

**TOWN OF GREEN MOUNTAIN FALLS**  
**Regular Board of Trustee Meeting**  
**November 17, 2020 – 7:00 P.M.**

**MEETING MINUTES**

**Board Members Present**

Mayor Jane Newberry  
Trustee Margaret Peterson  
Trustee Katharine Guthrie  
Trustee Dyani Loo

**Board Members Absent**

Trustee Chris Quinn

**Town Attorney**

Not present

**Town Manager**

Angie Sprang

**Public Works**

Not present

**Town Clerk**

Position Open

**Marshal's Dept.**

Not present

**Administrative Assistant**

Mallory Redmon

**Town Planner**

Julia Simmons

**1. Call to Order/Roll Call/Pledge of Allegiance**

Mayor Jane Newberry called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

**2. Additions, Deletions, or Corrections to the Agenda**

No additions made to agenda. One correction was made to the agenda; item 9 mistakenly stated there are 3 applicants for the Fire Mitigation Committee, when there are 4 applicants. Four applicants are listed. Mayor Newberry made a motion to accept the agenda as corrected, seconded by Trustee Loo. All in favor, none opposed.  
Motion passed.

**3. Persons Not Present on the Agenda**

(3 minutes given per speaker)

**A. Bill Fisher**

Mr. Fisher requested that approval of Variance 2020-02 be issued, and that Board of Trustees ~~to~~ direct Planning Commission and Planning Staff to approve.

**B. Cord Smith – 10330 El Paso Ave.**

Reiterated testimony that Mr. Fisher gave, and requested that Board of Trustees approve variance. Also stated that he has 6 letters of support from surrounding neighbors.

**C. Liz Ives – 10790 Florence Ave.**

Not present at beginning of meeting.

**D. Sherry Zirges – 7110 Iona Ave.**

Expressed opinion that Red Devil Mountain and Joyland parcels annexation would be a “win-win” for Town. Also expressed concern regarding increase in legal funding and no funding for fire mitigation.

**E. Carolyn Bowers – 10880 Belvidere Ave.**

Expressed concern that agenda packets come out only 24 hours in advance.

**F. Mac Pitrone – 10840 Myrtle St.**

Asked if he could ask questions during annexation, or if he had to ask questions during public comment. Mayor Newberry stated that questions would need to be asked during public comment. The questions posed were:

Will there be parking, trash pickup, or restrooms on private property, if annexation is to be approved? What benefits will Town enjoy if annexation is approved, and what are the Town’s responsibility in terms of development? Requested that detailed plans be given for annexation before annexation is approved.

**G. Dorrie Guyan – 11055 Iona Ave.**

Expressed concern over dead and diseased trees near home due to fire hazard and potential for diseased trees to spread disease. Also stated that municipal code section 7-206 states nuisance trees on private property should be have letter issued. Mayor Newberry directed staff to follow up on Wednesday, 11/18/2020.

**H. David Douglas – 11145 Hondo**

Expressed support for annexation of parcels Joyland and Red Devil Mountain.

**I. Rocco Blasi – 10955 Belvedere Ave.**

Expressed concern that BOT Trustee packets are posted only 24 hours in advance. Also expressed concern regarding order in which people are called on for public comment (perceived bias). Expressed concern that resident agenda items have been ignored, and that resident concerns such as dead and diseased trees are being ignored.

**J. Dick Bratton – 111190 Hondo Ave.**

Chose to pass and stated he would comment later. Mayor stated that he would only be able to comment on budget discussion, and not on items for vote. Mr. Bratton then encouraged BOT to move forward on Fire Mitigation Committee, and to appoint at least 3 members during this meeting. Mr. Bratton then listed his credentials as an applicant for the Fire Mitigation Committee.

**K. Lamar Matthews – 11145 Hondo**

Ms. Matthews stated she would give testimony during budget discussion.

**4. Consent Agenda**

**a. Bring into record Accounts Payable for 10/20/20-11/16/20**

**b. Meeting minutes from 10/27/20 BOT meeting**

Trustee Peterson expressed approval of new format, and questioned two items: 3M Company line item, which Angie Sprang stated was a CARES Act item, and Department of Labor line item, of which Angie Sprang was not sure, so it was suggested that the Department of Labor item be moved to the December meeting.

Mayor Newberry moved to approve agenda with Department of Labor item taken out; seconded by Trustee Loo. All approved, motion passed.

**5. Red Devil Mountain Annexation Development Proposal – continued from October 20, 2020**

Mr. Stroope presented annexation development concept plan. Plan detailed trail plans, public restrooms, public art (“sky space,” examples of which were given) and open space, which would be beautified and used in partnership with Manitou Springs Public Schools for educational purposes. Mr. Stroope expressed that public art would draw tourists, without presenting an eyesore or detracting from natural beauty of landscape. Mr. Stroope also stated that area zone for agricultural grazing would be used as an equine rescue area. Trustee Loo asked what hours were set for public art site, and if there are safety concerns. Mr. Stroope stated that one facility in Crystal Bridges, ~~ARK~~ is open 24 hours, and security issues included skateboarders, as well defecation from wild animals. Mr. Stroope stated that GMF facilities would be open and closed daily, as is the case in Los Angeles. Mayor Newberry asked about emergency services and accessibility, and Mr. Stroope said there are 3 points of access: one road across 30-acre lot that goes directly to fire department, one old Jeep road along the ridge and one access road on east side of parcel, and access along Lower Turrell Trail, which would be built for ATV’s and ADA accessibility. Marshal and Fire Department have not yet reviewed concept plan, and Mr. Stroope said he would submit plans prior to public hearing. Loo asked how long construction of public art would take, and Mr. Stroope said about 5-6 months. Mayor Newberry asked about electrical and water. Red line on proposal represents electric and communication lines. Blue line represents water source. There will also be septic at restroom location and cistern. To answer public comment questions, there will be public parking, trails, restrooms, trash, and other facilities would all be managed by Historic Green Mountain Falls Foundation and Green Mountain Road, LLC. Trustee Peterson asked about system of security; Mr. Stroope said there would be gates at trailhead and at art installation. Landscape plans would include erosion control and beautification. Trustee Loo asked about winter management of art installation, and Mr. Stroope stated that art installation included heated floor and seats, and a retractable roof. Mayor Newberry asked about what tax revenue could be generated from this project; Mr. Stroope stated that property taxes would be paid on land that is privately owned, as well as use tax paid by Historic Green Mountain Falls Foundation for public land where property taxes are exempt. If fees are charged in the future, sales tax would be paid; at this point, fees are not going to be charged, but the project is expected to generate tourist revenue. Over-usage will result in reservation system. Mayor Newberry asked what responsibilities the Town would have, and Mr. Stroope said the Town would only need to provide emergency services, and that a partnership would include wayfinding signage. Julia Simmons asked if the Board had any policy suggestions for Staff and the Town Attorney to create language in the annexation agreement (contract portion of overall process), and anything the Board would like to see in the project overall. Mayor Newberry stated an impact report, which is required by code for anything more than 10 acres, and said public

restrooms on Joyland site, as well as parking. The Board had no further questions, and Staff agreed to take suggestions to Town Attorney for Draft Annexation Agreement.

**6. Annexation Petition for Joyland and Red Devil Mountain parcels**

- a. Should the Board of Trustees approve adoption of Resolution 2020-15, entitled, **A RESOLUTION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN UNINCORPORATED EL PASO COUNTY KNOWN AS A PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, KNOWN AS THE RED DEVIL MOUNTAIN PARCEL, AND SETTING A PUBLIC HEARING ON THE ANNEXATION**

Mayor Newbery made motion to approve resolution, Trustee Loo seconded. All in favor, motion passes.

- b. Should the Board of Trustees approve adoption of Resolution 2020-15, entitled **A RESOLUTION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN UNINCORPORATED EL PASO COUNTY KNOWN AS A PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, KNOWN AS THE JOYLAND CHURCH PARCEL, AND SETTING A PUBLIC HEARING ON THE ANNEXATION**

Mayor Newbery made motion to approve resolution, Trustee Peterson seconded. All in favor, motion passes.

Mayor Newberry suggested that January 5, 2020 be date for public hearing.

**7. Variance 2020-02 – 10330 El Paso Ave.**

Mallory Redmon presented staff report in regards to variance. Trustee Guthrie asked if all remaining is the engineer approval on the grading plan. Mayor Newberry asked if architectural plans have been approved, and they have. The Board requested that once Kiowa has approved plan, they be notified. Trustee Guthrie made motion to approve variance on condition that Kiowa approve revised grading plan, seconded by Trustee Peterson. All approved; motion passed.

**8. Public Hearing: 2021 Budget DRAFT Discussion and DRAFT Resolution 2020-17 Resolution Adopting the 2021 Budget**

- Sherry Zirges asked to see more comprehensive plan for fire mitigation, and a line item in budget to reflect plan for fire mitigation.
- David Douglas reiterated comment on fire mitigation. Additionally, Mr. Douglas expressed concerns over line items for supplies, lighting, professional services, without having budget for fire mitigation. Mr. Douglas stated that health insurance has tripled without increase in staffing. Public works has spent little money on road maintenance when budget is available, and there is an increase in equipment repair.
- Rocco Blasi stated that draft budget is “a failure,” due to lack of fire mitigation and safety line items. Mr. Blasi stated that budget funding priorities should go to fire mitigation, rather than attorney fees.
- Lamar Matthews reiterated fire mitigation concerns, as well as concern regarding increase in cost of Town Staff (administration), and increase in professional fees.

Additionally, road maintenance does not seem to be prioritized, as 2020 budget line item has not been spent.

Angie Sprang presented draft budget, stating that remaining funds from ~~2020~~ 2021 budget could go to fire mitigation, or other projects. Ms. Sprang stated that remaining funds should be discussion with Board. Ms. Sprang went over projects. Additionally, health insurance benefits go up each year, including a 3% increase in cost of living for each employee. Street lighting work is slated to be completed before end of year. Public works road maintenance funding for 2020 has been allocated and work has been conducted, but invoices have not yet been received. Ms. Sprang stated that fire mitigation work in 2020 was delayed due to COVID, but is slated to be done.

Trustee Peterson commented that any public opinion on salaries being “extravagant,” is not fair, or at market rates, and it is hard to attract talent with low salaries. Mayor Newberry stated that town staff do not typically receive raises, so a 3% cost of living increase is good.

Mayor Newberry moved to accept Resolution 2020-17; Trustee Loo asked that some funds of remaining \$27,000 from 2020 budget be allocated to fire mitigation; Mayor Newberry suggested that \$27,000 be divided between fire mitigation and grant matching funds. Trustee Guthrie asked that \$15,000 be committed to fire mitigation. Trustee Loo asked how dead and diseased trees would be addressed, and Mayor Newberry stated that if it is on public property, it could go under fire mitigation or under parks/rec. Angie Sprang clarified if \$27,000 was to be split between fire mitigation and grant matching, to which Mayor Newberry affirmed. Another \$6k was taken from the Interdepartmental Expenses Professional Services line item to be split between fire mitigation and grant matching. Mayor Newberry again moved to approve Resolution 2020-17; seconded by Trustee Peterson. All approved, motion passes.

#### **9. Advisory Board Membership Applications – Fire Mitigation Advisory Committee**

- Mayor Newberry asked if Ann Esch would like to be involved in Fire Mitigation Committee, or the Board of Adjustment, and Ms. Esch stated that she would be on FM Committee.
- Mayor Newberry brought up that on Pamela Girard's application, she stated had a full time resident who could stand in for her in her absence. Why did resident not apply for FM Committee? Ms. Girard was not present at meeting to respond.
- Trustee Peterson asked about procedure for out of state residents moving forward – Zoom? TBD.
- David Douglas gave testimony on his experience learning about fire mitigation as a homeowner, and the danger diseased trees around Town pose.

Trustee Loo moved to accept all applicants; Trustee Peterson moved to conditionally accept that Applicant Girard. Mayor Newberry directed staff to ask if Applicant Girard is available to Zoom, and who full time resident is. Trustee Guthrie moved to approve all applicants with the exception of Applicant Girard until clarification is received; Trustee Peterson seconded. All in favor, motion passes.

#### **10. CORRESPONDENCE:**

- a. PRT Minutes – No approved minutes to discuss  
PRT Minutes were not included in packet; Angie Sprang asked Mallory Redmon to distribute minutes to BOT.
- b. Letter from PPRTA Re Appointments
- c. Letter from Karen Watson Re Red Devil Mountain Annexation
- d. Letter from Rebecca Ochkie Re Trail Budget

## 11. REPORTS

- a. Trustee Reports – No trustee reports.
- b. Committee Reports – Trustee Loo reported on PRT: schedule has changed recently, and PRT is tasked with a lot of information. Angie Sprang stated that the Fire Mitigation liaison would be the new clerk. Trustee Guthrie reported on Planning Commission: adding to the PC agenda will be progress on the comprehensive plan (a “dashboard” to be posted on Town website).  
Mayor Newberry stated that she did not have a report, but did state that staff has a lot on their plate, and thanked Town Staff for work.
- c. Staff Reports – Angie Sprang stated that Town Clerk/Treasurer has been hired, and will start on 1/4/21 - Matt Gordon graduated with masters in political science. Julia Simmons did not have a report.

## 12. ADJOURNMENT

In closing, Mayor Newberry reminded everyone that we are still in a global pandemic, and Town Hall is still closed. Due to this, calls are returned rather than answered immediately, so urged callers to leave message. Meeting adjourned at 9:32 p.m.

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Mallory Redmon, Administrative Asst.

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Jane Newberry, Town Mayor