



**BASALT TOWN COUNCIL
MEETING MINUTES – TUESDAY, JANUARY 24, 2023**

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.

5:00 PM WORKSESSION: Eagle County Commissioners and Basalt Council

The worksession was called to order at 5:02 PM. Basalt Town Council members Ryan Slack, Elyse Hottel, David Knight, Glenn Drummond, Angela Anderson, Dieter Schindler and Mayor Bill Kane met with Eagle County Commissioners Matt Scherr, Kathy Chandler-Henry and Jeanne McQueeney. Also present were Town Manager Ryan Mahoney, County Manager Jeff Shroll, Town Attorney Jeff Conklin, Basalt Planning Director Michelle Bonfils-Thibeault, Basalt Assistant Planning Director James Lindt and Basalt Police Chief Greg Knott.

1. CALL TO ORDER AND ROLL CALL

Mayor Bill Kane called the regular meeting of the Basalt Town Council to order at 6:37 PM. Council members present were Ryan Slack, Elyse Hottel, David Knight, Glenn Drummond, Angela Anderson and Dieter Schindler.

2. CONSENT AGENDA AND MOTION:

2A. Minutes: January 10, 2023

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

3. CALL TO THE PUBLIC

There were no citizen comments this evening.

4. MAYOR AND COUNCIL REPORTS/COMMENTS

Glenn Drummond reported on his attendance at the recent Basalt Emergency Management Committee meeting where he updated BEMC members on the Midland Avenue Streetscape project and project scheduling to date. Most of the feedback he received were concerns for the

center island and trees affecting the firefighting access and line of sight for turning, and creating icing conditions.

Glenn Drummond noted that as with fire, police and Eagle County, employee shortages continue as a problem as well as employee housing.

Elyse Hottel reported on the West Mountain Regional Housing Coalition had their first board retreat and are working on their strategic and organizational plan. One important decision was to establish the parameters that the areas served will be Pitkin and Garfield counties and the group will serve as a referral agency to Eagle County as they already have the programs we might be interested in providing. If we develop a program at some future date that Eagle County does not offer, we would then offer it to Eagle County residents.

Bill Kane congratulated staff who landed two sizeable grants recently – one to support renewable solar initiatives and another to assist on the Midland Avenue Streetscape project.

Bill thanked Eagle County as they had had a really good meeting with the Commissioners and Eagle County staff last Friday.

Tomorrow is the scheduled Basalt Chamber Ski Day at Snowmass.

Ryan Slack thanked Pitkin County Open Space and Trails and the Nordic Council for getting our trails groomed up; they are skiing great and it is an awesome amenity on the Rio Grande trail.

5. MANAGER'S REPORT

Town Manager Ryan Mahoney followed up on the grant acknowledgement mentioned by Mayor Kane earlier, as he did sign the contract today with CDOT to supplement the Midland Avenue Streetscape project to the tune of \$500,000.

On a staff level right now there is a lot of discussion on the coordination of projects for the summer; the Town has a very full plate as far as capital projects go. One to highlight is the coordination for completing the River Park bathroom, bus shelter and band shell while simultaneously trying to work on the Lightning Bolt sewer project.

The main Midland Avenue Streetscape project will begin on the Midland Spur likely in late March and will be a year's long project.

6. WORKSESSION: Stott's Mill Daycare (Michelle Thibeault, James Lindt).

Assistant Planning Director James Lindt explained that the approval ordinance required the developer to build a 4000 sf core and shell daycare space and rent it at a discounted rate - at 80% of the market rate for daycares in the mid-valley.

The ordinance approval gives guidance to the property if there is not a daycare provider found within 180 days of the CO on that core and shell space. Council could put another public use in the facility or convert it to two Category 2 affordable housing units. Staff has not been able to find a day care provider for that space. The developer, MSP1, would like to finish the space as

four Category affordable housing units and have submitted a draft floor plan for the four deed restricted units. Another potential public use identified was a youth center. Staff has had some conversations with the Basalt Education Foundation and the Aspen Youth Center who believe a youth center similar to Aspen's would be feasible in this space.

Planning Director Michelle Bonfils-Thibeault explained that the 2020 Master Plan said that some of the top 20 public input topics included expanding programs for youth, creating a rec center, daycare facilities and safe spaces for youth. Updates from the Hope Center and Youth Zone have indicated a need for mental health and support for our youth population. Basalt is the only community in the valley without a designated safe space (rec center or other) outside of the schools. Given that information combined with the inability to secure a daycare provider, staff has been looking at alternatives for this space and have been reaching out to Aspen Youth Center and Basalt Education Foundation to better understand the opportunities and constraints on this space. Staff has been focusing mainly on programs that could be available to middle school students and higher as we don't currently have space or availability to program for that. Basalt's elementary school aged and younger children do have some options. There is energy and excitement and interest in moving forward on this project; there is no director, no funds, and no provider at this time.

Briston Peterson, principle of MSP1 Development Group, explained the history and development of the Stott's Mill project; the first building is effectively occupied. The second, third and fourth buildings are fully leased and scheduled for opening March, May and August/September respectively. Briston thought the daycare was a great idea but had been trying to find a provider for a while and had been unsuccessful. Briston added that he had also received calls from new lot owners who were opposed to the idea of using that space for a youth center. He felt housing for teachers was needed more than a youth center. Briston noted his concerns were having the core and shell sit unused, and timing. He said he was poised to complete this space for housing; he was anxious to complete the Stott's Mill project.

Michaela Idhammer-Ketpura, Executive Director of the Aspen Youth Center (AYC), gave a background of the AYC that opened 31 years ago. She noted that after a long discussion with the AYC board, they determined they would love to talk to Basalt about other opportunities and share the knowledge they have on their success with after school programs, but they didn't feel this was an opportunity they could take at this time. Michaela explained a capital fundraising campaign takes about three-plus years; a three month fundraising effort would be challenging, and they wouldn't want to take from their own AYC funders. She said the AYC had been able to piggyback on the construction costs of the Aspen Rec Center (ARC) and paid for their space while remaining independent of the City of Aspen and the ARC. She discussed the operations of the AYC, ages served, annual budget, programs offered, hours of operation, and staffing.

Michelle Thibeault noted we would have more flexibility in finishing out the space as a youth center because it wouldn't have the license requirements a daycare center would have. There are other ways to get contractors to participate and asks to fund parts of a space.

Amy Honey, Executive Director of the Basalt Education Foundation, supported the comments related to youth mental health; it was something she heard a lot – what are we doing for the kids. She also heard a lot about why we don't have a rec center, or safe space for kids to go and hang out after school. Whether this happens now at this site, or some other place in the

future, it is a critical concern. Amy said though there were activities in the valley for 4th through 8th graders, though a lot of those activities can be very expensive and hard to get to. Many parents can't take the time to get their kids to the activities; there is an equity/inclusionary piece here as well. Amy added that the Basalt Education Foundation would be excited to work with the Town and bring in other partners for this.

Bill Kane noted the Town had looked at the Valley Pines building years ago for a similar project.

Michelle Bonfils-Thibeault said this would be a 3 to 5 year funding project, though staff hasn't had time to flush out the financials yet, and hasn't done the research seeking the organizations that would help run the center.

Council general consensus was that it was worth an ask/investigation. Staff felt they may be able to pull some financial and operational information together in 4 to 6 weeks. There was also a comment about investigating what other public benefit could come out of this space.

Council encouraged staff to think out of the box and reach out to Steadman, Aspen Ski Co., Aspen Red Brick partners, etc. to explore all options. Another suggestion was to use some affordable housing funds to buy-down some Stott's Mill units to provide an incentive for a child care provider.

7. COUNCIL ACTIONS:

7A. Interview and Appointment – Prospective Green Team Members (Michelle Thibeault, Sara Nadolny)

Sara Nadolny introduced two seniors from Basalt High School who were interested in participating on the Green Team: India Butchard and Connor Hoffman are the Basalt High School's Environmental Club. Sara noted the Green Team voted unanimously to bring these individuals on to the Basalt Green Team noting it would be a great opportunity to get a new perspective on our community's projects and foster a relationship between the high school and the Green Team on these kinds of projects.

Council asked questions of the seniors related to their interest in participating on the Green Team. India and Connor noted that their Environmental Club focuses on incorporating sustainable practices into daily life. Their goal is to promote awareness of current environmental issues and to initiate greener practices at Basalt High School and throughout the community. Connor noted the Club would like to branch out. As students they were as much a part of this community as anyone and would like to bring a greater voice to some of this stuff. India said that community involvement was one of their main goals this year and this would help connect them with the community. Both students said it was a small club right now, but they would like to see the program continue after they graduate.

M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL APPOINT INDIA BUTCHARD AND CONNOR HOFFMAN TO THE BASALT GREEN TEAM FOR TERMS TO END JUNE 24, 2023. THE MOTION CARRIED 7-0.

7B. Interview and Appointment – Prospective BPAC Member and Reappointment of Two Current Members (Michelle Thibeault, Sara Nadolny)

Sara Nadolny introduced Jack Trembeth who is interest in becoming a member of the Basalt Public Arts Commission. There are currently four members of BPAC, though up to nine members are allowed, with one additional as an alternate. Jack currently works at TACAW as a theater operations coordinator, an actor and in lighting design.

Jack Trembeth saw being a member of BPAC as an excellent opportunity to be one of the bridges between TACAW and the Town, and also to bring his perspective as a performing artist to BPAC.

M/S COUNCIL SLACK AND DRUMMOND TO APPOINT JACK TREMBATH AS A MEMBER OF THE BASALT PUBLIC ARTS COMMISSION TO A TERM TO END JANUARY 24, 2026, AND TO REAPPOINTMENT MEMBERS LIZ BELL AND KAREN ANDRADE TO THE BASALT PUBLIC ARTS COMMISSION TO THREE YEAR TERMS ENDING JANUARY 24, 2026. THE MOTION CARRIED 7-0.

7C. Public Hearing and First Reading of Ordinance No. 01, Series of 2023: An Ordinance of the Town Council of the Town of Basalt, Colorado, Granting Minor Subdivision and Slope Review Approvals to Subdivide the Property at 563 E. Sopris Drive into Three Lots and Improve the Access Driveway, Basalt, Colorado (James Lindt)

Assistant Planning Director James Lindt identified the applicant HGL, LLC, who was submitting an application for property at 563 E. Sopris Drive. The applicant seeks to subdivide the property into three lots and improve the access driveway. There are three single family houses on the property. The lots for each would vary between 35,000 and 67,000 sf. The driveway is currently angled off of Sopris Drive and improvements would improve the grade and turning radius. Discussion items were presented and explained related to compliance with R-2 Zoning; an exemption from the requirement to provide deed restricted housing; the potential to expand the floor area of the two smaller dwelling units up to 3,000 sf in the future; upgrades to the driveway and creation of a hammerhead turn around at the bottom of the driveway; that school impact and parkland dedication fees were not applicable to this subdivision; the inclusion of easements necessary to subdivide the property into three lots must be included on the final subdivision plat before execution and recording; and requiring the Town to dedicate any necessary public access easements/rights-of-way where Sopris Drive and Cedar Drive cross the property in conjunction with the filing of the subdivision plat.

James Lindt introduced Julie Wycoff and Chris Wycoff property owners, as well as Romeo Baylosis, Civil Architect.

Mayor Kane opened the public hearing at 7:55 PM.

Lisa Ayers, a neighbor, noted she was in favor of the project but was curious to know what James meant when he said the Cedar Road and Sopris area would need to be cleaned up. James Lindt explained that it meant there was some legal language that needed to clean up the utility easements under Sopris Drive in the access. Michelle Thibeault said the easement grants the Town the right to maintain the utilities even though they are located on the applicant's

property. Jeff Conklin explained the Town has an implied easement for the right of way for the road based on the existence of the road. The clean-up is to grant an express easement or some other arrangement with a plat to dedicate those areas to formally put it in an express easement.

Bill Kane said this was a remarkable project; a fulfillment of what we try to accomplish with our local land use regulations. It was great to be able to get your family to stay here with kids and the next generation. The stories of land being sold for way too much money and locals being displaced is all too familiar. So this is really very refreshing to see that we got local families that are able to stay here.

M/S COUNCILORS DRUMMOND AND SLACK/KNIGHT (tie) THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 01, SERIES OF 2023 ON FIRST READING AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR FEBRUARY 14, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

Julie Wycoff confessed she had had some PTSD about dealing with councils and governments, but James and his associates had been so helpful; it had been a real pleasure to work with him.

8. INFORMATION AND CORRESPONDENCE: 8A. Accounts Payable; 8B. Advanced Agendas; 8C. Correspondence to the Town

9. ADJOURNMENT

The meeting adjourned at 8:02 PM.


The minutes of the January 24, 2023 meeting were read and approved this 14th day of February, 2023.

BASALT TOWN COUNCIL:

By: 
William G. Kane, Mayor



ATTEST:


Pamela Schilling, Town Clerk

This meeting can be viewed in its entirety on the Town of Basalt YouTube channel, or at www.GrassrootsTV.org, or by using this link:
<https://townofbasalt.ompnetwork.org/sessions/260557?embedInPoint=1&embedOutPoint=10218&shareMethod=link>