

December 2024

GMF Town News



Thank You Town Volunteers!

Mayor's Memo:

I hope everyone had a very happy Thanksgiving and I wish everyone a Merry Christmas and a Happy New Year!

In latest Town news, the Board of Trustees has decided to conduct a Special Election in November of 2025. Some of the Board members are concerned with the Town's ability to afford all of our current commitments. This Special Election would be to put a potential revenue question to the voters. While we do not have specific ballot language developed, I am hoping that the revenue question will be comprehensive (not just something like a mill levy increase).

Another item is that the Board approved a new Agreement for our Town Manager. However, our existing Town Manager has chosen not to pursue employment with the Town after her current agreement expires later this month. The Board will obviously need to explore our next steps going forward.

The Town is still pursuing grants for the bridge coming into Town (the one close to Town Hall). We are receiving free assistance from a company who is helping us write a grant under the Bridge Improvement Program. One of the challenges that we have been facing recently is that obtaining grant funds to do a project seems to be dependent on us having the project engineered prior to application. What this means is that grant funding is often given to applicants who are "shovel ready" for a project. The company is assisting us in writing a grant for both a design and engineering grant; and an implementation grant. We are also still pursuing grants to move the American Discovery Trail off of Ute Pass Avenue.

The Town is also in the process of having a new zoning map. This map can be seen on the Town's website at the following address:
<https://greenmountainfalls.colorado.gov/departments/planning-land-use/maps>

This map will match what our new Land Use Code that was approved back in 2022. The zoning in our new Land Use Code was simplified. So, under the zoning prior to 2022, if you were zoned Residential (five zones based upon lot size), you are still zoned Residential under our new Code (two zones - either low or medium density). There may be a couple of situations where the property owner desires to change their zoning. Those changes will need to follow the Town's process for rezoning (posting, notifications etc.). I do believe that there are some properties where the owners may want to go from "Residential" to "Mixed" (was "Business" zone); or from "Mixed" to "Residential". We are currently in an open hearing to receive public input on the new Zoning Map. The hearing will come to a close for the Planning Commission on January 14th and will close for the Board

of Trustees on February 4th. I encourage everyone to take a look at the new map and our Land Use Code (both on the website) to see if you have any comments.

Our 2025 Budget is also in an open hearing. The proposed Budget is available on our website at this address:
https://greenmountainfalls.colorado.gov/sites/greenmountainfalls/files/documents/Budget%20Version%202025%20Assignment_0.pdf

The 2025 Budget hearing will close at our December 3rd Board of Trustees meeting. I encourage everyone to take a look to see if you have any comments.

Opinion/Position:

With the loss of our existing Town Manager, I want to make sure my position about things going forward is known. My position is that the Town needs to maintain having a Town Manager. I firmly believe that separating policy and operations is key to maintaining fair and equitable governance for all. This is one of the benefits that a Town Manager form of government offers. I do not support the Board of Trustees taking on Town Manager duties, especially for myself. No Board members (including myself) have the qualifications necessary to run a municipality. I signed up for and was elected to be Mayor in a weak Mayor form of government. Accepting duties that are currently performed by the Town Manager violates the form of government I came in under. I will not be willing to accept any duties that should be done by a Town Manager. I also have to be cognizant of my own health issues which is why I am taking a firm stance on this.

I want to publicly thank Ms. Frank for her service to the Town over the last 3 years. She was instrumental in making the Town improvements during that time.

Community Events:

On December 7th and 8th, Yule Days will be in Green Mountain Falls. On Saturday there will be a Holiday Craft fair in the Church in the Wildwood. On Sunday, there will be family activities, Yule log hunt, Santa, tree lighting and more!

Reminder:

Once the ice has reached a thickness that will support activities, we will open the lake up for skating and ice fishing.

Calendar:

Dec 3rd - Board of Trustees
Dec 10th - Planning Commission
Dec 11th - Parks, Recreation and Trails Committee
Dec 17th - Board of Trustees
Dec 30th - Fire Mitigation Committee