



**BASALT TOWN COUNCIL  
MEETING MINUTES – APRIL 12, 2022**

**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: Whitewater Park Discussion/Update with Pitkin County**

Mayor Pro tem Gary Tennenbaum served as chair, and called the worksession to order at 5:02 PM. Present for the Worksession from Pitkin County were Healthy Rivers and Streams representative Lisa MacDonald, Sam Baucum of Blue Green Architects, and Lisa Tasker of Pitkin County.

Also present were Mayor Bill Kane (via Zoom), Mayor Pro tem Gary Tennenbaum, Council members Elyse Hottel, Glenn Drummond, Bill Infante and David Knight. Staff members present were Town Manager Ryan Mahoney, Town Attorney Jeff Conklin, and Assistant Planning Director James Lindt.

Town Manager Ryan Mahoney noted this update would include discussion of the bids for the next phase of the Whitewater Park plan, and to familiarize the new council members as well. James Lindt offered a brief recap of where we were with the Whitewater Park. Pitkin County received approval to establish the park in 2015 in order to keep more water in the river year-round. The original approvals included improvements for a gravel parking area, a path down to the river, boulder steps and platforms, and in-river improvements to create the waves. In 2019, the County returned for additional approvals to the seating platforms, Fisherman's Park, the boat ramp area and a path between the park and the Fisherman's Park boat ramp. The County obtained a grant and the Town contributed \$175,000 toward improvements at that time. County staff has a slightly revised plan for the 2019 improvements and presented those changes to Council this evening for comment.

A short council break was called at the end of the worksession.

**1. CALL TO ORDER AND ROLL CALL**

Mayor Pro tem Gary Tennenbaum called the regular meeting of the Basalt Town Council to order at approximately 6:00 PM. Also present this evening were Council members Bill Infante, Ryan Slack, David Knight, Glenn Drummond and Elyse Hottel. Joining the meeting via Zoom was Mayor Bill Kane.

**2. CONSENT AGENDA:****2A. Minutes:** March 22, 2022;**2B. Resolution No. 27, Series of 2022:** Resolution of the Town Council of Basalt, Colorado, Approving an Agreement for Professional Services with Good Earth Landscaping and Maintenance, LLC (Boyd Bierbaum)**2C. Approve Special Event Activity Permit:** Motors on Midland – Saturday, May 14, 2022, from 2 PM to 8:30 PM on Midland Avenue (Sara Nadolny)**2D. Continue Public Hearing and Second Reading Ordinance No, 06, Series of 2022 to April 26, 2022:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a Recreational Use Easement Agreement with Basalt Vista Affordable Housing Partnership (Ryan Mahoney/Jeff Conklin)**M/S COUNCILORS DRUMMOND AND HOTTEL TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOON CARRIED 7-0.****3. CALL TO THE PUBLIC**

Sandy Kucharczyk, 100 Midland Avenue, said the best part of COVID was being able to gather outdoors and she asked why outdoor seating was not being allowed this summer.

Town Manager Ryan Mahoney explained the outdoor seating in the streets was a temporary modification, allowed by the State of Colorado, to some liquor licensed establishment service boundaries. The seating in the parking spaces were allowed during the COVID time period when restaurant sales were severely impacted. That program has expired; it wasn't allowed by the State to go beyond 2021. Ryan also noted that although there had been some good feedback on outdoor dining, we also heard fairly regularly from adjacent businesses who were upset about the loss of parking spaces serving their businesses. In Willits, we've reached build-out and hear about lack of parking, and in old town we consistently hear about the lack of parking. Part of the Midland Avenue Streetscape project will be to explore some of the areas we could enhance for outdoor dining. There are also limitations on the sidewalk space as well as we work to maintain sufficient ADA access space. Ryan noted the survey which had been set up asking about important improvements to the downtown area and encouraged everyone to fill it out. Visit the survey here: <https://letstalk.basalt.net/midland-avenue-streetscape>

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

David Knight encouraged everyone to attend the Middle School performance of The Sound of Music. He said it was really good.

Elyse Hottel reported on the Committees she participates in:

- Eagle County Climate Action Collaborative has released the 2021 Greenhouse Gas Inventory which includes Basalt. There are no big surprises as to where the emissions are coming from.
- The CC4CA (Colorado Communities for Climate Action) is seeking someone to testify on the greenhouse gas inventories.

- Colorado Office of Resource Efficiency (CORE) has restructured and there is a Board of Directors level with committees under them. CORE could use more people if anyone is interested in sitting on some of CORE committees.
- Greater Roaring Fork Housing Coalition has gotten all communities in the Roaring Fork Valley to sign on, as well as Colorado Mountain College (CMC). They are in the process of reviewing their Articles of Incorporation in preparation for a June application submittal for Federal Housing grant funds.

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

Town Manager Ryan Mahoney said the Basalt Education Foundation, hosting the Motors on Midland event, is looking to expand the offerings this year and make it more of a community event. Amy Groom and Amy Honey are the co-directors of this event.

The Town has hired a new Planning Director – Michelle Bonfils Thiebault will start on April 25. Michelle currently sits on the Town's P&Z and lives in the community.

Interviews continue for the Staff Planning Analyst position.

The Town is seeking a new Recreation Director. Brian Passenti is leaving the Town. Interviews were held yesterday and today with Police Lieutenant Aaron Munch and Assistant Public Works Director Matt Wagner assisting with the interviews.

A new pool manager was hired today as well.

## **6. PRESENTATIONS: 6A. Tobacco Tax Expenditure Proposals**

Town Manager Ryan Mahoney noted that he wanted to bring this forward tonight as Gary Tennenbaum was leaving the Council and Gary has been a big advocate for the use of these funds the Town has been collecting. In 2021, the Tobacco Tax funds were well over the revenues anticipated and continue to increase each year.

In 2021, the Town granted The Hope Center \$150,000 a year for a three-year period which they use to offer crisis support and free counseling. In 2021, the Town also granted the Basalt Elementary School \$100,000 a year for the next three years for a counselor at the elementary school. Starting in 2021, Eagle County also supported funding for a three-year period for counselors in the middle and high schools. Lastly, last year, the Town kicked off the non-profit grants reviewed by the VALE (Victim Assistance and Law Enforcement) Board which included David Knight and Gary Tennenbaum in addition to other folks from the community. Applications were reviewed and \$80,000 in grants (at \$10,000 per grant) were issued from these tobacco funds for in-school programs, after school programs, summer programming, and some support for adults as well. This year's review schedule and application forms are posted on the Town's website with an application due date of April 22, 2022.

A few applicants for the Tobacco Tax funds have been invited from the school system tonight: Basalt Middle School Principal Jennifer Ellsperman, Basalt Middle School Assistant Principal Molly Tiernan, RE-1 School District Chief Operating Officer Jeff Gatlin, and Basalt High School Athletic Director Jeff Santo were introduced. These applicants were present this evening to discuss some spending of the Tobacco Tax funds.

Ryan said that Pitkin County detox is something we have supported the past few years. This allows an individual to take someone to a county detox center rather than the hospital. If Chief Knott were here, he would tell you this is an important service that allows a continuum of care and access to resources beyond their stay.

Lastly, the Town put an additional \$30,000 into the discretionary grants. We were able to fund some good community grants with that. In toto, we spent about \$377,000. We did end the year with a balance of a little over \$1 million last year with an anticipated revenue of \$600,000 this year. Tonight, two different proposals were brought forth that would add about \$750,000 to that spending.

Jenifer Ellsperman and Molly Tiernan outlined their requested \$100,000 for each of the next three years to provide a full time bilingual math teacher; and another \$50,000 for each of the next three years to "...provide a half-time teacher to respond to academic needs all across the spectrum, providing social emotional support, executive functioning support, academic acceleration, and be responsive to the needs that arise where students would otherwise slip through the cracks." This would be partnered with the half-time PEAK (Program for Educationally Advanced Kids) position to make a full time teacher supporting students as well as intervening with others needing academic support.

Jeff Gatlin and Jason Santo presented their request for a one-time grant of \$550,000 for three projects: **1)** Completion of the Basalt High School weight room (\$31,300); **2)** Renovate the Basalt High School track (\$136,500); and **3)** Construct new bleachers and press box for BHS outdoor facility for \$380,162).

These items tie back to the tobacco tax in mental health mitigation ultimately. The weight room is not just for football players, but anyone involves in sports or exercise classes are able to utilize that facility. There is a pretty clear connection between mental health and exercise. The improved track would allow students an opportunity to head outside while on break from class, during lunch, or before or after school to enjoy a walk or run. The bleachers and press box would complement the new scoreboard the school is installing to the sports field area. "The new bleachers and press boxes will allow students a front row seat to athletic events, school concerts or watching a movie with friends. The addition of a larger press box area will support educational programming in the form of broadcast journalism where students would learn to script, interview, create and produce video content. It would also allow for future development of programming regarding in-game production, sports broadcasting and media content."

Jeff Gatlin said these three requests exceed their means and the school often relies on creative solutions and great partnerships to get some of these things done.

Council members were pleased with the partnership between the schools and the Town resulting in a better community, and were in favor of the proposals. They expressed their gratitude that the Town and schools were able to pull their requests together so quickly.

**7. COUNCIL ACTIONS: 7A. Resolution No. 28, Series of 2022:** Resolution of the Town Council of the Town of Basalt, Colorado, Directing Town Staff to Prepare Contracts to Purchase Four (4) Deed-Restricted Stott's Mill Lots, Basalt, Colorado (James Lindt)

Assistant Planning Director James Lindt sought Council's consideration of a Resolution to direct that the contracts be drawn up to purchase of four deed restricted lots in the Stott's Mill project.

In the Stott’s Mill approval ordinance there were four lots approved to be deed restricted with price caps, and included the opportunity for the Town to select the purchaser. These lots are now just over \$200,000 per lot. The Town’s real estate consultant believes they are a good value to the Town. BACH (Basalt Affordable Community Housing) also thought it important to purchase the lots for future retention of town employees. BACH supported using funds other than the Basalt Forward 2030 funds, but an analysis indicates there are not enough funds available; staff is proposing to use a portion of Basalt Forward 2030 funds.

It was clarified that tonight’s decision was simply to purchase the lots or not; there was no need to decide tonight how the lots would be used.

**M/S COUNCILORS KNIGHT AND DRUMMOND THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 28,SERIES OF 2022.**

Discussion followed again clarifying that this Resolution was strictly for the purchase of the lots, not to identify how they will be used.

**A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7 -0.**

**7A.1 - Parting Council Member Comments**

Town Manager Ryan Mahoney gave each council member a plaque of gratitude for their service. Parting Council members Gary Tennenbaum and Bill Infante shared their thoughts on their time on Council and each offered their thanks to their fellow Council members and to staff.

**7A.2 - Oath of Office and Transition to new Council Members**

The Oath of Office was taken by incoming Council members Angela Anderson, Kirk “Dieter” Schindler, and Ryan Slack, after which the new Council members took their seats.

**7A.3 - Appoint Mayor Pro-tem**

**M/S COUNCILORS DRUMMOND AND SLACK TO NOMINATE DAVID KNIGHT AS THE MAYOR PRO TEM. THERE WERE NO OBJECTIONS. THE MOTION CARRIED 7-0.**

Council adjourned to a brief recess for the past and incoming council members at 7:20 PM.

Council resumed their meeting at 7:45 PM.

**7B. Public Hearing and First Reading of Ordinance No. 09, Series of 2022:** An Ordinance of the Town of Basalt, Colorado Approving Amendments to the Municipal Code Amending Town Code Sections 16-91, Off-Street Parking Requirements, Section 16-416, Residential Inclusionary Requirements, Section 16-417, Commercial Mitigation Requirements, and Section 16-421, Voluntary Deed-Restriction (James Lindt)

Assistant Planning Director James Lindt led discussion of this Ordinance that would amend the Municipal Code related to affordable housing topics. These items had been the focus of a Basalt Affordable Community Housing (BACH) and Council worksession last December.

The topics include the removal of the exemption to reduce the affordable housing mitigation requirements for a developer dedicating a 1.5% Real Estate Transfer Assessment; changing the off street parking for affordable housing only to reduce the off-street parking requirements for three-bedroom deed restricted units from three parking spaces to two parking spaces to help reduce barriers to getting three-bedroom units into the affordable housing inventory; and to establish a process for a voluntary deed restriction on a property with the potential to do buy-downs of deed restrictions with some of the Basalt 2030 funds.

Mayor Pro tem David Knight opened the public hearing at 7:41 PM. There were no public comments and the hearing was closed.

General council questions followed related to voluntary deed buy down that could be rescinded by the Town Planner and whether there was any discussion for incentives to add more ADUs (Accessory Dwelling Units) to the community.

**M/S COUNCILORS HOTTEL AND SLACK THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 09, SERIES OF 2022 ON FIRST READING AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR APRIL 26, 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

**7C. Public Hearing and First Reading of Ordinance No. 10, Series of 2022:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Granting Special Review Approval to Vary the Front Yard Setback in the R-3 TN Zone District for the Construction of a Garage at 143 W. Homestead Drive, Basalt, Colorado (James Lindt)

Assistant Planning Director James Lindt introduced applicant Pete McBride, owner of 143 W. Homestead Drive. James explained this Ordinance would approve a special review request to vary the front yard setback from 10 feet to four feet in the R3TN Zone district for construction of a garage for this single family house constructed in the late 1800's. There is significant landscaping including a pine tree and a rare black locust tree that dictate the location of the proposed garage. There is no off-street parking on the property and the grade of the property is raised above the street grade separated by a stone retaining wall. The process to review the request requires the P&Z to hold a public hearing and make a recommendation to the Town Council. The Town Council is also required to hold a public hearing. Not a typical hardship variance, R3TN allows more ability to vary setbacks than other zone districts. With the varied setback, the applicant would construct a garage of about 480 square feet with a storage space above, and attached to the main house.

James reviewed the discussion items identified in the staff memo. Review standards include compliance with a unique set of criteria in the R3TN Zone district. The applicant has suggested the property has exceptional circumstances as it has no off-street parking. There are also trees that are either rare or which the Town has requested be preserved which dictates the location of the garage. Staff agrees there are exceptional circumstances. Police and Public Works are supportive of the application due to conflicts with on-street parking and plowing abilities. P&Z was supportive of maintaining the 1800's house. The proposal is consistent with the spirit of the zone district and complies with dimensional requirements including height requirements. Materials are to meet the wildfire mitigation ordinance and follow current sustainable building

regulations. The fire district had no issues, and the Town Engineer reviewed for turning radius and supported the report.

Pete McBride said he thought this was one of the oldest houses in Basalt. He was trying to keep it as old school as possible. He has owned the house since 2005 and wants to have a garage to allow for better parking and storage. He was restricted as to its location due to trees and utilities.

Mayor Pro tem Knight opened the public hearing at 7:56 PM. There were no comments and the hearing was closed.

**M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 10, SERIES OF 2022 ON FIRST READING, AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR APRIL 26, 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.**

Bill Kane offered words of support for the applicant noting this was a good solution for the Town and the neighborhood. He felt that saving the trees and character of the neighborhood was important; this was a good and thoughtful application.

**7D. Resolution No. 29, Series of 2022:** Resolution of the Town Council of Basalt, Colorado, Authorizing the Town Manager to Approve a Contract for the Basalt River Park Phase II Project Construction (Catherine Christoff)

Catherine Christoff updated the Council on the Basalt River Park noting that Phase I was, for the most part, completed last year and staff has been working over the winter with Connect One Design on the design and implementation of Phase II. Elise Wolf of Connect One Design, joining via Zoom, walked Council through where we've been with Phase I and where we were going with Phase II of the project.

Elyse Hottel recused herself from this item and left the council meeting.

Elise Wolf shared the all-in design of the project on the screen. She discussed the design concept of 'eddy out' which is the interpretation of the river flowing westward under the bridge, slowing down and swirling into the park as a respite, a slowing down. Other concepts interlaced throughout the park are what makes Basalt, Basalt: elements of its mining heritage, railroad history, agrarian history, geology, and the riparian corridor. Elise Wolf presented the transition area at the edge of the park near the intersection of Two Rivers Road and Midland as an area to mill about waiting for the bus, or dinner at Free Range. Once in the park, the plaza was pointed out with various seating options, some under the trees; all is ADA accessible.

Last year Phase 1 concluded the infrastructure, utilities, rock grading and hardscapes. Phase II, to being this summer, is for softscape – trees, lawn, seeding the planting beds, finishing the paths, shape sails in the picnic areas along the river and plaza. The cherry on top are the features such as the slack-line, willow forts, hammock and hay bales, slide, misting feature and the band shell.

Catherine Christoff noted that the team was working with Brian May Architecture and ID Sculptures to complete the design work of the band shell, and working with Z-Group Architects on the design of the bathroom and bus station.



Catherine reviewed the funding of the various elements of the park, including the restroom, bus stop, band shell.

The Phase II project was advertised with four bids being received. Town staff and Connect One Design reviewed the submittals and recommended contract work with Rocky Mountain Custom Landscapes. RMCL has worked on the wetlands in this area and at Old Pond Park previously, as well as on Midland Park, and other small projects around town. Staff seeks approval from Council and direction to staff to move forward on this contract.

There was some discussion of art displays in the park and a suggestion for an art display of giant photographs that would be weatherproofed and displayed outdoors, which had been viewed at an art installation in France.

**M/S COUNCILOR DRUMMOND AND SLACK THAT THE TOWN COUNCIL ADOPT RESOLUTION 29, SERIES OF 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.**


**8. INFORMATION AND CORRESPONDENCE:** 8A. Accounts Payable; 8B. Advanced Agendas; 8C. VALE Board Meeting Minutes of April 5, 2022; 8D. Correspondence to the Town

**9. ADJOURNMENT**

The meeting adjourned at 8:17 PM.


The minutes of the March 22, 2022 meeting were read and approved this 12<sup>th</sup> day of April, 2022.

**BASALT TOWN COUNCIL:**

By:   
Gary Tennenbaum, Mayor Pro tem

By:   
David Knight, Mayor Pro tem

**ATTEST:**

  
Pamela Schilling, Town Clerk



This meeting can be viewed in its entirety on Grassroots TV here:  
<https://townofbasalt.ompnetwork.org/sessions/242566?embedInPoint=1&embedOutPoint=12580&shareMethod=link>