

June 27, 2022

To the Town of Lake City,

Regarding: Food/Vendor Trucks in the town

I urge the Town to take the time and effort to research the issue of food/vendor trucks within the town limits. And, the Town should take no action until that research is completed, at which time, make the results known to the public in order for townspeople to have knowledgeable input before the ordinance is written and vote is taken.

My concerns include -

1. Placement of food/vendor trucks. Where will these vehicles and/or carts be allowed? I am not in support of allowing said vehicles/carts to be located on public property. Taxpayer monies should not be used to provide water, restroom or waste services for businesses. Food/vendor trucks/carts cannot be along the streets either. Having random food/vendor trucks along the streets would create hazardous conditions for pedestrians and passing cars.
2. Food preparation. Currently, all restaurants must prepare food in a commercial kitchen to assure appropriate cooking temps and cleanliness are maintained. (Referring back to point #1, the town/county kitchens cannot be used.)
3. Inspection of food vehicles/carts. The same state and county food preparation inspection requirements as placed on restaurants must be maintained and public documentation provided.

4. If we open the door to food trucks/carts, will we then be forced to allow all sorts of vendor trucks/carts? We must have some control over what is sold.
5. Noise. As I understand, the generators on food trucks are quite loud and run almost constantly.
6. How many vendor vehicles will be allowed? A specific number of vendor vehicles allowed and a fair and specific application process must be in place before any Town vote/action is taken.
7. Licensing and Permits. Currently, businesses must pay for a license to do business in the Town of Lake City. Food/vendor vehicles/carts also must be required to pay for this license, along with any other state imposed licenses/permits for food/vendor vehicles.

As this process begins, more questions/concerns may arise. I am not in favor of just opening up the town to any and all food/vendor vehicles. The food/vendor vehicles will be operational during the peak tourist season. Our summer/fall guests come for the "Lake City Experience". We must not jump headfirst into this without due diligence to make sure we do not jeopardize the "Lake City Experience".

Shari Heaton

Alexandermulhal@townofLakeCity.co

Re: Food Truck Proposal for the town of Lake City, CO 81235

Areas of concern:

Food trucks need to pay an annual fee of \$5,000 to \$10,000 in lieu of taxes to support:

schools

water and sewer

roads maintenance

recreation district

Food Trucks need to reimburse city for private or public parking to support:

Water and sewer

Road maintenance

and public parking

Food trucks need to follow local health rules and regulations by providing:

Fire retardant systems

Triple sinks

Sewage

Water

Bathroom accommodations

And trash removal

Local, state, and Federal rules and regulations

Respectfully,


Fred and Joyce Stapleton



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food trucks

Dan LAST_NAME [REDACTED]

Wed, Jun 29, 2022 at 12:07 PM

To: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>

Cc: "dave@hallrealty.net" <dave@hallrealty.net>

Alexander

I wish to weigh in on the issue of food trucks in Lake City. As a homeowner and contributor to the local economy and tax base for 45 years, have family members who grew up in Lake City and our now homeowners, I am definitely not in favor of this idea for the following reasons:

1. The businesses that provide food and drink in Lake City are owned and run by dedicated people who put their hearts and souls into trying to survive by providing needed services during the several months a year that tourism allows them to make a living. There is no way there would be a level playing field with these food trucks taking needed business from established businesses.
2. Unlike the dedicated business owners that pay rent/mortgage, utilities, taxes on their land and building, to allow a food truck to get around all these expenses by using free public land to compete against these businesses is unjust and quite possibly illegal. Any use of public land, particularly the town park, should be strictly forbidden. The trash that would be generated around a food truck would not be attractive to town. Food truck patrons would walk away and when done, leave their trash wherever.
3. There is no pressing need for these trucks in Lake City during the summer months. Perhaps a pilot program where they would provide services in the October to May months would be much more beneficial and truly provide needed services during the winter for tourism. As they would not have to light and heat a real business location, they might be able to afford it. If they can survive the winter, then reassess their need for Lake City.
4. We don't need more unsightly vehicles laying around Lake City.
5. I am at a loss as to why so many people move to Lake City to get away from their previous locales because of the beauty and laid-back ambience of Lake city and then want to turn it into what they've left behind. Food trucks on the mall in Washington, D.C. and other large cities actually serve a purpose and fill a niche. No such need in Lake City.

Thank you for your consideration.

Daniel W Trujillo
1140 Ocean Wave Dr
Lake City, Co



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Trucks

Katherine Morgan [REDACTED]
To: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>

Tue, Jun 28, 2022 at 5:14 PM

Concerning the approval or disapproval of food trucks in town on public property... Although I am not a town resident I AM a resident of Hinsdale County and, at this time, I disapprove of allowing food trucks on public property. One of the draws to Lake City is its quaint, small town feel. Seeing food trucks lined up and down the street or surrounding our beautiful park would dramatically change the feel that so many have grown to love. On numerous occasions I have heard both locals and visitors refer to Lake City as a "little slice of paradise", who in their right mind would find the idea of food trucks lining our streets as a paradise? The visual of the "Taco Delight" and "Big Bovine Burger" trucks surrounding the park and playground, the obnoxious sound of generators running, the trash that would line the streets, all a definite negative for Lake City. Concerning the trash, we all know that there are individuals who find it easier to toss trash on the ground rather than spend 20 seconds opening a bear proof container, is the town prepared for the expenditure of staff to clean up the physical mess? Do we have the staff at the Sheriff's Office to patrol and cite offenders? Has anyone thought about our precious bear population and the possible problem when the bears do their midnight hour walk about in search of the grease and trash smell? Certainly the local restaurant owners can be a bit swamped in the busy tourist season and some individuals want a quick food fix, hence, the draw to food trucks. As an involved member of our community, I want our local businesses to flourish and profit, I don't see that happening if we allow food trucks to slide into town, sponge off the tourist who are in a hurry to go check out our eclectic shops and hop back onto the trails and passes. I am not at all against progress but I am against a knee jerk action concerning the food trucks.

Katherine Morgan
1776 San Juan Dr
Lake City CO 81235
505-331-6622

Sent via Katherine's wireless waffle iron.



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food trucks

Harry MacKendrick <[REDACTED]>
To: Alexander Mulhall <alexandermulhall@townoflakecity.co>

Wed, Jun 29, 2022 at 8:11 AM

Trustees:

I wanted to offer a few quick comments on the food trucks that are on tonight's agenda. I SUPPORT food trucks for the following reasons:

- I would like some variety of food offerings in town. We are all used to the same old same old. I hope if approved, there would be some new choices.
- I rarely eat out during the busy summers. The restaurants are crowded, and I choose not to frequent them. Food trucks would offer some alternatives and "thin the crowd."
- Food trucks would offer food that you could get on the run. Oftentimes you need to grab and go and get on with your day.
- I think that by not allowing food trucks in town, they will merely set up shop in the county much like the donut trailer. The town will have a missed opportunity on collecting taxes for the benefit of the city. Why throw away a chance to further business and revenue?

Hopefully you will give consideration on allowing food trucks in town. I believe they will be a step forward in growing our offerings and business opportunities in town for residents and guests alike.

Thank you.
Harry MacKendrick
815 Pine ST.



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Fwd: Food truck thoughts

1 message

Vance Lipsey <townmanager@townoflakecity.co>
To: Alexander Mulhall <alexandermulhall@townoflakecity.co>

Thu, Jun 30, 2022 at 8:20 AM

----- Forwarded message -----

From: **Diane Bruce** <dianebruce@townoflakecity.co>
Date: Tue, May 31, 2022 at 10:03 AM
Subject: Fwd: Food truck thoughts
To: Vance Lipsey <townmanager@townoflakecity.co>

Here is the letter re: food truck issue. I was hoping that the mayor would forward this to you and maybe he has...I have had zero luck contacting him. This should be added to "correspondence received". Thanks, Diane

Sent from my iPad

Begin forwarded message:

From: katie elkins <[REDACTED]>
Date: May 22, 2022 at 4:49:17 PM MDT
To: Jeffheaton@townoflakecity.co, Jessekendall@townoflakecity.co, daveroberts@townoflakecity.com, DianeBruce@townoflakecity.co, doughamel@townoflakecity.co, henrywoods@townoflakecity.co
Subject: Food truck thoughts

To the Lake City Board of Directors,

I want to start out by thanking you for having these conversations, I know they are not easy ones.

I have a few thoughts as a "brick and mortar" business in town as far as food trucks go.

First, I am not opposed to them. I love a good food truck. And I do believe that as we grow as a town, with the desire of attracting a younger demographic, this could be a good change for LC.

However, with that said...here are my concerns.

We lack the infrastructure. Where are these trucks going to have access to water and electricity? Where will they be parked? As a taxpayer, I am already paying more than I would prefer (as I am sure we all are), I am not really in favor of a tax hike for funds to build that. If they use town water and electricity, who is actually paying for that in the end?

Second, I have heard mention of them being on public town property. How is that option equitable for the towns people? We currently can't even camp on public property at the lake peninsula...but now we can consider allowing food trucks? I realize that the lake property is county property, so it's a little different, but the idea is the same. What can and can't be done on said properties? Also with the historical district...we have to jump through hoops for fences and the color/material of roof that is acceptable. What do they think about this? We can't even build tiny homes to help with the housing issues we have.

Third, and probably the most at the forefront for me, who and how are the food trucks being monitored for health? We are subject to 2 health inspections a year. We always pass, but have had corrections here and there over the years for the safety of our patrons. That keeps complacency at bay and sets a standard that we abide by. We have a commercial kitchen that has to meet health and fire/building codes. We can't just make something in my residential kitchen and serve it in the restaurant. It's has to be prepared in a clean

6/30/22, 8:21 AM

Town of Lake City Mail - Fwd: Food truck thoughts

and safe environment. Will these trucks be subject to inspection? What about the random food trucks that wander in, will they be inspected?

When Mitchel Murphy had his truck, he worked out a deal with a private property owner. It all went through them. Whatever their deal was, did not impact the taxpayers. It impacted the property owner and him. I feel like that is probably the simplest way to go about this. I am concerned about the flood gates that could swing open if we move forward with this with out very clear plans and boundaries.

To wrap this up, I am again not against them but would really appreciate the board to take some time and really do your homework on what this would mean. I am really hopeful that we can work together and find a plan that works for the food trucks AND the brick and mortar businesses. The last thing I desire to see is more division in this town and would love to see how this could actually bring some healing and unity to our town.

Thank you for your time and diligence in this decision.

Kelly and Katie Elkins
Owners of Southern Vittles

--

Vance Lipsey
Town Manager
Town of Lake City
PO Box 544
Lake City, Colorado 81235



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food trucks

Sally Moore <[REDACTED]>
To: alexandermulhall@townoflakecity.co

Mon, Jun 27, 2022 at 6:40 PM

Hello,

I am writing to add my two cents worth regarding the hot topic of food trucks in LC.

While I no longer live in LC I am a frequent visitor. While food trucks offer the allure of infinite variety, their addition to the mix would be a slap in the face to the business owners who have hung on to serve this town thru good times and bad-thru pandemics and avalanches and fires to scratch out a living. It is likely challenging enough for restaurant owners dealing with run-away food inflation to stay afloat without introducing outside competition with no real, long haul investment here in town.

With the economy on serious shifting sands I hope you won't risk driving your brick and mortar restaurants out of business. Vote no to food trucks.

Sincerely,
Sally Moore



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food truck, trailers, or any other mobile businesses

Roxa Hutchins Hutchins [REDACTED]
To: alexandermulhall@townoflakecity.co

Tue, Jun 28, 2022 at 9:42 AM

Dear Town of Lake City,

I'm writing this letter as a former owner of a food establishment, gas station, garage, and entertainment venue. One summer, we actually experienced the effect a mobile food truck (disguised as a covered wagon that actually served BBQ). Of course, our business is located in the county where there are no restrictions. Another business let them park on their lot and use their utilities and suck away at our piece of the pie. I'm speaking from experience and it's not positive. Please don't allow anything other than "Brick and Mortar (B&M) establishments of any kind in the town of Lake City. It is inherently unfair (not equitable) to do so. Anything "mobile" cannot and does not bear the same burden in terms of costs: mortgage, property taxes, insurance, investments, utilities year round, permanent improvements (water, sewer, electricity, building codes, regulations, inspections, etc, etc. You name it and there really is no comparison. On top of that is the short season (summer) many of these B & M businesses have to compete for their slim piece of the pie to get them by in the winter. Lake City does not have the population, winter tourists, nor the resources for every citizen to patronize every business every day throughout the winter months to make it worthwhile for all the B & M businesses to remain open in the winter, nor do all the B & M businesses have the capability to remain open due to lack of ability to heat their businesses, staff, and myriad of other reasons, however ; they are still responsible to pay taxes, pay utilities year round (water/sewer), pay a mortgage, etc, etc, I wonder how many mobile units are winterized to stay open, my guess would be Zero. Why make it harder for our already established B & M to survive? Why make the pie smaller and smaller? Why not allow all other mobile possibilities besides food such as: mobile fly shop, mobile convenience store, mobile liquor store, mobile hotels, mobile cabin resorts, mobile real estate offices, mobile restaurants (of yeah, that's what you're considering), mobile bakery, mobile grocery store, mobile transfer station, mobile gas stations (not sure that's a thing, but could be), mobile medical clinic, mobile ice cream shop, mobile gift shops, where do you draw the line? Mobile is Mobile which means they can pick up their stakes and move out in the middle of the night. No committment, no responsibilites, no ties. I can't think of one good reason to suck the life out of the B & M businesses.

In conclusion, it's a bad idea, it's always been a bad idea. Until Lake City is a Denver, an Austin, or any number of cities that allow "mobile establishments" with very strict regulations, I recommend supporting our already established hardworking, B & M establishments.

Sincerely,
Roxa Hutchins



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food truck comment

Tim Crist <[REDACTED]>
To: Alexander Mulhall <alexandermulhall@townoflakecity.co>

Mon, Jun 27, 2022 at 2:46 PM

Hello Alex...

Just wanted to comment on the possibility of food trucks in Lake City. Two main points for me:

1. Food trucks can provide a much needed option for this town in regards to cuisine. Street tacos, Indian, Thai and others would be a wonderful addition to the offerings in this town. To say it differently, something other than burgers, fried food and BBQ would be most welcome.
2. What's better than good old capitalism? Shouldn't we be pro-business? Why exclude someone because their "delivery system" isn't a building located here in town? Let the citizens and tourists make choices based on what they want to eat. Let's be pro-business for food trucks like we are pro-business in almost every other way.

Thanks so much for the opportunity to comment.

Tim Crist
810 Pine St



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Trucks In Lake City - Our View

Al Lutz <[REDACTED]>
To: Alexandermulhall@townoflakecity.co

Mon, Jun 27, 2022 at 2:27 PM

TO: The Trustees of the Town of Lake City, CO

Good Afternoon,

We are Al and Carrie Lutz, residents of Lake City for 23 years. We understand the Trustee's are seeking input on the topic of Food Trucks operating in Lake City. To be succinct, we believe the sum of the pros and cons clearly favor the cons over the pros. This is based on what information we have available to us at this time. For us to change our thinking we would need to be provided with far more information on the benefits over and above what has already been revealed to us. Thus, we are not now in favor of food trucks in Lake City!

Thanks for listening!

Respectfully,

Al and Carrie Lutz



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Trucks

Judy Johnson [REDACTED]
To: Alexandermulhall@townoflakecity.co

Sun, Jun 26, 2022 at 3:57 PM

I understand the option for food trucks is being considered for Lake City. Please accept my remarks as thoughts for your consideration before this goes forward.

We are now summer residents in LC but have been visiting the area for 50 years. In spite of the many decades, one of the main things we boast about is the fact that LC has been able to hold on to the same quaint charm its had since early 70's. In my opinion, adding something like food trucks dramatically alters that nostalgic feel and would also result in more garbage, litter and unfinished food left out for temptations to bears. I winter in Austin where food trucks are everywhere. In my experience, service tends to be slow & individually oriented as opposed to a walk in establishment that can accommodate a family or a group of people. Where would they be located. Surely not in public parks...

I'm not sure who is advocating this idea but the pros and cons sure need to be weighed out. If given the chance to vote, mine would be a "NO".

Thank you for allowing us to give our input.

Ken and Judy Johnson
326 Park St.
LC, CO

Sent from my iPhone



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Trucks in Lake City

Ken Johnson <[REDACTED]>
To: "Alexandermulhall@townoflakecity.co" <Alexandermulhall@townoflakecity.co>

Sun, Jun 26, 2022 at 11:07 PM

My name is Ken Johnson. I am not a permanent resident of Lake City, and I am not a voting citizen of Lake City. However, I think I represent a very important part of Lake City. I married into a summer resident family. My wife's family have been coming to Lake City and have owned property in Lake City for over 50 years. I have spent part of my summer in Lake City for the last 42 years. For the last 16 years, my wife and I have spent over four months a year in Lake City. Consequently, I think I offer a credible opinion.

For the record, I grew up in Iowa and my dad operated several Dairy Queen stores. He employed people year-round; he paid property taxes; he kept his suppliers in business year-round; we lived in the community year-round, he was a member of the local C of C, and he sponsored Little League teams, Bowling Teams, and Hockey Teams. Dairy Queen always supported and participated in community events. That wasn't always easy. In the winter months, Dairy Queens in Iowa struggled. But my dad felt he owned it to the community to be there year-round.

So, what about food trucks being allowed in Lake City? It's just a bad idea! As you know, the business season for most Lake City businesses is only four months, give or take. How can anyone think it's a good idea to allow any nomadic, free-spirited person to compete and take away business from established Lake City businesses during their peak season? Will these gypsies employ as many local people? Will they pay property taxes? Will they live year-round in the community? Will they support community organizations and events? I think we all know the answers to those questions.

I admire and respect the hard-working business owners in Lake City! They deserve our support and protection against unfair competition! On their behalf, I urge you to **not** allow food trucks in Lake City!

Thank you.

Ken Johnson



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food trucks

Joanie [REDACTED]

Fri, Jun 24, 2022 at 11:32 AM

To: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>

I don't believe food trucks should be allowed in the town of Lake City. It's not fair to the restaurants in town who pay property taxes, water and sewer, business licenses, insurance etc. Most also employ several people. I feel we need to be as supportive as possible to the restaurants in town. Thank you, Joanie Anastasion
Sent from my iPhone



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Trucks in Lake City

pandcc3 [REDACTED]
To: Alexandermulhall@townoflakecity.co

Mon, Jun 27, 2022 at 6:29 PM

Dear Sir,

We recently heard a consideration was being given to allow food trucks to operate inside Lake City. Please communicate to the Town Trustees that we strongly object to this idea for several reasons.

1. Lake City has a very short business season for our local restaurants to operate and make a living. My wife and I support these few restaurants as much as possible understanding their limits to being profitable in this small town. Bringing in food trucks will only take away from the ability to make a living in this short season by our local restaurants. Every cheap meal served by a food truck is one less meal served by our restaurants.
2. Food trucks have little overhead costs and while we understand some customers may like that, it is unfair to our established restaurants. If we were a big city, I get it. But we have a very limited customer base for a limited time.
3. On occasion there are waits to get into our restaurants during the rush hour. There is nothing wrong with that. They are waiting because they like the food and want to sit down and enjoy a good meal with good service. People wait to get into good restaurants all the time, everywhere. The town need not be concerned about this. They should rather be concerned about these same restaurants having to close because the town allowed cheap competition to come in and take their business by playing on an unfair playing field in a very limited market. In a year or 2 you might not have any local restaurants with good food, good service and good jobs. Let that sink in.
4. Food trucks will make our town look like some kind of carnival. The atmosphere will change and not for the good. They look cheap, they are cheap. Imagine these food trucks operating across the street from our restaurants, literally stealing their business. Think about food trucks operating in town when local fundraisers are happening and they are trying to sell hot dogs or bar b q sandwiches to folks to raise funds for a good cause. They certainly do not need food trucks sitting next door.

Please do not ruin the atmosphere of Lake City and hurt our local restaurants.

Sincerely,
Paul and Carole Clauss
Full Time Residents of Lake City, CO

1963 San Juan Springs Dr.
Lake City, CO 81235

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Re: Food Trucks in Lake City - Comment

Bernie Krystyniak <[REDACTED]>
To: Alexander Mulhall <alexandermulhall@townoflakecity.co>

Sat, Jun 25, 2022 at 8:18 AM

Comment with regard to the subject:

Sustaining a business in Lake City is a challenge due to the short summer season and small population. We are very fortunate to have several hard-working business owners that provide quality food services in our little town. We do NOT need food trucks in Lake City.

The increased competition will cut into our loyal local businesses and cause some to fail or leave. Once they are gone, it will be very difficult to attract new food businesses. We cannot count on food trucks for that service. They are transient by nature and will likely abandon our town when they find the difficulty in sustaining a business here. Allowing food trucks in town will also increase the need for inspection and regulation.

Protect our loyal, local restaurant businesses. Say NO to food trucks in Lake City.

Bernie Krystyniak
[1415 Red Mountain Dr](#)
Lake City

From: Alexander Mulhall <alexandermulhall@townoflakecity.co>
Sent: Friday, June 24, 2022 10:28 AM
To: Alexander Mulhall <alexandermulhall@townoflakecity.co>
Subject: Food Trucks in Lake City - Public Meeting at 6:00 p.m., Wednesday, June 29, 2022

Good morning,

The Board of Trustees of the Town of Lake City will hold a public meeting starting at 6:00 p.m., Wednesday, June 29, 2022 for the purpose of taking public input and comments regarding whether or not food trucks should be allowed to operate within the town limits of Lake City.

This meeting will be held in the Armory multi-purpose room at [230 N. Bluff Street](#) in Lake City. A Zoom meeting link will be sent out on Monday. Interested persons are invited to provide verbal comments either in person or via video conference during the meeting.

Written comments may be provided either via email to alexandermulhall@townoflakecity.co or by mail to Town of Lake City; P. O. Box 544; Lake City, CO 81235. Written comments must be received no later than 4:30 p.m. on the 29th.

Thanks and please let me know if you have any questions.

--
Alexander Mulhall
Town Clerk/Municipal Court Clerk
Town of Lake City
PO Box 544
Lake City, CO 81235
(970)944-2333



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food trucks

Laura Manassa [REDACTED]
To: alexandermulhall@townoflakecity.co

Mon, Jun 27, 2022 at 5:31 PM

Hi there,
I would like to say No to food trucks in Lake City. We live full time 30 miles north of town.
Don't think they are attractive. The locals work hard to have nice real restaurants
For us.
Thank you
Laura Manassa