

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
TOWN OF BUENA VISTA, COLORADO**

May 24, 2016

WORK SESSION Regarding Compensation Classification Study at 6:01 PM

Present for the work session: Mayor Joel Benson, Trustees Lawanna Best, Mark Jenkins, Duff Lacy, and David Volpe, Town Administrator Brandy Reitter, Director of Public Works Greg Maggard, and Deputy Town Clerk Melanie Jacobs.

Shannon Daily from the School of Public Affairs in Denver attended to present a compensation and classification analysis to the Board of Trustees. She explained that the purpose of the study had been to gather data on town staff pay rates and job descriptions, and to compare these with the rates and descriptions being used in 24 similar Colorado towns to evaluate Buena Vista's competitiveness. Reitter indicated that she would use the information Daily had assembled to bring an updated pay plan to the Trustees at a later date, and to revamp job descriptions in order to make sure they are both current and accurate.

The work session ended at 6:41 PM.

I. CALL TO ORDER 00:00

A regular meeting of the Board of Trustees was called to order at 7:00 PM on Tuesday, May 24, 2016, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Mayor Joel Benson. Present were Trustees Lawanna Best, Mark Jenkins, Duff Lacy, and David Volpe, Town Administrator Brandy Reitter, Public Works Director Greg Maggard, Principal Planner Mark Doering, Town Treasurer Michelle Stoke, Town Attorney Kathryn Sellars, and Deputy Town Clerk Melanie Jacobs. Trustees Eric Gibb and Phillip Puckett were absent.

II. ROLL CALL 00:06

Deputy Town Clerk Melanie Jacobs proceeded with the roll call and declared a quorum.

III. PLEDGE OF ALLEGIANCE 00:25

Mayor Benson led in the Pledge of Allegiance.

IV. AGENDA ADOPTION 00:45

Benson requested the following modifications to the agenda: that the Executive Session be deleted, that item F be moved to B, that item G be moved to C, that item J be moved to D, and that item I be moved to E.

Motion #1 by Trustee Best, seconded by Trustee Lacy, to adopt the Agenda as amended. **Motion carried, 4-0.**

V. CONSENT AGENDA 02:16

A. Minutes

1. Regular Meeting – May 10, 2016
2. Planning & Zoning – April 20, 2016
3. Planning & Zoning – May 4, 2016
4. Airport – January 19, 2016
5. Airport – February 16, 2016

6. Airport – March 15, 2016
7. Airport – April 19, 2016
8. Beautification – April 14, 2016
9. Economic Vitality – April 28, 2016
10. Recreation – April 13, 2016

Motion #2 by Trustee Lacy, seconded by Trustee Volpe, to adopt the Consent Agenda as presented. **Motion carried, 4-0.**

VI. POLICY DISCUSSION – Nuisances; Abandoned/Inoperable Vehicles; Occupancy, Parking, and Storage of Recreational Vehicles; and Camping on Private Property 02:37

Benson explained to the audience that these policy discussions are intended to allow Trustees to set high-level policy as a guide for future Trustee and staff decisions in particular cases. Doering then introduced the evening's topic: nuisances, RVs, trailers, camping, and inoperable/ abandoned vehicles. He indicated that Trustees had expressed concerns at their May 10 meeting about some of the proposed regulations and drew the Board's attention to the redlined versions of the ordinances included in their packets. All changes in language were made in order to address Trustees' earlier objections.

Doering highlighted some of the specific alterations that had been made: camping would be limited to three consecutive days; the rules governing RV parking, storage, and use as temporary dwellings had been spelled out; language had been added to ensure proper storage of trailers; and regulations were put in place pertaining to agricultural use of animals and numbers/types of animals permitted to be kept in town.

Benson remarked, and Trustees agreed, that the inoperable vehicle ordinance had been adequately discussed at prior meetings and did not require further alteration at this point. Lacy expressed reservations about the possibility that an overenthusiastic Code Enforcement Officer could use the RV ordinance to harass citizens who are not, in fact, living in the vehicles even though it might appear that they are. Benson opined that the blanket requirement that trailers only be left in a public right of way for a maximum of 72 hours could create hardships for citizens. Doering clarified that regulations like these are intended to function as a tool allowing town staff to have productive conversations with residents to resolve possible problems. Reitter suggested that a supporting policy document outlining the intent of the ordinance be put together to supplement the Code, and stated that town staff would have this ready before the ordinance could go into effect.

Sellers drew Trustees' attention to the permitting provisions for allowing people to reside in RVs on residential properties; she wanted to make sure those regulations were understood. Doering explained that this ordinance would allow one occupied RV on a lot at a time, and would limit storage to one RV and two trailers per lot. Benson then thanked staff for cleaning up the animal regulations and allowing for some agricultural uses of animals in town.

VII. PUBLIC COMMENT 27:37

John Abdelnour of 801 ½ Swift Circle, Buena Vista: He spoke on behalf of installing the water line along Pinon St, explaining that many private lot owners were a part of the project, not just South Main, and that he expected 25 lots to be served by the line.

Pat Moffatt of 922 W Main St and 113 N Sangre de Cristo, Buena Vista: She objected to some of the new regulations pertaining to RVs, explaining that she has two fifth wheels on her lot that are kept hooked up to some services even though no one lives in them. She believes the proposed ordinance could create hardships for a segment of the local population that is already marginalized and underrepresented, and asked that this ordinance be tabled. She complimented Code Enforcement Officer Alex Junker on the job he is doing.

Jed Selby of 901 S Main St, Buena Vista: He stated that he had bought the Pinon St land some years ago, and that the property taxes already paid along with future tap fees would reimburse the town for the cost of installing the water line there. He opined that the town should go ahead and install water lines in all priority areas and then put in roads in those neighborhoods where development takes off. He reported that he has sold 16 lots in the Pinon St area.

VIII. RESPONSE TO PUBLIC COMMENT 40:57

Mayor Benson thanked the citizens for coming forward to express their opinions and concerns.

IX. BUSINESS ITEMS

A. South Main Infrastructure Request 42:05

Benson stated that the town was trying to encourage affordable housing and infill development and had set aside money to help with various types of projects; at the same time, the town does not have unlimited funds from which to draw. He noted that the timing of the Pinon St project did not fall within the parameters of the Capital Improvement Plan but wanted to find a way for the town to encourage this development.

Reitter noted that tap fees pay for installation of the tap itself (materials and labor) and perpetual maintenance of existing infrastructure, rather than being used to fund water line extensions. She reminded Trustees that at their April 12 meeting they had discussed criteria for use of town funds for new infrastructure, and said that utilizing these criteria yields a Pinon St project score of 4 points (for infill development; it does not meet the criteria for affordable/workforce housing, long-term housing, or creation of primary or secondary jobs). This score would allow the town to spend up to 20% of the allocated money in the Water Fund (\$100,000) on the project (for a maximum of \$20,000). Other funding options would put the Water, General, or Capital Improvement Funds below the 27% reserve threshold previously adopted by the Board. The town estimates that the water line will cost a total of \$255,000.

JJ Kinsfather of 905 Swift Circle, Buena Vista, rose to speak on behalf of the funding request. He stated that this was not a development as such, just a grouping of lots, many of which already have buyers. He argued that as some of these property owners are interested in building in the near future, the project is shovel-ready and this should constitute its own criterion. Lacy asked if the homes being built would be utilized for long-term housing; Kinsfather replied that he did not know the owners' plans. Lacy then suggested deed restrictions to prevent these properties from being turned into vacation rentals. Jed Selby stated that buyers would not agree to deed restrictions of this sort.

Reitter remarked that Sangre de Cristo and Atmos Energy use recapture mechanisms to recoup infrastructure costs as property owners develop their land, and suggested that the buyers could get together with town staff to discuss this option if they were interested. Benson expressed a desire to bump the project score to 5, based on the probability that at least some of the homes built would be used for long-term housing. This would make the project eligible for up to 30% funding.

Lacy motioned to approve 30% funding of the Pinon St project (\$30,000). Jenkins seconded **Motion #3**. Roll call vote: Volpe, Aye; Best, Aye; Jenkins, Aye; Lacy, Aye. **Motion carried, 4-0**.

Reitter indicated that town staff and property owners would work together on the details of getting the town's portion of the payment to the contractor.

- B. PUBLIC HEARING** – Should the Board approve adoption of Ordinance #12 “AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO APPROVING A ZONING MAP AMENDMENT TO CERTAIN REAL PROPERTIES KNOW AS LOTS 7-16 OF BLOCK 66, LOTS 1-17 OF BLOCK 67, AND BLOCK 68 IN THE TOWN OF BUENA VISTA, COLORADO.”? 1:14:20
- C. PUBLIC HEARING** – Should the Board approve adoption of Ordinance #13 “AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO VACATING AN ALLEY RIGHT OF WAY LOCATED BETWEEN BLOCKS 67 AND 68 IN THE TOWN OF BUENA VISTA, COLORADO.”? 1:14:20

Doering informed Trustees that he would present the rezoning and vacation requests at the same time. Both applications pertain to an arrangement between the Town and the Buena Vista School District whereby the latter plans to trade their current baseball field for a piece of town-owned property in River Park to be used as a new sports field; the town plans to utilize the property thus acquired for a workforce housing development close to downtown. The town will submit an application to the Colorado Housing and Finance Authority (CHFA) for low-income housing tax credits on the development; CHFA's deadline is June 1, 2016.

Doering explained that the rezoning of the property in question, located at 609 E Pine St, would be from R-1 OT to B-1 OT. The change in zone would allow for development of multifamily housing on the parcel. The vacation request pertains to an alley right of way between Pine St on the north and Carbonate St on the south, and between Utah St on the west and Nevada St on the east. This right of way is currently part of the baseball field located at that address. Doering showed Trustees a site plan of the proposed development, which would be comprised of two apartment buildings of three stories each, with eight units per floor, for a total of 48 new housing units.

Doering noted that as there are no criteria in the Municipal Code to use in evaluating rezoning requests, he had performed his analysis based on the criteria used in other Colorado communities. He has found that the rezoning is in conformance with the Comprehensive Plan, that it preserves contiguity with adjoining zone districts, and that it is compatible with adjacent land uses. The fourth criterion sometimes used, that the rezoning would correct a prior zoning error, is not applicable in this case. Doering closed his discussion of the rezoning request by letting the Trustees know that the Planning and Zoning Commission had recommend approval.

Doering then turned to an explication of the criterion for approval of right of way vacation requests: would it serve the public interest? He stated that he believed so, as there are no public improvements in the right of way that the town would be relinquishing; the vacation would allow the property to develop; and per the Comprehensive Plan, the citizens of Buena Vista desire more affordable housing in the downtown area. As with the rezoning request, the Planning Commission had recommended approval of the alley vacation.

Sandy Campbell of 527 E Pine St, Buena Vista, stepped to the podium to speak. She stated that her residence borders the ballpark on its northwest corner, and that she supports this plan. She does have two major concerns, one being the increased traffic the development would bring to her area, and the other being the possibility that businesses could locate on the property if CHFA rejects the town's application. She thanked Doering for meeting with her and her family about the matter.

Stacy Campbell, also of 527 E Pine St, expressed similar concerns about traffic and suggested it could become a safety issue if too many cars ended up routed in front of the elementary school. She requested that the Utah St access be dropped from consideration, to be replaced by an access onto Evans St. Campbell also asked that the building proposed to be located along Pine St be shifted south, in order to preserve the views from her property.

With no further comment received, Benson closed the public comment portion of the hearing.

Alan Blum of Urban Property Management, Inc. rose to address the Board. Urban, Inc. is the company that will develop the property if CHFA approves the town's application, and has been in the business of building workforce housing since 1972. Blum has met with CHFA and with the Chaffee County Economic Development Corporation about the project and is willing to work with staff and citizens to try to address any concerns. He indicated that their submittal to CHFA would be ready to turn in once the Board hands down its zoning decision.

Benson asked why the request was to switch the zone to B-1 rather than R-3. Doering explained that the R-3 parcel downtown (on which apartments had been erected) was an anomaly in the area, with a different development pattern than that followed in the rest of town. B-1 matches the majority of the downtown area. Jenkins was concerned about preventing businesses from moving onto the property if the tax credit application were to be rejected by CHFA. Reitter responded by reminding the Trustees that the land would belong to the town, and that the town's intent was to see workplace housing built there rather than allowing it to turn into a business area.

Applicant Shelly Mueller of 106 Surrey St, Buena Vista, approached the podium to address the Board. She stated that she was employed by and acting as a representative of the Buena Vista School District in this matter, and that the Buena Vista Board of Education approved of the District's involvement with the project. She offered to answer any questions from the Trustees.

No Trustees had further inquiries and Benson closed the public hearing.

After minimal further discussion, Lacy made a motion to approve Ordinance 12 (rezoning) as written. Best seconded **Motion #4** and it **carried 4-0**.

Volpe then motioned to approve Ordinance 13 as presented (alley vacation). **Motion #5** was seconded by Jenkins and **passed 4-0**.

- D. Should the Board approve adoption of Resolution #53 "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE TOWN OF BUENA VISTA AND URBAN PROPERTY MANAGEMENT, INC. AND AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO EXECUTE RELATED DOCUMENTS.**"? 2:02:00

Reitter introduced this resolution by explaining that it pertained to a purchase agreement with Urban Property Management, Inc. Once the School District's ballfield property is transferred to the town, the town will sell it to Urban, Inc. for \$10. UI will then develop it according to CHFA regulations and town standards. The agreement stipulates that there will be deed restrictions on the lot. If CHFA rejects the town's application, the contract would automatically terminate on October 1, 2016, without the need for any further action by the Board. The sale is set to close by July 1, 2017.

In response to a question from the Trustees, Sellars stated that the contract is a standard purchase and sale agreement. Reitter clarified that the entire property was not being sold, but rather just the parcel pictured on the site plan; some land was being retained by the town for a possible Habitat for Humanity project. Reitter also pointed out that the Board and town staff would have to approve the workforce housing development as it progresses, since only a preliminary site plan is available at this point.

Best motioned to adopt Resolution 53 and Lacy seconded **Motion #6**. It **carried 4-0**.

- E. Should the Board approve adoption of Resolution #52 "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE TOWN OF BUENA VISTA AND THE BUENA VISTA SCHOOL DISTRICT R-31 AND AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO EXECUTE RELATED DOCUMENTS.**"? 2:08:40

Reitter informed the Board that this resolution addressed the School District's portion of the land swap. The District has expressed satisfaction with the terms of the agreement and is supportive of the effort to bring workplace housing to the downtown area. In return for the 609 E Pine St property, the town has agreed to convey a five-acre parcel (in River Park, north of the softball fields) to the School District for use as a sports field. Because of the park property involved, the land transfer will have to be put to a vote of the people in April 2017. In the interim, the town would enter into a long-term (99-year) lease with the District. If the land swap were to be rejected by the voters, the town would dedicate the same amount of land to the District in the area near the Rodeo Grounds. This would not require voter approval as park land would not be involved. Superintendent Sue Holmes has stated that she is comfortable with this arrangement.

The Trustees discussed the need to change the election date that appears in the agreement to April 2017. In response to a request from Benson, Sellars agreed to add language to the agreement stating that the town could not develop the Pine St property until land had been provided to the School District for their new ballfield.

Best made a motion to approve Resolution 52 as presented and the Agreement as amended. Lacy seconded **Motion #7**, which **carried 4-0**.

Benson asked if any of the Trustees had an objection to moving agenda item H up to F, to better accommodate those members of the audience waiting for the public hearing on that land use matter. No one expressed opposition and the agenda was so amended.

F. PUBLIC HEARING – Should the Board approve adoption of Resolution #51 “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO APPROVING A MINOR DEVELOPMENT FOR THE PROPERTIES LOCATED AT 224 JAMES STREET AND 702 YALE AVENUE BUENA VISTA, COLORADO”? 2:16:00

Doering introduced this resolution, explaining that the applicants were seeking approval of a final plat for the Foreman – Greiner Minor Subdivision to create three residential lots on the property. The application was filed in order to rectify an illegal split made by a former property owner. No new public improvements will be needed, though the property owner will be required to rededicate half of an alleyway (8' in width) back to the town to provide access onto one of the new lots.

Doering projected a diagram of the proposed lot configuration onto the meeting room screen and ran quickly through the criteria for approval of a minor subdivision. He noted that the application conformed to the town subdivision and zoning ordinances, adequate utility service is available to the lots and an easement will be created across lot 1 to service lot 2, the northern half of the alley running along the south side of lots 1 and 2 will be required to be rededicated to the town, and proper drainage has been demonstrated for lot 1 (the only lot on which there is an existing house). Drainage control requirements will have to be met for lots 2 and 3 when they develop. Doering closed by noting that staff and the Planning and Zoning Commission recommend approval of the subdivision.

Benson opened the hearing to public comment.

Nita Stevens of 123 Neighbors Lane, Buena Vista, rose to ask a question: was there a current plan to build on lot 3? Doering responded that he was not aware of one, and stated that lot 3 was owned by Joe Greiner, who also owns property along Yale Avenue that is partially contiguous with that lot. Doering also stated that only one house could be built on lot 3 in the future.

With no further comment received, Benson closed the public comment portion of the hearing.

Benson asked if the applicant wanted to add anything to the presentation; receiving no response, he closed the public hearing.

Lacy motioned to approve Resolution 51, and **Motion #8** was seconded by Volpe. It **carried 4-0**.

G. Should the Board approve adoption of Ordinance #7 “AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO AMENDING CERTAIN SECTIONS OF CHAPTERS 16 AND 18 OF THE BUENA VISTA MUNICIPAL CODE”

REGARDING THE OCCUPANCY, PARKING AND STORAGE OF RECREATIONAL VEHICLES; CAMPING ON PRIVATE PROPERTY AND STORAGE OF TRAILERS.”? 2:27:50

Jenkins drew the Board’s attention to Section 5, stating that he finds the tent camping language too restrictive and wants it to allow for at least seven consecutive days (rather than three). Lacy expressed reservations about limiting trailer parking in public rights of way to 72 hours, and inquired whether there would be exceptions made for construction trailers. Doering replied that such exceptions would be possible with approval of a construction project. He also reiterated the limits on storage: only one RV and two trailers are allowed to be parked on a lot. Benson requested that food carts be permitted to be stored on business premises, as long as they do not occupy parking spaces. There followed some debate about how many RVs and trailers could be stored on lots with duplexes, with a variety of viewpoints expressed but no mutually agreeable compromise reached.

Benson wrapped up discussion by asking that the ordinance be modified in accordance with Trustee comments and brought back to a future meeting. Best motioned to table Ordinance 7 and was seconded by Lacy. **Motion #9 passed 4-0.**

- H. Should the Board approve adoption of Ordinance #8 **“AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO REPEALING AND REINSTATING ARTICLES III AND IV, CHAPTER 8 AND AMENDING SECTIONS 7-39, 16-4, 16-161, AND 16-243 OF THE BUENA VISTA MUNICIPAL CODE REGARDING ABANDONED AND INOPERABLE VEHICLES ON PUBLIC AND PRIVATE PROPERTY.”? 2:36:30**

Jenkins raised the issue of classic cars, inquiring about why the ordinance states that a citizen can only park one collector car outside and asking what would happen if someone owned two collector cars that s/he routinely drove. Doering responded that the requirement is tied to state statutes and permits one collector car to be parked outside but any additional such cars would have to be kept inside. Lacy asserted that this rule will lead to game-playing, as it discourages people from getting collector tags if they have multiple classic vehicles. Reitter reminded the Trustees that regulations of this nature are intended to give the town a tool to be used in problem situations.

Jenkins motioned to approve Ordinance 8 and **Motion #10** was seconded by Best. Motion **carried 4-0.**

- I. Should the Board approve adoption of Ordinance #9 **“AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO, REPEALING ARTICLES I, II, III, IV, V, VI, AND VII OF CHAPTER 7 AND REINSTATING ARTICLES I, II, III AND IV OF CHAPTER 7 OF THE BUENA VISTA MUNICIPAL CODE REGARDING NUISANCES AND NUISANCE ABATEMENT.”? 2:40:25**

Lacy remarked that the snow removal section of the Ordinance (Sec 7-14) should include language prohibiting the piling of snow in sight triangles/intersections. Lacy then asked if Sec 7-25(i), which allows some town properties to be maintained in their natural states, was intended to give the town the right to avoid landscaping work that is required of town residents. Benson remarked that it might behoove staff to revisit some of this language. In response to a further inquiry from Lacy, Doering replied that the town was indeed responsible for maintaining all

town-owned property, which would generally include the strip of land between a sidewalk and a street. Doering agreed to bring the Board a good, illustrative example of the difference between town right of way and town streets.

Benson requested that mules and donkeys be added to the chart in Sec 7-36, and that six fowl be allowed per half-acre of property rather than per acre. In Sec 7-38(d)(4), Benson asked that the phrase 'but may not run at large' be removed due to redundancy. Volpe inquired about teacup pigs, as people keep them as pets and they could be exempted from the prohibition on swine. Doering explained the rationale behind the swine ban, which was prompted not only by the noise and smell of the animals but also by people's tendency to butcher them. Lacy then asked about butchering deer and elk in town, a not uncommon occurrence during hunting season.

Lacy motioned to table Ordinance 9 to allow for further review and modification. Jenkins seconded **Motion #11**, which **passed 4-0**.

- J. Should the Board approve adoption of Ordinance #11 "**AN ORDINANCE CREATING AN ENTERTAINMENT DISTRICT AND AMENDING CHAPTER 6 OF THE BUENA VISTA MUNICIPAL CODE BY THE ADDITION OF A NEW ARTICLE VI COMMON CONSUMPTION AREAS.**"? **2:54:40**

Benson introduced this matter by stating that the ordinance related to the Trustees' prior discussion of setting up an entertainment district. Sellars explained that the regulations would 1) create such a district, within which promotional associations could set up common consumption areas, and 2) specify the procedures for the licensing of these associations. Security and other concerns can be addressed through the licensing process, which allows the town to place conditions on a license at the time of issuance.

None of the Trustees expressed reservations about the ordinance, but Lacy did ask that the phrase 'enhance the community's quality of life and' be removed from the fourth 'WHEREAS' on the first page of the document. He expressed skepticism about the likelihood of common consumption areas making people's lives better.

Lacy then motioned to approve Ordinance 11 as amended and Volpe seconded **Motion #12**, which **carried 4-0**.

- K. Should the Board approve adoption of Resolution #54 "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO AUTHORIZING A CONTRACT WITH NATIONAL CAR CHARGING FOR THE DESIGN, FURNISHING AND INSTALLATION OF PUBLICLY ACCESSIBLE LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING STATIONS.**"? **3:00:45**

Benson inquired as to whether the Trustees were being asked to approve both a contract and a budget amendment with this resolution. Reitter replied that this was correct and went on to explain that Railroad St next to Optimist Square Splash Park and the River Park boathouse were being considered as possible locations for the charging stations. These stations require two dedicated parking spots each and are intended to be highly visible in order to help promote the use of green energy. The bid on the stations came in at \$9,687 over the budgeted amount,

and Reitter has been talking to Sangre de Cristo about potentially having them cover part of this overage.

Lacy expressed a lack of enthusiasm about blocking off parking spots in high-use areas of town for the exclusive use of those who wish to charge their electric vehicles. Reitter let Trustees know that the software associated with the stations is highly flexible, and it should be possible to set up a reservation system that would let drivers know if a charging space was free or not. Benson suggested dedicating the parking spots to charging at some times of day, and leaving them open for anyone's use at others. Maggard and the Trustees discussed limiting the spaces next to the Splash Park to 10-minute parking unless someone was charging their car. Maggard indicated that Public Works could put up signage to that effect when the station was in place.

Benson asked Stoke for sales tax figures for 2016. She replied that the town currently has just over \$40,000 in surplus on sales tax revenues for the year. Lacy noted that only one item had gone over budget so far in 2016.

Lacy motioned to approve Resolution 54, along with the required budget amendment and with the understanding that Sangre de Cristo might help with the overage. **Motion #13** was seconded by Jenkins. Roll call vote: Volpe, Aye; Best, Aye; Jenkins, Aye; Lacy, Aye. **Motion carried, 4-0.**

- L. Should the Board approve adoption of Resolution #55 **"A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO APPOINTING ED BARKOWSKI AS AN ALTERNATE MEMBER OF THE PLANNING AND ZONING COMMISSION."**? 3:12:13

Benson requested a motion on the matter. Volpe made a motion to approve Resolution 55, which was seconded by Lacy. **Motion #14 passed 4-0.**

X. STAFF REPORTS

1. Town Administrator 3:12:30

- Reitter informed the Board that there will be an Intergovernmental Meeting on Tuesday, May 31 and asked if anyone had agenda items to add. No one did.
- The Economic Vitality Advisory Board would like to put together an economic development strategy for the town, and plans to apply for a grant in order to have a study done. They have asked for Trustee support. Lacy motioned to direct staff to proceed with this initiative, and Volpe seconded. **Motion #15 carried 4-0.**
- NIMS training will take place on June 2 from 9:00am – 2:00pm. All Trustees should attend, as this is a required training for all key staff and elected officials. In the event of an emergency, the fact that Trustees and appropriate staff have had this training could render the town eligible for reimbursements from the state and federal governments.

2. Town Treasurer 3:17:44

- Stoke reported that the March sales tax receipts were 6.4% over the March 2015 numbers, and that the total surplus for the year so far amounted to \$40,335 (8.81% higher than projections).
- The audit is ahead of schedule and Stoke will bring the results to the Board sometime during the next three or four Trustee meetings.

- Stoke and Van Deel have been working to bring airport grant drawdowns up to date. They have almost completed this task. They will also be collaborating to streamline financial reporting at the airport.
- Stoke drew the Board's attention to recent large expenditures listed in her written report, including a bill for over \$10,000 for electric service in April.

3. Town Clerk

Not present at meeting.

4. Principal Planner 3:21:45

- Doering noted that he had added an item to his written report: the number of phone calls received by the Planning Department during the previous month. He indicated that a lot of the recent calls pertained to the new FEMA Flood Insurance Rate Map (FIRM).
- The deadline for appeals to FEMA regarding the FIRM is June 7.
- Doering suggested June 21 at 7:00pm in the Pinon Room as a good time and place for the Trustee work session with the Planning Commissioners.
- Doering thanked Code Enforcement Officer Alex Junker for the work he has been doing.
- The consultants working on the Unified Development Code rewrite are supposed to get the revised draft of Module 2 to staff on June 3. This will be distributed to Steering Committee members, who will meet in late June to discuss the document.

Benson noted that there was a fee waiver request from Emily Wheeler at The Link School included in the meeting packet. Lacy motioned to approve the request. Best seconded **Motion #16**, which passed 4-0. Benson invited Trustees to the Shooting the Anvil event at the July 4th parade.

XI. TRUSTEE/STAFF INTERACTION 3:28:30

Benson mentioned that a new and very large Gunsmoke sign had been erected in Johnson Village. He considers it an object lesson in the need to sign an IGA with Chaffee County. Reitter indicated that this is in process.

Benson stated that Chaffee County is modifying its Land Use Code to reduce parcel sizes from two- to one-acre, and speculated that this could encourage development to move away from town and into the county. He encouraged Trustees to keep an eye on this. Doering said that he had heard the changes were intended to allow more density per parcel, rather than smaller parcels.

Benson concluded his remarks by noting that the soccer tournament would take place next week.

Lacy opined that the April electricity bill was rather high and asked about progress on replacing old lights in town buildings with LEDs. Reitter stated that she was pulling together an RFP to address this, and that the old bulbs would be phased out over time.

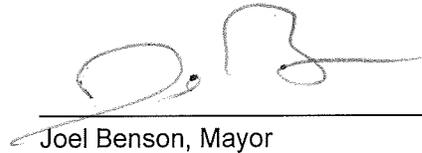
Reitter noted that there was a letter of support for the Collegiate Commons subdivision (the workforce housing development at 609 E Pine St) included in the meeting packet. She asked Trustees if they were agreeable to signing off on the letter. Volpe motioned to approve this and Lacy seconded. **Motion #17 carried 4-0.**

Maggard stated that he had met with an archaeologist from the BLM, who had looked at the fire pit and given the town some options regarding what could be done with it. These options included protecting the pit with plexiglas panels and placing interpretive plaques at the site, or burying the site back up in order to preserve it. The Board expressed an interest in keeping the fire pit accessible and asked Maggard to look into the costs associated with adding protective and interpretive materials to the site.

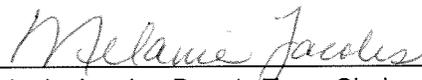
XIII. ADJOURNMENT 3:35:30

Motion #18 by Trustee Best, seconded by Trustee Lacy, noting that there was no further business to come before the Board and declaring the meeting adjourned at 10:35 PM. **Motion carried, 4-0.**

Respectfully submitted:



Joel Benson, Mayor



Melanie Jacobs, Deputy Town Clerk