



**BASALT TOWN COUNCIL
MEETING MINUTES – FEBRUARY 25, 2020**

Basalt is an inclusive, sustainable, mountain community that boasts both historic charm and progressive vision. It is an engaging place to live, work and play while offering an abundance of creative, professional, educational and recreational outlets.

1. CALL TO ORDER AND ROLL CALL

Mayor Jacque Whitsitt called the meeting to order at 6:02 PM. Council members present were Gary Tennenbaum, Jennifer Riffle, Katie Schwoerer, Auden Schendler, Ryan Slack and Bill Infante.

2. FEBRUARY STUDENTS OF THE MONTH – Pillar of Caring: Be kind. Be compassionate and *show* you care. Express gratitude. Forgive others. Help people in need.

3. CONSENT AGENDA

3A. Minutes: February 11, 2020

M/S COUNCILORS SCHENDLER AND SLACK TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. THE MOTION CARRIED 7-0.

4. CALL TO THE PUBLIC:

4A. Positive Comments and Gratitudes about Basalt;

4B. At this time members of the public are invited to address the Town Council on any issue, except for items scheduled for a Public Hearing at this meeting.

Warwick Mobray reported that the Fly Fishing Team USA (FFTUSA) has chosen Basalt for the US Finals. There will be 48 competitors here for a week at the end of April/first of May.

5. MAYOR AND COUNCIL REPORTS/COMMENTS

Mayor Whitsitt invited everyone to the Master Plan Public Hearing at Town Hall on Thursday, February 27. Mayor Whitsitt reminded everyone of the Basalt Candidate's forum scheduled for Monday, March 2 at the Basalt Library beginning at 6 PM. She also welcomed recently hired Administrative Assistant, Lanie Martin.

Bill Infante said that Blue Star Recycling is expected to establish a quasi-permanent residence in the Willits Bend area of Basalt. They will be renting a space for the purpose of sorting e-waste and will be working in conjunction with Asendigo to provide meaningful employment for people with autism who may otherwise be challenged by employment placement.

Bill Infante wanted to keep CPW on the radar for soil tests and water testing to begin when the snow clears. Bill offered an update of the regional housing effort headed by Dave Myler and Bill Lamont; they are still casting about to determine which of the Colorado River communities (Roaring Fork River Valley/Highway 82 corridor, or the Colorado River Valley/I-70 corridor) are interested in joining the effort; Basalt has not yet ponied up any cash. The MOU is being refined. Bill wondered about the sale of the Roaring Fork Mobile Home Park asking if staff had heard about that. Bill also noted the one year anniversary of the passing of Anna Cunningham would take place this Thursday. Sure Thing Burger plans to hold a day of remembrances for Anna. Bill asked that the Council review its submission and review policy of public comments.

6. MANAGER'S REPORT

Town Manager Ryan Mahoney noted the Town has set the date for the 'Hard to Recycle' event which will be held at the Middle School parking lot on April 18. More information forthcoming.

Ryan has been receiving information from Eagle County Public Health and all that they have been doing to prepare for the coronavirus. They will be releasing information on prevention and protection.

Ryan and staff are finalizing the 2019 accomplishments which should be out in the next couple of weeks.

Lastly, sales tax is up at the end of 2019 largely due to on-line sales tax collections.

7. PRESENTATIONS: 7A. Resolution No. 03, Series of 2020: A Resolution of the Town Council of Basalt, Colorado, Approving an Instant Runoff Voting Procedures Manual and Instant Runoff Counting Judges' Manual for Use in the April 7, 2020 Regular Municipal Election

Town Clerk Pam Schilling and Town Attorney Jeff Conklin discussed the approval of the of the Instant Runoff Procedures (IRV) by the Council for use in this April's mayoral election.

M/S COUNCILORS RIFFLE AND SCHWOERER THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 03, SERIES OF 2020 AS PRESENTED. THE MOTION CARRIED 7-0.

8. COUNCIL ACTIONS:

8A. First Reading of Ordinance No. 08, Series of 2020: An Ordinance of the Town Council of the Town of Basalt, Colorado, Granting an Extension of Vested Rights for Lot B of Mable's Subdivision in Basalt, Colorado

Staff Planner Watkins Fulk-Gray discussed Mark Elice's request for an extension of the vested rights for Lot B of Mable's Subdivision in Basalt. (Mark Elice was unable to attend this evening.)

M/S RIFFLE AND SCHWOERER TO APPROVE ORDINANCE NO. 08, SERIES OF 2020 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR MARCH 10, 2020. THE MOTION CARRIED 7-0.

8B-8C-8D-8E - Basalt River Park Development Actions 3 Ordinances and 1 Resolution:

Mayor Whitsitt read each of the Ordinance and Resolution titles into the record. Assistant Planning Director James Lindt introduced applicant representatives Tim Belinski of Basalt River Park LLC, Attorney Jody Edwards, Robin Schiller and Rich Carr of CCY Architects and

Genna Moe of the ArtBase who were present, with the Town's financial consultant Bruce Kimmel of Elher's present via phone.

8B. Public Hearing and Second Reading of Ordinance No. 05, Series of 2020: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving Amendments to the Municipal Code of the Town of Basalt, Colorado, Amending Town Code Section 16-30, Community Serving Commercial (CSC) Zone District Related to the Basalt River Park Development (James Lindt)

8C. Public Hearing and Second Reading of Ordinance No. 06, Series of 2020: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving the Basalt River Park Development final Plan Application and Associated Land Use Actions on Lot 1 of the Basalt Community Campus Subdivision, Basalt, Colorado (James Lindt)

8D. Public Hearing and Second Reading of Ordinance No. 07, Series of 2020: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving Contracts to Buy and Sell Real Estate with Basalt River Park, LLC for the Purchase of Future Parcels A and D (Park Parcel) and an Option to Purchase Future Parcel E (Arts Parcel) of the Basalt River Park Subdivision (Jeff Conklin)

8E. Resolution No. 02, Series of 2020: A Resolution of the Town Council of Basalt, Colorado, Establishing the Art Base as the Recipient of the Portion of the River Park Development Real Estate Transfer (RETA) Funds Intended for a Non-Profit Visual Arts Organization (James Lindt)

James Lindt introduced the ordinances and resolution:

Ordinance No. 05, 2020 approves amendments to the CSC Zone District to accommodate the river Park Development including the addition of a restaurant of 3000 sf as an anchor use, would add free market residential as a permitted use in this specific parcel, would amend the max size for residential units to accommodate the proposed sizes for this development.

Ordinance No. 06, 2020, would approve the Basalt River Park Site Plan Review and associated River Park actions.

Ordinance No. 07. 2020, would approve the purchase and sale agreements for the Town to purchase the park property and a second position agreement for the Town to purchase the Arts Center property in the case the Art Base didn't have the funds at the time of closing.

Resolution 02, 2020, would establish the intent to allocate the .25 % RETA for the Arts to the Art Base and would direct staff to work with the Art Base on a financial framework similar to the framework that was structured for TACAW (The Arts Campus At Willits).

Staff and Applicant presentations followed.

Mayor Whitsitt opened the public hearing at 7:20 pm.

Rick Stevens read a portion of a Letter to the Editor written by Jacque Whitsitt in November 2017, describing a vision for Basalt's River Park. Rick felt the Belinski team had pretty much hit the vision that was described in the letter.

Molly Peacock, recently joined the Art Base Board. She thanked council for their time and service to the community. Molly commented in support of the development proposal.

Mike Mercatoris of Slifer, Smith and Frampton Real Estate said his firm had been hired to work on the sale of the restaurant portion of this project and spoke to the value of the property and the goals his firm in working with the next generation of entrepreneurs in the valley.

David Kelly echoed the thanks to P&Z and Council and felt this was the most exciting project that was happening in Basalt and was vibrant and well considered. David said his personal bias was the Art Base and he was supportive of any funding that could go the way of the Art Base.

The public hearing was closed at 7:27 pm.

James Lindt reviewed the amendments followed by Council comments and discussion:

8B. MOTION ON ORDINANCE NO. 5, SERIES OF 2020:

M/S COUNCILORS TENNENBAUM AND SLACK THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 05, SERIES OF 2020, ON SECOND READING. THE MOTION CARRIED 7-0.

8C. MOTION ON ORDINANCE NO. 6, SERIES OF 2020:

M/S COUNCILORS TENNENBAUM AND RIFFLE THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 06, SERIES OF 2020 WITH AMENDMENTS TO CONDITIONS AS FOLLOWS:

- **ADDING A TDM PLAN FOR REVIEW BY THE TRC PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT ON THE MIXED USE AND COMMERCIAL COMPONENT;**
- **THREE YEARS OF VESTED RIGHTS;**
- **ADDING LANGUAGE RELATED TO THE ART BASE HAVING A FUTURE USE ON THE ARTS PARCEL AS COMMUNITY SERVING NON-PROFIT;**
- **RESTRICTING BANKS AND REAL ESTATE OFFICES FROM THE FIRST FLOOR, BUT ATM PERMITTED ON FIRST FLOOR;**
- **NOT APPROVING THE 10-YEAR PURCHASE OPTION ON THE RESTAURANT SITE;**
- **WHEN PAID, THE TOWN CAN USE THE \$250,000 INSURING THE RESTAURANT DEVELOPMENT AS IT CHOOSES;**
- **AND THE .25% RETA IS TO BE REDIRECTED FROM GENERAL COMMUNITY BENEFIT TO GREEN INITIATIVES.**

THE MOTION CARRIED 7-0.

8D. MOTION ON ORDINANCE NO. 7, SERIES OF 2020:

M/S COUNCILORS RIFFLE AND SCHWOERER THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 07, SERIES OF 2020 ON SECOND READING. THE MOTION CARRIED 7-0.

8E. MOTION ON RESOLUTION NO. 02, SERIES OF 2020:

M/S COUNCILORS TENNEBAUM AND SLACK THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 02, SERIES OF 2020 WITH THE AMENDMENT TO CLARIFY THAT THE ART BASE PORTION OF THE RETA IS TO REMAIN .25%. THE MOTION CARRIED 7-0.

8F. Council Worksession – Basalt Master Plan

In preparation for Thursday’s Public Hearing, Planning Director Susan Philp and Town Manager Ryan Mahoney discussed items related to the Basalt Master Plan.

9. INFORMATION AND CORRESPONDENCE:

- 9A.** Accounts Payable
- 9B.** Advanced Agendas
- 9C.** December 2019 Sales Tax Report
- 9D.** January 2020 Sales Tax Report
- 9E.** CORE’s Imagine Climate
- 9F.** Correspondence to the Town

10. ADJOURNMENT

The meeting was adjourned at 9:10 pm.

The minutes of this February 25, 2020 meeting were read and approved this 10th day of March, 2020.

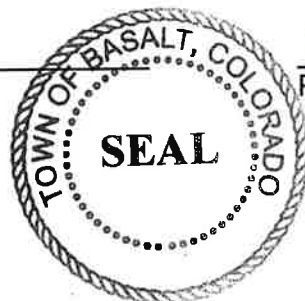
BASALT TOWN COUNCIL:

ATTEST:

By: _____

Jacque Whitsitt, Mayor

Pamela Schilling, Town Clerk



This meeting can be viewed in its entirety here:

<https://townofbasalt.ompnetwork.org/sessions/129432?embedInPoint=1&embedOutPoint=12611&shareMethod=link>