



Gypsum Town Council
May 28, 2019

- PRESENT:** Chris Estes, Chris Huffman, Karen Sheaffer and Marisa Sato
- STAFF:** Mark Silverthorn, Lana Bryce, Jeremy Rietmann, James Hancock and Lily Ludewig.
- ABSENT:** Mayor Carver, Pam Schultz and Tom Edwards Mayor Pro Tem.
- AUDIENCE:** Heath Mosness, Susie Keysor, Taylor Slaugh and Jordan Zarate

MEETING CALLED TO ORDER-PLEDGE OF ALLEGIANCE

Council Chris Estes served as a Mayor pro tem for this meeting.

CONSENT AGENDA

Minutes
May 14, 2019

[051419.docx](#)

Bill Pay

[05-28-19.pdf](#)

Council member Chris Estes made a motion to approve the Consent Agenda. All in favor

After consideration, the motion passed by the following vote: **AYES:** Chris Estes, Chris Huffman, Karen Sheaffer and Marisa Sato **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Tom Edwards Mayor Pro Tem, Mayor Carver and Pam Schultz.

CITIZENS BEFORE COUNCIL

Vail Valley Walk to End Alzheimer's
Presented by: Kate Dochelli

[Alzheimer's Walk.pdf](#)

Kate just got married and since she is based out of Denver, was not able to make the trip. Item to be re-scheduled.

ORDINANCES AND RESOLUTIONS

[Resolution No. 20 \(Series 2019\) A Resolution Appointing Directors to the Tower Center Metropolitan District Board of Directors](#)
*Presented by Lana Bryce

[Memo to Town of Gypsum \(initialed\) re vacancies on board of directors adp0520191440.pdf](#)

[Resolution Appointments Metro Dist.DOCX](#)

This is in relationship to the Tower Center property. The District is requesting the Council make appointments to fill vacancies on the District's Board of Directors. The District's entire Board of Directors has been vacant for a while.

Discussions with the State Attorney General's Office have occurred and they have agreed to an extension to allow the District to fill the vacancies on its Board of Directors. This extension is to appoint three individuals who are willing to serve on the District's Board of Directors: Ken Marchetti, Debbie Braucht and Kathy Lewensten.

Council Chris Huffman made a motion to approve Resolution No. 20 (Series 2019) A Resolution Appointing Directors to the Tower Center Metropolitan District Board of Directors

After consideration, the motion passed by the following vote: **AYES:** Chris Estes, Chris Huffman, Karen Sheaffer and Marisa Sato **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Tom Edwards Mayor Pro Tem, Mayor Carver and Pam Schultz.

OTHER ITEMS

[Change Order 01 to the Roundabout Hardscape Contract with GM Asphalt Repair](#)
Presented by Jim Hancock

[CO 01 Roundabout Hardscape GM Asphalt Repair.pdf](#)

The Town received a reasonable price to cleaning, sealing, caulking and repair existing concrete. This was not included in the original scope. Still under budget on the project.

Council Member Marisa Sato made a motion to Approve change order 01 to the roundabout hardscape contract with GM Asphalt repair. All in favor

After consideration, the motion passed by the following vote: **AYES:** Chris Estes, Chris Huffman, Karen Sheaffer and Marisa Sato **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Tom Edwards Mayor Pro Tem, Mayor Carver and Pam Schultz.

Updates

Jeremy - Two Hotel feasibility studies have been done by Isabel Ackerman with Brandt Hospitality Consulting, Inc. (Included in the packet).

- a) Financial partnership with Eagle County that contemplates areas by the Airport. These areas are considered fair to good sites, but only with improvements to the amenities available there.
- b) I-70 site reflected to be in a very strong competitive position. Good site.

Jeremy and Taylor recently attended an International Council of Shopping Centers Real Estate Conference (ICSC) in Vegas and they brought these studies to hotel prospects who were very pleased with us using Isabel Ackerman for this study. Four different hotel brands showed interest for this site.

Lana – Turgeon Pizza food truck opened today. Temporary location: Arturo’s parking lot with Town’s consent. They are using electricity from Arturo’s building and they will be responsible for these fees. They are using the three bin sink for cleanup until the Town sells/removes the kitchen equipment from the site.

Potential of Ikahi Grill having a truck out there, as well. Rocky Mountain Tacos also interested.

Jordan Zarate was in the audience. He is an out-State visitor from Southern California, living in a similar population and elevation town; curious about how a small town operates.

Chris Huffman went to meet with Mrs. Jordan's middle schoolers, today at 9:30am.

MAYOR AND TOWN COUNCIL

STAFF REPORTS

Manager's Report

[5.28 Mgrs.pdf](#)

Finance Officer's Report

[052819.pdf](#)

Planning Report

[052819.docx](#)

[Food Truck Layout.pdf](#)

Communications & Marketing Manager's Report

[5-28-19 Communications-Special Projects Report.pdf](#)

Engineer Report

[05282019 Engineer Update.pdf](#)

CORRESPONDENCE

Market Feasibility Study for Town of Gypsum, Colorado

[Gypsum CO - Highway Site - FINAL.pdf](#)

[Gypsum CO - Airport Site - FINAL.pdf](#)

Student Project
Tourism Poster

[Tourism Poster.pdf](#)

ADJOURN

Council Member Chris Huffman made a motion to Adjourn this meeting.

After consideration, the motion passed by the following vote: **AYES:** Chris Estes, Chris Huffman, Karen Sheaffer and Marisa Sato **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Tom Edwards Mayor Pro Tem, Mayor Carver and Pam Schultz.

Mayor Pro tem Chris Estes

Danette Schlegel, CMC
Town Clerk