

**MINUTES OF THE REGULAR MEETING OF THE GENERAL
ASSEMBLY**

TOWN OF OPHIR, CO 81426

TUESDAY AUGUST 19TH, 2025 7:00 PM

OPHIR TOWN HALL 36 PORPHYRY ST.

Video and audio recording available upon request

1. CALL TO ORDER

Andy Ward calls the meeting to order at 7:01pm

VOTING MEMBERS PRESENT: Phil Hayden, Catherine Gockley, Mark Rosenthal, Joan May, Gunnar Doyle, Matt Williamson, Melanie Kent, Allyn Hart, Jerry Oyama, Doris Glynn, Eric Beerman, Abby Gamache, Daniel Forgrave, Dave Chew, Lucas Leighton, Maddie Crowell, Natalie Fijalkowski, Tyler Simmons, John Humphries, Will Marsh, Joe Schults, Amanda Fefferman, Gregory Hope, Kirk Drogsvold, Corinne Platt, Mark Worth, Kim Wheels, Slator Aplin, Ryan Ehlers, Tyler Schultz

NON-VOTING MEMBERS: John Wontrobski, Haley Carmer, Kara Gray, Sheamus Croke, Mollie, Mark Pearson

2. APPROVAL OF AGENDA

Mark Rosenthal motions, Catherine Gockley seconds.

All in Favor (Yay): Unanimous

3. ADOPTION & SIGNATURE June 22nd 2025Regular GA minutes

Gunnar motions, Joan seconds.

All in Favor (Yay): Unanimous

**4. Williamson sisters present donation to Camp Mystic for
recovery/rebuilding efforts**

5. a) EXECUTIVE SESSION FOR PURPOSES OF DISCUSSION
WITH TOWN ATTORNEY

Andy motions, John Humphries seconds

All in Favor (Yay): Unanimous

Executive session begins @ 7:09 and recording is stopped.

Executive session ends @ 7:46 and recording is resumed.

Andy requests that if anyone has any concerns regarding the discussion during the executive session to speak now. No one speaks.

b) CONSIDERATION OF CONTINUATION FOR PUBLIC
HEARING ON ORDINANCE #2025-01 TO SEPTEMBER 16TH, 2025
GA MEETING

Mark Rosenthal motions, Joan May seconds.

Voice vote taken: 2 no votes, motion passes

c) CONSIDERATION OF ORDINANCE 2025-3, APPLICANT:
SHEAMUS CROKE FOR AN LUC MAP AMENDMENT ON LOTS
5&6, BLOCK M, OPHIR ON FIRST READING AND SETTING A
PUBLIC HEARING ON SEPTEMBER 16TH

Gunnar presents application overview.

Corinne asks if we can adopt the original InStarr map as the town avalanche hazard map at the next meeting.

Andy responds it will be on the agenda at the September GA.

Phil states he'd like to adopt the map which is most conservative.

John Wontrobski states the GA gave staff direction to follow the InStarr map as closely as possible. The InStarr map is the only map we have that is based directly on scientific study.

Hailey notes every iteration of a map ever seen by town is based on the original InStarr report/map.

Mark notes the study was done in the 70's and transcribed to color by Foley in the 90's.

Andy notes we can't find evidence for Foley's changes to the original InStarr map.

John Wontrobski responds he thinks the Foley map may have occurred during an LUC change/update.

Cat asks if Foley has been contacted.

Andy responds they have and could not find anything in their records about the changes to the map.

Eric Beerman echoes Corinne's sentiment and states he thinks it would be wise. He states we can address this application at the same time. He would like an expert avalanche opinion on this issue.

Andy states town has gotten expert opinion to support the use of the InStarr map zoning.

Mark Worth asks if this issue would be moot if we adopt the InStarr map.

Mark Worth motions to deny the motion, Allyn seconds.

Joan states she is not in favor of slowing down the process.

Hailey clarifies that the next GA amendment vote would not address the application issues.

Mark Worth explains he'd like to reduce the number of variances.

Mark Rosenthal notes it is an ordinance not a variance.

Hailey confirms this is a change to the hazard map via ordinance.

John Wontrobski notes he has checked the avalanche maps for disagreement and has not found many. He believes therefore that a case by case method is more efficient and supports the ordinance.

Kim asks if it would be harmful to Sheamus' process to slow down and he confirms that it could.

Mark Worth requests a roll call vote.

John Wontrobski states if the vote is close via voice vote we will proceed to roll call.

Voice vote: 3 yes votes, motion fails.

Joan May motions to approve and set second reading for September 16th GA, Slator seconds.

Voice vote: 3 no votes, motion passes.

6. STAFF REPORTS

TOWN MANAGER – County staff is working on emergency response issues. Town staff is discussing potential wildfire mitigation.

Community bus ride from Ophir to Easy Jim concert? Would be about \$15/20 per trip. Is town interested?

East Ophir backup pump is on order for around \$5k. When it is up and running the other pump will be serviced and replaced.

P&Z elections are next month.

Corinne asks when traffic control signs are being put up. John responds next week.

OEC – Bee Happy has removed ox eye daisies and thistle. Town compost and bio char have been mixed w/ seed and spread around open spaces. One more visit is scheduled for this season.

P&Z – Solar ordinance will be looked into next month, if you have questions please reach out. Starting on the LUC amendments process soon.

Kim notes federal tax credits for solar are expiring at the end of 2025.

MAYOR – The redwood box in waterfall canyon will be replaced in September.

7. NEW BUSINESS

Phil asks for a water use update.

John Wontrobski responds use is up marginally from past years.

8. ADJOURN

Andy adjourns the meeting @ 8:45pm

Minutes prepared by Ben Foster, Town Clerk

Audio and video recordings of all General Assembly Meetings are available to the public. Please contact the Town Clerk if you would like a copy of this month's audio of the meeting minutes.