



**BASALT TOWN COUNCIL
MEETING MINUTES – APRIL 13, 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.

5:15 PM 1. WORKSESSION: With Colorado Parks and Wildlife (Ryan Mahoney and Matt Yamashita)

Mayor Kane called the worksession to order at 5:17 PM. A roll call was held. Also present were Council members Gary Tennenbaum, Elyse Hottel, Bill Infante, David Knight, Glenn Drummond and Ryan Slack. Staff members present were Ryan Mahoney, Susan Philp, James Lindt, Greg Knott, Christy Chicoine, Town Attorney Jeff Conklin and Pam Schilling. Matt Yamashita for CPW was also present.

6:00 2. CALL TO ORDER AND ROLL CALL

Mayor Bill Kane called the meeting to order at 6:01 PM. Also present were Council members Gary Tennenbaum, Ryan Slack, Bill Infante, Elyse Hottel, Glenn Drummond and David Knight.

3. CONSENT AGENDA: 3A. Minutes: March 23, 2021

M/S COUNCILORS DRUMMOND AND SLACK THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. THE MOTION CARRIED 7-0.

4. CALL TO THE PUBLIC: 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.

David Parker, no address given, submitted an email that was read into the record, requesting the Town seek funding (from unexpected Federal stimulus funds) for the re-funding of a recycling drop off location in Basalt.

5. MAYOR AND COUNCIL REPORTS/COMMENTS

Bill Kane reported on the most recent RFTA meeting:

- RFTA is involved in the construction of another underpass beginning this fall at 27th Street and Highway 82 in Glenwood Springs. RFTA learned a lot from Basalt's underpass construction in terms of dimension and lighting.

- RFTA continues to operate at 50% seating capacity. The 50% capacity will stay in place until we get to the 'blue stage' of COVID. Rides of 15 minutes or less may be allowed at 75% capacity. RFTA has done a great job aggressively pursuing grant assistance during this time.
- RFTA has done a good job vaccinating employees with 212 employees and drivers vaccinated as of last week.
- The Maroon Bells bus is back and alive and well. Reservations must be made in advance to get on the bus for those returning from Crested Butte hikes.
- Bill said he would like to have Kurt Ravenschlag, RFTA's Chief Operating Officer, come speak to the Town of RFTA's many future plans.

Bill Kane said he, Elyse Hottel and Bill Ray had met to talk about how we improve communication with the community; it is something they will continue to work on.

Elyse Hottel said that she had been enjoying the spring weather and hoped for an opportunity for another council off-site (retreat) in person and thought it would dovetail well with the Basalt Forward 2030 project.

Glenn Drummond said the only path forward to open capacity to everything is to encourage everyone to get vaccinated.

Bill Infante echoed Glenn Drummond's statement. Bill Infante spoke to Lisa Robbiano, NP at the Mid Valley Family Practice, who was very impressed and complimentary about the things the people at Eagle County were doing and she was encouraged by the rates of vaccination. There is some frustration by the rate of vaccination hold-outs, and encouragement for all to get vaccinated.

Bill Infante asked about the current Art Base property and what the Town was thinking about that space. He was pleased that the Art Base would continue to be downtown and remain central to the arts and culture of Basalt. Bill asked if the Town would free up funds for the visual arts the same way they had for TACAW. Bill noted that Council had previously set aside funds to purchase the land the Art Base would have occupied at the Basalt River Park development. Bill Infante also wondered if the Art Base would still be the beneficiary of the RETA that is planned for the Basalt River Park LLC parcel.

Bill Infante said at the meeting of the Mountain Pact, Anna Peterson thanked Elyse and himself for the Resolution in support of the oil and gas drilling pause. There is an additional Executive Order from President Biden called the 30x30 Initiative that is to conserve at least 30% of U.S. land and ocean by 2030 to help mitigate the impacts of climate change. Bill voiced a number of opportunities for the Town to engage. Bill Infante felt this would be a good discussion for an off-site with Council. Bill raised the notion of an inventory of existing conservation lands in and around Basalt. At the Mountain Pact meeting, Bill Infante said he had appealed to the County Commissioners to ease the bureaucracy associated with the dedication of land for conservation easements. Developers have said the conservation easement process is expensive and burdensome and impairs their ability to dedicate more land.

6. MANAGER'S REPORT

Town Manager Ryan Mahoney introduced Catherine Christoff, Town Engineer, a new hire for the Town of Basalt, a much needed position. Catherine introduced herself and presented her background by way of Pitkin County. She has been in the valley since 2006, working as an

Engineer and was happy to be a part of Basalt. Gary Tennenbaum noted the much-felt loss of Catherine as a Planning Engineer as she exited Pitkin County.

6A. Communications Plan Update (Ryan Mahoney)

Town Manager Ryan Mahoney reported that he, Mayor Kane, Elyse Hottel and Bill Ray had met last Friday to discuss a Town communications strategy. Ryan reviewed the communications identified today that had been categorized into standard and project-based communications. The Town has taken the public through a number of project based communications such as the Lake Christine Fire, flood mitigation, COVID, etc. The group was looking forward to engaging the public to get meaningful feedback. The Town's website, Facebook page, etc., are really an end communication where people go when directed, but they do not engage with the public. Ideas that emerged from the meeting highlighted video updates that have been successful, but could be better if taken in smaller bites, and if they were designed to be topic specific rather than multi-topic. Also, people often enjoy being asked their feelings; The Town already owns some software that has a number of tools that could be used to engage people through short surveys. This topic will be brought back for further discussion and may also be a good topic for a Council retreat.

6B. Update re West Basalt and Holy Cross Energy: Fiber Optic extension to West Basalt and Public Works Facility (Ryan Mahoney)

Town Manager Ryan Mahoney noted he had discussed the efforts underway in downtown Basalt for fiber optic upgrades, but to piggyback on that, internet service will be required at the new Public Works Facility. There is an initial proposal to bring internet service to that site that would also create an opportunity for fiber that could benefit many others in the immediate area of Hooks Spur, Basalt Industrial Park and Design Center. It will also pass near the Aspen Ski Co (tiny) houses, Willits Bend and the Aspen Basalt Mobile Home Park. Holy Cross Energy is a great partner on this.

Additionally, there was some developer obligation on the part of the Tree Farm and Willits to interconnect the lights on Highway 82 from El Jebel Road to Original Road. That would offer an opportunity for a fiber run along Highway 82. Staff has been in discussion with CDOT to further that project. The main purpose of that project is to sync the lights to better manage the traffic through there, but we will also be another backbone opportunity to complete a fiber run to reach other neighborhoods.

6C. Basalt Forward 2030 Update (Ryan Mahoney/Christy Chicoine)

Town Manager Ryan Mahoney reported that staff was making progress on Basalt Forward 2030. Cushing Terrell had been in town a few times and staff is getting oriented with their team. Council was sent the project timeline and communication plan included in the Cushing Terrell agreement. Data collection is being conducted now with results to be presented in May. Part of the Cushing Terrell team includes Holy Cross Energy and CORE as part of the energy efficiency piece of Town facilities. They returned for a physical inspection of town facilities and are beginning work with that data. Town staff is working with a member of each of the Town's committees and will have an appointee from each committee to make up the Capital Needs Committee. The bylaws for the committee outlines the reasons for the committee, the make-up of the committee, the do's and don'ts, etc. As next steps, Cushing Terrell works on their report, the Town begins to engage the committee.

Bill Infante asked if other facility needs would be investigated such as the Midland Avenue rehabilitation and also social infrastructure such as investment in education, arts and culture, or other social goods. Ryan Mahoney explained that the facilities needs looked at the Town-

owned properties and their condition, and also space needs for anticipation of future improvements and upgrades. The Master Plan would be the tool to be used for those social projects and goods – investments in affordable housing, green investments, etc.

7. PRESENTATIONS:

7A. Eagle County and Forest Service Properties (Ryan Mahoney/Susan Philp)

Town Manager Ryan Mahoney noted the County had engaged with a consulting firm to do some listening sessions. This was Phase 1 of a project that would ultimately lead to, or not, an engagement by the County to pursue a land use on the United States Forest Service (USFS) property and/or the Eagle County property adjacent to it. Ryan explained the Farm Bill of 2018 that contemplated Forest Service administrative parcels to be leased out for consideration – cash or in-kind. There is some housing on the USFS property today, but it is inadequate and outdated. Housing is something the USFS is in great need of. Ryan explained the process in this Phase 1 was to engage with certain stakeholders including some governments, some non-profits and some citizens; it was not meant to be all inclusive. Town staff participated in Phase 1 and talked about the Master Plan and what it intended for that area. At this stage, it is not a land use process – just initial listening. Also important was the report from this Phase 1 will be presented to the Eagle County Commissioners. They indicated they would be happy to invite Council to listen in on that presentation or alternatively, come to a Council meeting and present their findings. The consultant had also spoken to Mayor Kane, Gary Tennenbaum and Bill Infante.

Mayor Kane, Bill Infante and Gary Tennenbaum added their comments and impressions from each of their conversations with the consultants.

8. COUNCIL ACTIONS:

8A. First Reading Ordinance No. 02, Series of 2021: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a License Agreement for the Encroachment of a Bearproof Trash Enclosure in the Town's Right-of-Way for the Properties Located at 408-428 E. Sopris Drive (James Lindt)

James Lindt asked that item 8A be revisited after the BACH Appointment as the applicants for 8A had not yet joined the meeting.

8B. BACH Appointment: Basalt Affordable Community Housing (BACH) Recommendation for Appointment of Mike Kosdrosky (James Lindt and Sara Nadolny)

Staff Planner Sara Nadolny introduced Mike Kosdrosky who was being recommended for appointment to the BACH Committee. BACH can have up to 7 members; they currently have 4. Mike is the former Executive Director of the Aspen Pitkin County Housing Authority, and is currently the Principal and Owner of Workforce Housing Solutions. He has also been a resident of Basalt since 2015, and has attended a number of BACH meetings.

Council asked questions of Mr. Kosdrosky and wondered about potential conflict of interest given his current employment. Mike Kosdrosky said he had no business before the Town now nor in the foreseeable future, and would recuse himself on matters that could be conflict.

Discussion followed concerning, among other things, Mike Kosdrosky's previous associations with the APCHA (Aspen/Pitkin County Housing Authority) and the City of Aspen and Pitkin County, and how those relationships might affect his seat on BACH. There was also discussion

about the current real estate market and how it could affect free-market affordable housing in Basalt.

M/S COUNCILORS INFANTE AND SLACK THAT THE TOWN COUNCIL APPOINT MIKE KOSDROSKY TO BACK FOR A TERM ENDING APRIL 30, 2023. THE MOTION CARRIED 7-0

As the applicants had joined the meeting, Council returned to the discussion of item 8A.

8A. First Reading Ordinance No. 02, Series of 2021: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a License Agreement for the Encroachment of a Bearproof Trash Enclosure in the Town's Right-of-Way for the Properties Located at 408-428 E. Sopris Drive (James Lindt)

Assistant Planning Director James Lindt explained the applicant had installed a trash enclosure on town right of way prior to obtaining a license agreement. Roaring Fork Fire Rescue, Basalt Police and Public Works did not think this would impede their operations.

The draft Ordinance includes conditions that require the applicant to obtain a building permit prior to completing the structure, with materials that are wildlife and wildfire resistant. There are provisions that the applicant maintain the structure and provisions that the Town would not be liable for damage in the right of way. The Town also may remove the structure if it needs to.

Lis Layne, applicant, felt this was an improvement to the appearance of Sopris Drive and would benefit the owners of the properties at 408-428 E. Sopris. Ms. Layne said there were several encroachment areas on Sopris Drive and this structure enhanced the street creating greater visibility from the driveway and from the adjacent Cedar Drive/Sopris intersection. Lis also felt the majority of the project was on her property.

Some Council questioned why the applicant hadn't sought permission previously and discussed that this could set a negative precedent if approved. Other Council members felt this was an improvement to a blind spot, and they had previously approved some other construction in right of ways previously.

M/S COUNCILORS SLACK AND INFANTE THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 02, SERIES OF 2021 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR APRIL 27, 2021. A ROLL CALL VOTE WAS HELD. THE MOTION FAILED 3-4 WITH COUNCILORS KNIGHT, HOTTEL, TENNENBAUM AND DRUMMOND.

8C. Capital Needs Committee Update and Resolution No. 16, Series of 2021: A Resolution of the Town Council of Basalt, Colorado: Approving Bylaws for the Capital Needs Committee (Christy Chicoine)

Finance Director Christy Chicoine noted this Resolution would approve the Capital Needs Committee discussed early this evening under the Town Manager's Report. The Capital Needs Committee, as part of the Basalt Forward 2030 project, would be comprised of representatives of the 8 town committees and citizen boards with the Town, as well as the Basalt Chamber. This group will serve as a recommending body to the Council. The impetus on this committee will be to look at the Basalt Master Plan and combine the Facility Needs study recommendations to create a final recommendation to Council on needs and priorities. Jeff Conklin added that this

Resolution creates the Committee, sets forth the process for appointment of members, approves the by-laws for the Committee, sets the bounds of Committee existence, and defines the purposes of the Committee. Jeff added the Committee could address the scope of potential costs and potential funding options as well.

M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 16, SERIES OF 2021 AS PRESENTED. THE MOTION CARRIED 7-0.

8D. Resolution No. 17, Series of 2021: A Resolution Approving an Agreement between the Town of Basalt and the Basalt River Park, LLC., Regarding Responsibilities for Public Improvements for Two Rivers Road (James Lindt)

Assistant Planning Director James Lindt introduced this item to Council. This Resolution outlines the agreement for constructing the public improvements to Two Rivers Road by the developer of the Basalt River Park, LLC. It is beneficial to have the developer construct the improvements in conjunction with their construction. James reviewed other aspects of the agreement related to payment. Finance Director Christy Chicoine presented an updated cost estimate of the project.

M/S COUNCILORS SLACK AND TENNENBAUM THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 17, SERIES OF 2021 AS PRESENTED.

Council member Hottel explained she would abstain from the vote on this item as she did not fully understand it.

THE MOTION CARRIED 6-0-1 WITH COUNCIL MEMBER HOTTEL ABSTAINING.

8E. Presentation and Resolution No. 18, Series of 2021: A Resolution of the Town Council of Basalt, Colorado, Approving the Basalt River Project Phasing Plan and Directing Staff to Request Bids for Construction of Phase I (James Lindt)

Council member Elyse Hottel recused herself from this discussion.

Assistant Planning Director James Lindt presented this item to Council explaining the Resolution approves the Phasing Plan and would direct staff to put Phase 1 of the construction project out to bid.

Elise Wolf, Landscape Architect with Connect One Design, reviewed the construction drawings, and elements of Phase 1 of the project. Council questions were raised about the project, and, among other items, discussion was held concerning the great lawn and when installation of that might occur.

M/S COUNCILORS DRUMMOND AND KNIGHT THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 18, SERIES OF 2021 AS PRESENTED. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.

9. EXECUTIVE SESSION MOTION: That the Town Council enter Executive Session to discuss 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 the purchase of Affordable Housing Properties

Town Attorney Jeff Conklin stated that Council would leave this meeting and join a separate Zoom meeting for the Executive Session. There was no anticipation of action required after this Executive Session, so Council would not return to this meeting; the meeting would adjourn at the end of the Executive Session.

M/S COUNCILORS TENNENBAUM AND DRUMMOND THAT THE TOWN COUNCIL ENTER EXECUTIVE SESSION TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER OR SALE OF PROPERTY INTERESTS IN ACCORDANCE WITH CRS 24-6-402(4)(a); MORE SPECIFICALLY TO DISCUSS THE PURCHASE OF AFFORDABLE HOUSING PROPERTIES. THE MOTION CARRIED 6-0.

Council entered Executive Session at 8:37 PM. The Executive Session adjourned at approximately 9:34 PM.

10. INFORMATION AND CORRESPONDENCE:

- 10A. Accounts Payable
- 10B. Advanced Agendas
- 10C. March Sales Tax Report
- 10D. Correspondence to the Town

11. MOTION TO ADJOURN

The Council meeting adjourned at approximately 9:34 PM.

The minutes of the April 13, 2021 meeting were read and approved this 27th day of April, 2021.

BASALT TOWN COUNCIL:

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



ATTEST:

Pamela Schilling
Pamela Schilling, Town Clerk

This meeting may be viewed in its entirety on the Town of Basalt YouTube channel, or at www.GrassrootsTV.org, or here: <https://townofbasalt.ompnetwork.org/sessions/176892?embedInPoint=1&embedOutPoint=13051&shareMethod=link>