



**BASALT TOWN COUNCIL  
MEETING MINUTES – OCTOBER 13, 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. EXECUTIVE SESSION:**

A roll call was held at 5:22 PM for the Executive Session. Present for the Executive Session were Mayor Bill Kane, David Knight, Glenn Drummond, Elyse Hottel, Gary Tennenbaum, Ryan Slack and Bill Infante.

**M/S COUNCILORS DRUMMOND AND KNIGHT THAT THE TOWN COUNCIL ENTER EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE PURCHASE, ACQUISITION, LEASE, TRANSFER OR SALE OF PROPERTY INTERESTS IN ACCORDANCE WITH C.R.S. 24-6-402(4)(A), MORE SPECIFICALLY TO DISCUSS LOT 4 MID VALLEY CENTER. THE MOTION CARRIED 7-0.**

Council entered Executive Session at approximately 5:23 PM. The Executive Session adjourned at approximately 6:10 PM followed by a short Council break.

**2. CALL TO ORDER AND ROLL CALL**

The regular meeting of the Basalt Town Council was called to order at 6:16 PM on Tuesday, October 13, 2020, by Mayor Bill Kane.

Council members present for the meeting were Gary Tennenbaum, David Knight, Bill Infante, Elyse Hottel, Ryan Slack, and Glenn Drummond.

**3. CONSENT AGENDA:**

**3A. Minutes: September 22, 2020**

**3B. Authorize Mayor to sign Letter of Support for the Aspen Valley Land Trust's (AVLT) Application to Great Outdoors Colorado (GOCO)**

Council briefly discussed an amendment to the AVLT Letter of Support to have the signature include the names of all the Council members.

**M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS WITH THE AMENDMENT TO THE AVLT LETTER AS DISCUSSED. THE MOTION CARRIED 7-0.**

**4. CALL TO THE PUBLIC:**

**4A.** 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.

There were no citizen comments presented this evening.

**5. MAYOR AND COUNCIL REPORTS/COMMENTS**

David Knight reported on the Pumpkin Jazz event held on October 9 and 10 in downtown Basalt and Willits respectively.

David noted that the Light Hill Trail re-route was complete. He said one could see new vantage points from the hill above town; it would be good to check it out.

Bill Kane noted that there had been two Coffee with Council events. There was a lot of participation by parents interested in activities for teens. Glenn Drummond has offered to follow up on due diligence for the use of the public room at Valley Pines as a hang-out for teen for social interaction given kids a break from video and electronic devices.

Bill Infante offered a shout out to Denise Latousek, for working with Bonnie Scott of the Crown Mountain Board, and Michaela of the Aspen Youth Center, in making the desire for a teen center known to Council.

Bill Infante said there was to be a Light Hill walk this Thursday at 4:30 PM. It is posted on the web for full Council attendance.

Bill Infante said he had seen some communication today from Michaela about getting together with Sheldon Wolitski who has proposed to develop a rec center in the Crown Mountain area. Bill said this would be a great opportunity for the Town to partner with Eagle County, a private developer and Crown Mountain Park in conceiving a rec center and other uses for the Forest Service land now available for lease.

Elyse Hottel noted that the next Coffee with Council would be held at Arbaney Park Gazebo on October 20, and the time would switch from morning to 4:30 to 5:30 in the evening as the mornings have turned too cool to be outdoors.

**6. MANAGER'S REPORT**

There was no Manager's Report this evening.

**7. PRESENTATIONS:**

**7A. Elections Update**

Eagle County Clerk Regina O'Brien and Pitkin County Clerk Janice Caudill joined the meeting with updates on election matters requesting voters to vote by mail, and indicating the locations,

times and dates for opening Voter Service Centers, 24/7 ballot drop boxes, voter registration, ballot tracking, etc. Voters can view more election information by visiting each county's election webpage.

**7B. First Draft – 2021 Budget Review** (Ryan Mahoney/Christy Chicoine)

Christy Chicoine reviewed the 2021 Draft Budget with Council. The 2021 Draft Budget will be available on the Town's website for public review. Christy noted this budget document was a reflection of the direction and strategic plan set forth by Council. Discussion of this budget will continue with a review by the Finance Advisory Board (FAB). Council will have 2 readings on the ordinance to adopt the budget as well.

**8. COUNCIL ACTIONS: 8A. Public Hearing and Second Reading of Ordinance No. 18,**

**Series of 2020:** An Ordinance of the Town Council of the Town of Basalt, Colorado to Reinstate and Amend the Approvals Associated with Ordinance No. 06, Series of 2018, Granting Site Plan and Special Review Approvals for the Property at 11 Duroux Lane, Basalt

Staff Planner Sara Nadolny and applicant Red Cunningham were present to discuss this item with Council. At the last meeting Council had discussed whether or not the approvals should allow children under 16 years of age to reside in the units in this Industrial Zone District. Alternative language was offered with the 10/13 agenda packet materials.

Mayor Kane opened the Public Hearing at 7:20 PM. There were no public comments and the hearing was closed at 7:22 PM.

**M/S COUNCILORS KNIGHT AND HOTTEL THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 18, SERIES OF 2020 ON SECOND READING WITHOUT THE ALTERNATIVE LANGUAGE. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**8B. Public Hearing and Second Reading of Ordinance No. 19, Series of 2020:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a Contract to Buy and Sell Real Estate with Shelton Properties, LLC for the Purchase of Lot 4, Mid Valley Center PUD, Basalt, Colorado

Town Manager Ryan Mahoney discussed the history property that brings us to this second reading today. Ryan noted the other properties Council had previously reviewed and discussed, as well as and the challenges each property faced, as well as the decision to not purchase during the time of early COVID shut-down. Since that time, the Town's sales tax revenue has proven to be remain strong and the purchase was brought back to Council.

Town Attorney Jeff Conklin updated Council on the contract for purchase subject to approval by the Town Council. Council had approved the item on first reading. Staff has continued due diligence on the property and identified issues which were presented at an Executive Session earlier this evening, prior to this meeting. Jeff Conklin outlined Council's options this to approve the contract on second reading with direction to staff to return to Council to insure appropriate resolution of the issues identified during due diligence; continue the approval of the contract at second reading with a staff report on the progress of the identified issues before final approval of the contract; or the Council could choose to not approve the contract on second reading.

Mayor Kane opened the public hearing at 7:35 PM.

Citizens speaking at the public hearing were:

- Stacey Craft, who read a statement from Gemma Chapman opposed to the purchase of the Shelton property for a maintenance facility.
- Stacey Craft in opposition to the purchase of the Shelton property for a maintenance facility.
- Mike Eaton, broker with Slifer, Smith and Frampton, spoke about an 8 acre parcel he had listed at 100 Hoaglund Ranch Road for \$1.8 million.

Staff noted that Mike Eaton had sent an email to the Council via the Town Clerk at 6:15 this evening, after the council meeting had begun; the email was subsequently forwarded to Council at 7:20 pm.

There were no additional citizens speaking on this matter and the public hearing was closed at approximately 7:47 pm.

Susan Philp noted Mike Eaton had sent an email to Council at 6:15 this evening; Council would not have received it prior to the meeting. It had been forwarded to Council at 7:20 pm.

There were no other public comments and the hearing was closed.

Council discussion followed.

**M/S COUNCILORS TENNENBAUM AND KNIGHT/SLACK TO CONTINUE THE PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 19, SERIES OF 2020 TO THE OCTOBER 27, 2020 MEETING. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

It was noted by Attorney Conklin that the if matters were still not resolved the public hearing and second reading could be continued again.

**8C. Public Hearing and Second Reading of Ordinance No. 20, Series of 2020:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the 2020 Budget and Providing for a Supplemental Appropriation Related to the Purchase of Lot 4, Mid Valley Center PUD, Basalt, Colorado (Ryan Mahoney/Jeff Conklin/Christy Chicoine)

Mayor Kane noted this was a companion ordinance to item 8B, Ordinance No. 19, Series of 2020.

Town Attorney Conklin noted that the public hearing should be opened before continuing the second reading and public hearing.

The public hearing was opened at 8:01 pm. There were no comments and the public hearing was closed at 8:03 pm.

**M/S COUNCILORS TENNENAM AND DRUMMOND THAT THE TOWN COUNCIL CONTINUE THE PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 20, SERIES OF 2020 TO OCTOBER 27, 2020. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**8:15 8D. Public Hearing and First Reading of Ordinance No. 21, 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 Table 1 in Town Code Section 16-31, R-4 Medium Density (MD) Zone District to Add a Maximum Size for Two Bedroom, Two Level Units in 100% Deed Restricted Projects

Assistant Planning Director James Lindt led Council in this discussion. The applicant is requesting a code amendment to add language the zone district to add a maximum unit size of 1,235 feet for 2- bedroom 2-level units in fully deed restricted projects. This request is being made for the Habitat for Humanity Basalt Vista project behind the high school to convert several yet-to-be-built duplex units from their originally approved 3-bedroom configuration to a 2-bedroom configuration. The units are slated to be used by the School District who has identified that 2-bedroom units would better match the demand from the District's employees at this time.

Applicant representatives Gail Schwartz, President of Habitat for Humanity Roaring Fork Valley, as well as Habitat for Humanity's Bo Blodgett, Housing and Business Development Analyst and Jake Ezratty, Basalt Vista Project Manager were present to discuss this item with Council.

Mayor Kane opened the public hearing at approximately 8:17 pm. There were no public comments and the hearing was closed.

**M/S COUNCILORS DRUMMOND AND KNIGHT THAT THE TOWN COUNCIL APPROVE ORDINANCE NO 21, SERIES OF 2020 ON FIRST READING, AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR OCTOBER 27, 2020. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**8E. Public Hearing and First Reading of Ordinance No. 22, Series of 2020:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Granting an Extension of Vested Rights for the Stott's Mill Development in Basalt, Colorado (James Lindt/Jeff Conklin)

Assistant Planning Director James Lind reviewed the application and history surrounding the request for an extension of the vested rights. Applicant representatives Briston Peterson of MSP1 LLC, and Mark Chain were present representing the applicant. The applicant is seeking a 12 month extension of vested rights on the Stott's Mill Subdivision as were originally granted by Ordinance No. 20, Series of 2017.

Town Attorney Jeff Conklin explained the vested rights in general and how these vested rights specifically affected the Stott's Mill development.

Applicant representative Briston Peterson discussed the need for the extension with Council due to an obstacle met at the 11<sup>th</sup> hour with the Home Supply Ditch Company. Mark Chain noted that the attorneys for the applicant and Home Supply Ditch were nearing an amicable solution.

Council discussion followed.

Mayor Kane opened the public hearing at approximately 8:55 pm. There were no public comments and the hearing was closed.

Council comments and questions followed.

**M/S COUNCILORS DRUMMOND AND HOTTEL THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 22, SERIES OF 2020 ON FIRST READING AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR OCTOBER 27, 2020, AND THAT SECOND READING SHOULD INCLUDE A CONCRETE CONSTRUCTION SCHEDULE. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**8F. First Reading of Ordinance No. 23, Series of 2020:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the Basalt Municipal Code to Repeal and Replace Article X – Fire Restrictions under Chapter 7 – Health, Sanitation and Animals

Police Chief Greg Knott explained the need for the repeal and replacement of this Article X as it relates to fire restriction definitions, when fire restrictions are imposed and how it would allow for better education of the public and enforcement of the Ordinance. The Ordinance has been reviewed by Roaring Fork Fire Rescue who approved of the revisions with no amendments to the document.

**M/S COUNCILORS SLACK AND HOTTEL TO APPROVE ORDINANCE NO 23, SERIES OF 2020 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR OCTOBER 27, 2020. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**9. INFORMATION AND CORRESPONDENCE:**

- 9A. Accounts Payable
- 9B. Advanced Agendas
- 9C. September Sales Tax Report
- 9D. VALE Board Meeting Minutes of 10/05/2020 and Revised Program By-Laws
- 9E. Correspondence to the Town

**10. ADJOURNMENT**

The meeting adjourned at 9:20 PM.

The minutes of this September 22, 2020 meeting were read and approved this 27<sup>TH</sup> day of October, 2020.

**BASALT TOWN COUNCIL:**

By: *William G. Kane*  
William G. Kane, Mayor

**ATTEST:**

*Pamela K Schilling*  
Pamela Schilling, Town Clerk



This meeting may be viewed in its entirety here:  
<https://townofbasalt.ompnetwork.org/sessions/155897?embedInPoint=1&embedOutPoint=13100&shareMethod=link>