported that the new swings had been installed and a Green Box media event has been scheduled for Monday, June 23 at 10:30 a.m. She will post it for two or fewer Trustees to attend, per Attorney Krob's recommendation. Trustee Butts noted that the upcoming Car Show and Bronc Day events will be required to be posted shortly, and Attorney Krob recommended adding the text "no Town business will be discussed during this event" to event publications, to keep everything within the parameter of the Colorado open meetings statute, so that all Trustees can participate in the events.

Trustee Gardiner had no report at this time.

Trustee Stevens had no report at this time.

Rob Siever (10680 Florence) agreed to stand in for Ken Murphy, who couldn't attend because of scheduling conflict, and provided an update on the new Town Hall facility. Thus far, there have been no weather delays, so they have already done pours for the concrete footers, stem walls and retaining wall. They did run into an issue with sub-surface water earlier, but that has been over dug and back filled. They have gotten good drainage from behind those walls, so the forms will be stripped next, and the utility work can begin shortly after that. In the back fill for the retaining wall, there were some hiccups in the phone service capability, but that has been resolved and Century Link has approved the utility pole change. CSU Power has already been coordinated, as there will be 100 pairs of copper lines moved for phone service. There have been no vandalism or safety issues reported, and they are standing by the \$537K amount, which does include the previously authorized change orders. The retaining wall and engineering review will present some minor changes, at minimal cost. Their excavation efforts were planned for a 5-week timeframe, and two days prior to completion, ran into a small problem, but would prefer to address that immediately, and do it right, during the first mobilization of equipment. At this point, saving money and time is tantamount to the remainder of the project. Wants to verify the correct the Town Hall address and phone number for signage order, etc. Their current invoice stands at \$7,594.03 and reflects the pricing changes for inflation and fluctuation of material costs for copper wire. Replacing both segments of wire isn't required, so they will likely get money back at the end. He would also like to clarify intent with utility providers. Most changes that happen behind-the-scenes at this point will provide some additional cost savings, but it's tough to know what that number might be. He asked Trustee Quinn to provide some assistance with CSU to get water compliance, as there appear to be differences in nomenclature, but not in the intent. They have asked for easements for the buried water lines, and these will "float" for the time being, but the final versions are required to be recorded at the El Paso County Assessor's office. He also commented that there are additional references to access and utility easements, with nothing specific to the end-user. He has received a throw rejection from CSU and has plumbers and civil engineers working now to complete these

changes to CSU's satisfaction as quickly as possible. Trustee Quinn asked about the comments they had received back from CSU, so Rob shared the following:

- (1) septic and sewer plan pending
- (2) major submittals must be approved
- (3) truss design rejected
- (4) finish out for carpet, cabinetry, glazing, etc. still to be determined
- (5) interior finishes still to be determined

Rob noted that while there is no interior designer on this project, he has pre-selected carpet and laminate samples, and will be making some recommendations for lighting materials soon. The carpet is within the same color scheme, but there are two textures which might be appropriate for various areas. The color palette is neutral enough that they can help determine the direction for paint colors and draperies or window treatments. Trustee Ellis asked if the plans include a provision for night-time security lighting. Rob has discussed this with the Pastor, and his preference is to keep property lines clear.

Attorney Krob told the Board of Trustees there is likely a provision that addresses security measures and insurance coverage requirements in the contract. If a fence is required, CIRSA will pay for that, but have to wait-and-see. Contractors have assured him there is no problem, so it may be that they're waiting for a problem to solve. Chief Bradley recommended renting an electronic eye to "see" the work site once they get that far in the process. He shared that among commercial properties, the first thing hit upon by thieves is the copper wiring, followed closely by the trailers used for tool and equipment storage. He will continue monitoring the worksite. Rob responded that the existing utility poles will provide temporary power, allowing them to place security lighting wherever it is necessary. His biggest concern now is the opportunity of delay - they've been under contract for roughly 5 months, and trying to keep things running on the timeline is a challenge. He has done the preliminary paperwork for the addressing correction to 10615 Green Mountain Falls Road and is checking the mail frequently for a response. The current plan does not provide for the parking lot to be paved at this time - that could always come later on. Chief Bradley verified that 10615 should be the number assigned to the new Town Hall Facility, and the utility provider wanted to establish two accounts since there are two meters, so they'll likely be shown as "Bldg. A" and "Bldg. B".

Trustee Cook had no report at this time.

Trustee Ellis had no report at this time.

Trustee Butts would like to visit with Rob Siever offline for a few minutes to discuss the invoicing on the project. Trustee Quinn reported that he will be attending the Regional Building Department's Advisory Committee meeting tomorrow, followed by some work with the interview team, and will report back with their findings next time. Chief Bradley explained that in order to better accommodate the management of his hours, he would prefer to report to the Board of Trustees once per month. He will have a fairly lengthy report to present at the July 1 meeting, and touch on options for credit card systems to accept payment at Town Hall.

Trustee Butts thought that government purchasing cards might be a good option for convenience sake, and also asked about a comparison of attorney's fees by municipality for future discussion.

Attorney Krob would prefer to make his report during a brief Executive Session, § 24-6-402, C.R.S., in regard to a pending personnel matter that is not required to be discussed during an open session.

Mayor Worthey thanked everyone who has volunteered, for their hard work, generous donations, and the collective efforts required to prepare for Bronc Day. It should be a great event, and she looks forward to seeing everyone there.

NEW BUSINESS:

Trustee Butts inquired about a roofing permit for the new building, Trustee Quinn thought it was 2% of material costs, Trustee Stevens noted the green sheet requirement, Trustee Gardiner will follow-up to get the permit number, and Trustee Butts will call back tomorrow to close the loop with everyone.

Mayor Worthey/Trustee Butts M/S move to adjourn regular meeting at 10:41 p.m. and go into Executive Session.