



**BASALT TOWN COUNCIL  
MEETING MINUTES – JANUARY 26, 2021**

**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: Broadband Regional Project** (Ryan Mahoney and Jeff Krueger, Pitkin County)

The worksession was called to order by Mayor Kane at 5:05 pm. Town Manager Ryan Mahoney introduced Jeff Krueger, Pitkin County Communications Site Manager and explained the project that would bring optic cable to our valley's communities and add redundancy to the infrastructure in order to maintain service even when service may go down in other areas. Expanded broadband has been a priority for the Town as written in the Town's Strategic and Work plans. Partners would include Holy Cross Energy, Pitkin County, Snowmass Village, NWCCOG (Northwest Colorado Council of Governments) and Colorado DOLA (Department of Local Affairs). Staff sought Council support to shift use of funds set aside in the budget to research regional broadband to this project at our door now, and to add funds to the budget toward the development of these improvements.

Jeff Krueger of Pitkin County presented a PowerPoint program discussing the Project Background, the DOLA Broadband Grant, a diagram showing the proposed fiber run on aerial lines from Glenwood Springs to Snowmass Village and Aspen, discussed the pros and cons of various aspects of the project (undergrounding vs aerial placement on existing poles), as well as the costs of the project with and without an important pole replacement in Basalt.

General consensus was in favor of moving forward on the project, exploring the funding sources and opportunity costs for this project.

**6:00 PM 1. CALL TO ORDER AND ROLL CALL**

Mayor Bill Kane called the regular meeting to order at 6:00 PM on Tuesday, January 26, 2021. Council members present were David Knight, Ryan Slack, Gary Tennenbaum, Glenn Drummond and Elyse Hottel. Council member Bill Infante was absent.

**2. CONSENT AGENDA:****2A. Minutes:** January 12, 2021**2B.** Reappointment to Green Team: Dave Mullaney (Sara Nadolny)**2C.** Reappointments to BACH: Cathy Click, Doug MacDonald, Anne Baker (Sara Nadolny)**2D.** Reappointments to POST: Paul Hilts, Julie Kolar, Carol Hawk, Jason Groves, Cindy Bruce (Susan Philp)

**M/S COUNCILORS SLACK AND HOTTEL THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED AND APPROVE THE APPOINTMENTS AS PRESENTED IN THE AGENDA SUMMARY SHEETS. THE MOTION CARRIED 6-0.**

**3. CALL TO THE PUBLIC:** At this time members of the public are invited to address the Town Council on any issue, except those items scheduled for a Public Hearing at this meeting.

There were no public comments made this evening.

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

Ryan Slack passed along gratitude to the Basalt Chamber who had made the caboose available for a Basalt Elementary School teacher who wanted to continue teaching during quarantine. Ryan Slack also offered kudos to Eagle County for their business grants; he had spoken to a restaurant recipient of one of those grants who said it had really made a difference.

Elyse Hottel asked if the Council would be interested in signing on to an email to Governor Polis' staff regarding a transportation funding package they are currently negotiating; apparently, there is not a heavy emphasis on most multi-modal and bus infrastructure. Elyse wondered if there would be support from the Council as a whole. Town Manager Ryan Mahoney asked about the deferred maintenance that was needed throughout the system and how support of this project might impact that. Elyse said she was happy to let them know that maintaining infrastructure was equally important, but that we do not want multi-modal and public transit to fall by the wayside which allows for cars getting too much emphasis in the future planning.

Bill Kane said he had attended a RFTA board meeting last week and was installed as the vice-chair of the RFTA Board.

Glenn Drummond reported on the BEMC meeting held on January 14, 2021. COVID updates were big; the infection rates in Pitkin County are still way out of line. Eagle County infection rates were decreasing, but there had been an increase after the holidays. People 70 and over can register to receive their vaccination when they are available. People 65 and over can register for their appointment slot on EagleCountyCovid.org; they will be put in the lottery to be vaccinated when the vaccines are available.

Rain gauges on the Lake Christine burn scar are funded through 2021, but in the future, their need will be re-evaluated annually.

Everbridge, the mass alert system, has changed the fee structure they charge to Eagle County for the EC Alerts. They will no longer send a notice every alert. Eagle County Dispatch will alert for emergencies only; they will not alert for special events, traffic accidents, business

alerts, red flag warnings, highway closures, etc., unless it is an emergency. Alternatives to be notified for all the items you are normally signed up to receive would be to sign up for the Everbridge App, or Twitter.

Eagle County Undersheriff Dan Loya, Undersheriff, has volunteered to attend the BEMC meetings as the Eagle County SO representative.

## **5. MANAGER'S REPORT**

Ryan Mahoney reported on the CARES Act funding report recently completed and sent to the State. The Town received a total of \$307,000. Staff is waiting to hear on the next funding opportunity.

Ryan Mahoney reported that he and Bill Kane met with the Art Base. The Art Base applied for their PPP (Paycheck Protection Program) loans and said it was quite simple. They applied previously through the bank and were able to use that same application with some minor updates for their second application.

The business grant funding deadline for Eagle County monies has passed. Ryan will include any update on those funds in the Manager's Weekly report on Friday.

The Pitkin County grants administered through the Aspen Community Foundation should be coming up soon; these are not business focused grants, but are intended for individuals. Ryan said he would have additional details soon.

As requested at the last meeting, Ryan Mahoney contacted Representative Lauren Bobert's office to invite her to a 'townhall' style meeting, but has not heard back. Ryan said he would keep an eye on that.

The new Public Works property has been closed on and is now in the Town's possession. Staff is planning for the next steps and improvements to that site.

The Arbaney Park Pool improvements are coming along and the Town should receive the COP (Certificate of Participation) funding on February 5th.

## **6. COUNCIL ACTIONS**

**6A. BACH (Basalt Affordable Community Housing) Rental Assistance Program:** Recap 2020 Emergency Rental Assistance and Discussion with Council Regarding Draft 2021 Emergency Rental Assistance (Sara Nadolny and James Lindt)

Assistant Planning Director James Lindt and Staff Planner Sara Nadolny were present to discuss this item with Council. James Lindt introduced BACH members Cathy Click, Anne Baker and Doug MacDonald who were present to update the Council on the 2020 Emergency Rental Program and to discuss the proposed 2021 Program which would be similar to last year's program with some minor modifications toward improvement for the 2021 plan.

Council was supportive of rolling out the project for 2021, with staff acknowledging the addition of Council member Hottel's input to identify the industry the applicant works in. Council also asked that BACH alert them if more funds are needed.

**6B. Public Hearing and Consideration of Resolution No. 02, Series of 2021:** A Resolution of the Town Council of Basalt, Colorado, Approving a Sketch Site Plan Review, Sketch Environmentally Sensitive Area (ESA) Review, Sketch Reach II Floodplain Review, and Sketch Plan Approval of PUD Amendments to Construct a Residential Apartment Project on Lot J, Basalt Commercial Park Subdivision/PUD, Basalt, Colorado (James Lindt)

Assistant Planning Director James Lindt discussed this application with Council. James outlined the project, called Emma Flats, for Council: The applicants propose to construct a 100% residential building of 12 units on the site, and to amend the PUD to allow for that 100% residential building and to amend the PUD to allow for building height of 32 feet; 2 feet over the currently allowed 30 feet. Of the 12 units, 3 are proposed to be Category 2 deed restricted affordable housing units. The applicants chose to split the application into sketch and final review to understand whether the concept was generally acceptable to the Town before spending time and money for final civil engineering drawings and hydrological modeling for the ESA (Environmentally Sensitive Area) review.

James detailed the discussion items outlined in the staff memos as well as the discussions and positions by P&Z held over their last several meetings.

The Applicant, Fork Front Basalt, LLC, was represented by Architects Ramsey Fulton and Jeff Dahl, and Aaron Ward property ownership representative. Ramsey Fulton and Jeff Dahl presented an in-depth slide presentation detailing the proposed project.

Council discussion and questions followed.

Mayor Kane opened the public hearing at 7:25 PM.

Jeff Stoerner, 129 Emma Road, president of the Basalt River Lofts Owners Association, opposed the height variance. Mr. Stoerner said he would expect a for-profit commercial development to conform and abide by the restrictions set in the 2003 PUD.

02/09/2021 - Mr. Stoerner requested his comments be expanded and clarified in the minutes. The minutes were amended with the following addition: "To clarify Mr. Stoerner's main point of opposition: The 2003 PUD sets the height limit on Lots I and J to 30 feet. The plat map in the 2003 PUD also shows Lot J having a total of 17 parking spaces. Aaron Ward's proposal exceeds the height limit, and in turn, increases the density meant for these two lots. Using an increase of parking from 17 to 26 spaces as a proxy for density creates a greater than 50% increase in parking. Higher ceilings = higher rents, cutting into affordable housing costs. Mr. Stoerner felt the developer needed to work within the constraints defined in the PUD."

Tim McMahon, resident of 133 Ridge Road, Basalt, and business owner in Aspen and Snowmass, spoke to the need for housing at all levels of affordability, and supported the project.

Lisa MacDonald, Manager of the Pitkin County Healthy Rivers program described the relationship between Aaron Ward and Pitkin County Health Rivers program as they started, and now continue, work on the Basalt Whitewater Park. Lisa said that the applicant was currently

working with Aaron Ward and team on the emergency access road to the whitewater park, and expressed her support of the applicants with the belief that the occupants of this residential project would enhance the use of the whitewater park through their enjoyment of the river and use of it as anglers, kayakers, boogie-boarders and tubers; that would further strengthen Pitkin County's water rights there. Lisa said the County supported the building height modification, parking plan amendments, modified use and affordable housing in the transit oriented location. Lisa MacDonald said they were happy to support the Emma Flats Project.

The public hearing was closed at 7:35 PM.

Council asked questions and discussed the issues brought forth including the height variance request and the parking addition. There was discussion of creating more public benefit in the form of an addition to the Ponderosa Trail, clarifying pedestrian access to the RFTA stop, or some other public benefit.

Some members of Council expressed concern that if they approved this Resolution tonight as written, the height limit would remain at 32 feet, with no flexibility to discuss it further or amend it.

**RYAN SLACK OFFERED A MOTION, SECOND BY GLENN DRUMMOND, THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 02, SERIES OF 2021 AMENDING THE HEIGHT TO THE 30 FOOT HEIGHT RESTRICTION, INCLUDING THE 2 ADDITIONAL PARKING SPACES.**

Discussion on the motion followed. Council members discussed their general support of the project, expressed concerns and presented their views of the project focused on building height parking issues, and potential benefits to the public from this project. The increase in traffic in the area over the years with the addition of residential units in the area was also raised as something for consideration.

The question of the additional 2-foot height was discussed with council asking whether the amended height would set precedent going forward. James Lindt clarified that the sketch plan didn't allow for any vested rights, it simply gives the applicant the ability to come back with a final application. It was suggested that Council could include in their motion that the applicant further study the potential for community benefit in exchange for the additional 2-feet as part of the final plan application.

Attorney Conklin and Planning Director Philp clarified that the application could be noticed at final plan review that the height could extend up to 32 feet if Council was happy with the community benefit(s) offered in exchange for that additional height.

Ryan Slack said his motion was fine as amended, with a revisit of the height issue at final review.

Mayor Kane stated Ryan Slack's motion for Council:

**M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 2, SERIES OF 2021, WITH THE 30 FOOT HEIGHT LIMITATION AND THE REQUIREMENT FOR THE ADDITIONAL 2 TANDEM PARKING SPOTS, WITH AN AMENDMENT TO THE ORIGINAL MOTION THAT THERE COULD BE CONSIDERATION AT FINAL REVIEW FOR ADJUSTMENT TO THE HEIGHT AND PARKING MATTERS IF ADDITIONAL COMMUNITY BENEFIT IS PROVIDED.**

Glenn Drummond voiced his agreement of the motion.

**THE MOTION CARRIED 6-0.**

**6C. Resolution No. 03, Series of 2021:** A Resolution of the Town Council of Basalt, Colorado, Approving a Grant Agreement with the Hope Center for Mental Health Services (Ryan Mahoney)

Town Manager Ryan Mahoney introduced Michelle Muething, Director of the Hope Center. Ryan explained that back in December, he had discussed ideas with Council for utilizing funds from the town's tobacco tax. Staff has been working with the Hope Center and the Roaring Fork School District for some time on the potential use of these funds. In accordance with the ballot language, supporting mental health services for folks in the Basalt community, this was a good alignment with the Hope Center and the Roaring Fork School District. This particular Resolution would provide \$150,000 to the Hope Center for 3 years, though years 2 and 3 would be subject to annual appropriation by Council. The purpose of these funds would be to provide financial assistance so anyone in town would have access to therapy through the Hope Center and 24 hour crisis lines, as well as for crisis response.

**M/S COUNCILORS TENNENBAUM AND DRUMMOND THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 03, SERIES OF 2021. THE MOTION CARRIED 6-0**

**6D. Resolution No. 04, Series of 2021:** A Resolution of the Town Council of Basalt, Colorado, Approving an Intergovernmental Agreement with the Roaring Fork School District for the Mental and Behavioral Health Program at Basalt Elementary School (Ryan Mahoney)

Anna Cole of the Roaring Fork School District was present with Town Manager Ryan Mahoney to discuss this item with Council.

Ryan said the Council had previously discussed a valley-wide effort to provide better services for mental health within their school district. This could be a first step for the District to get additional funding throughout the valley. Eagle county provides \$160,000 in funding and that goes to help support the mental health services in the middle and high schools. Right now there is a gap at the elementary school level. The District wants to have mental health support at each grade level. Providing this \$100,000 funding will allow the District to fill that gap.

**M/S COUNCILORS SLACK AND HOTTEL THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 04, SERIES OF 2021. THE MOTION CARRIED 6-0**

**6E. Resolution No. 05, Series of 2021:** A Resolution of the Town Council of Basalt, Colorado, Adopting An Amended Public Health Order Regarding Face Coverings (Ryan Mahoney/Jeff Conklin)

Town Manager Ryan Mahoney said that as part of our local effort to keep folks protected until the vaccine is distributed throughout the community, staff would like to extend this requirement. Ryan said this Resolution would extend the face covering requirement to April 28, 2021. It may come back for additional discussion at that time.

**M/S COUNCILORS TENNENBAUM AND KNIGHT THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 05, SERIES OF 2021. THE MOTION CARRIED 6-0.**

**7. INFORMATION AND CORRESPONDENCE:**

- 7A. Accounts Payable
- 7B. Advanced Agenda
- 7C. 2020 Basalt Leaf Drop Information
- 7D. Correspondence to the Town

Mayor Kane requested that staff pass on compliments to Pitkin and Eagle counties for doing the work on getting the COVID vaccines out; to thank the public health officers for the incredibly well organized vaccination clinics they are rolling out.

**8. ADJOURNMENT**

The January 26, 2021 meeting adjourned at 8:18 PM.

The minutes of the January 26, 2021 meeting were read and approved this 9<sup>th</sup> day of February, 2021.

**BASALT TOWN COUNCIL:**

By:   
William G. Kane, Mayor

**ATTEST:**

  
Pamela Schilling, Town Clerk



This meeting may be viewed in its entirety on the Town of Basalt YouTube channel, or at [www.GrassrootsTV.org](http://www.GrassrootsTV.org), or here: <https://townofbasalt.ompnetwork.org/sessions/161378?embedInPoint=1&embedOutPoint=12626&shareMethod=link>