



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

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

Mayor Bill Kane called the regular meeting of the Basalt Town council to order at 6:08 PM. Also present were council members Angela Anderson, Glenn Drummond, Elyse Hottel, David Knight and Ryan Slack. Council member Dieter Schindler attended remotely via Zoom.

2. CONSENT AGENDA AND MOTION:

2A. Minutes: May 23, 2023

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

3. CALL TO THE PUBLIC

Ted Guy, 167 Swinging Bridge Lane, stressed some of the positives he saw with the Midland Avenue Streetscape project: the new water line, the storm drainage underground in the middle of the street, leaving the loading zones in the center of the street. Ted said it was essential to maintain the 20-some diagonal parking spaces that were being replaced with 20 parallel spaces. The parking spaces need to be maintained for the viability of the businesses. There was a petition given to Bill Kane from 30 businesses along Midland Avenue asking y council to not build this summer and to preserve the diagonal parking. Ted said he supported raising the crosswalks for traffic calming. He felt the area needed upgraded street lights and that was another good aspect. Ted said, related to costs, he'd been hearing rumors, that the Town needed to do a better job of value engineering – that the concrete work was very expensive and very time consuming. Ted said we needed to keep construction off of Midland Avenue for the summer so that businesses could survive. Ted expressed concern that he'd heard the project was on schedule, but that Midland Spur was two months late. Ted said he heard it was on budget, but at the last meeting, a change order was signed increasing the budget by approximately \$360,000.

Laura Maine, Tempranillo, 165 Midland Avenue, asked council to listen the people who would be affected by this plan. Laura said they'd already lost Motors on Midland, lost the Basalt half-marathon, and she'd lost an employee that's worried about business this summer. Laura said this plan was not voted on asked that they please improve the sidewalks where needed, put in lighting for safety and ambience and respect that the town works in its own crazy organic way.

Laura was concerned with how traffic would function this summer, and that open pedestrian crossings would be more dangerous than well-maintained crosswalks. Drivers, truckers and travelers would be frustrated trying to get through town and this would make them more aggressive and dangerous to pedestrians. In rain, snow or bad weather, people go to aggressive lengths to park close to where they are going and Laura worried what this was going to become. Laura said to more or less leave it alone; it's an historic downtown. It's super cool, it works in its own way and accommodates the many different functions that happen in our town. Laura said there were to be no changes to the plan, but she had recently seen a change that puts We-Cycle and bike racks in parking spaces in front of Tempranillo; but to dedicate that amount of space to bicycle parking right in the middle of town felt like retribution for her speaking out.

4. MAYOR AND COUNCIL REPORTS/COMMENTS

David Knight updated council on his attendance at the CC4CA (Colorado Communities for Climate Action) Retreat this past weekend. This was basically a retreat to update the policy statement and some language clean up; to bring it up to date with the trends that are going on. Also, an item we wanted to make sure was local control. That seemed to be the general consensus of the other communities and CC4CA staff as well. The document should come before council in the next few weeks for ratification.

Bill Kane reported on RFTA's (Roaring Fork Transportation Authority) Board annual retreat last week. Information highlights include that RFTA ridership pretty dramatically lags the pre-pandemic numbers being down 17%. It appears to be a service driver lag, and ridership is slowly recovering. RFTA's new housing at the former Rodeway Inn in Glenwood Springs will be a big help in improving service and in attracting and retaining staff. At the retreat, the RFTA Board agreed they should participate in the West Mountain Regional Housing Coalition. The first and last mile were discussed and the Town's grant for expanding Basalt Connect service hours were discussed. The Board spent a fair amount of time on employee/staff issues and morale and what they need to do to attract and retain workers. Finally, they discussed initiatives for increasing ridership and improving mobility in the valley. RFTA has pointed to Basalt Connect as a very workable model and it will probably be taken up by other municipalities.

Elyse Hottel said, in light of having Gina here from Walking Mountains (for discussion later in the meeting), and discussing the EV (Electric Vehicle) plan and Building Code amendments, she wanted to let council know she had attended the most recent CAC (Eagle County Climate Action Collaborative) meeting. They recognized that the State has increased their climate goals beyond those set originally by Eagle County. CAC is having a discussion about updating those goals so they are comparable, if not more aggressive than the State. Elyse said they would be looking at moving to at least 100% by 2050 which may involve re-evaluating some of our local goals and the plan on how to get there.

5. MANAGER'S REPORT

Town Manager Ryan Mahoney reported on the E-bike Rebate program that offers \$250 rebates to full-time Basalt residents on the purchase of a new e-bike. So far, we are approaching about 20 rebates so far. On June 17, at the Basalt High School, there will be an E-bike event to familiarize people with e-bikes, take test rides, learn e-bike etiquette, learn about local bike trails, etc.

Ryan Mahoney indicated there were two letters in the packet this evening, one a request from the Mountain PACT seeking support to remove the Thompson Divide from consideration for new oil and gas leases. The second letter is addressed to Governor Polis with copies to the

heads of Department of Natural Resources (DNR) Dan Gibbs, and Colorado Parks and Wildlife (CPW) Jeff Davis. This letter is in response to a worksession recently held between Council and CPW, and their rulemaking on the State Wildlife Area (Lake Christine SWA) that proposes to close the SWA from December 1 to July 15 each year. Currently, the SWA area is closed from December 1 to April 15. Staff and citizens had expressed concern with the additional months of closure at the SWA. After the May 9, 2023 worksession with CPW, Mayor Kane and Administrator Mahoney met with one of the CPW Commissioners and the Area Wildlife Manager. There wasn't much movement anticipated on the rules they were proposing. The Town also made comments on the shooting range and whether CPW would consider amending the range hours, and also asked that CPW put more attention to Lake Christine. Staff sought support from council for that letter.

Elyse Hottel asked if staff would add comments related to the new permit required to access land while simultaneously taking access away.

Mayor Kane indicated he and Ryan would take a first pass at this with Jeff Davis, and Dan Gibbs. If they get little or no response, they would elevate the communication to the Governor. There was general consensus from council on supporting this approach.

6. PRESENTATIONS

6A. Eagle County EV Infrastructure Plan (Sara Nadolny, Gina McCrackin)

Sara Nadolny introduced Gina McCrackin, Climate Action Collaborative Manager for Walking Mountains Science Center, who also oversees the Climate Action Collaborative (CAC) for Eagle County. Basalt has been a member of the CAC since 2017 when we adopted our climate action plan to help meet Eagle County's Climate Action Goals. These goals are being addressed in various ways through buildings, energy, transportation, water, etc. Gina was present this evening along with Will Barror of Walking Mountains, to present the EV Infrastructure Plan for Eagle County to further meet its goals in the area of transportation.

Gina made a PowerPoint presentation to the Council that discussed statistics to help guide the planning process and goal setting, energy inventories from Eagle County and the State, the number of electric vehicles currently registered in Eagle County and Basalt the number needed to be on the road to meet 2030 goals, and the infrastructure needed to support these electric vehicles. Lack of EV infrastructure and EV Charging Stations are a key barrier to EV adoption in Colorado. Gina presented the likely locations for the placement of these charging stations and priority areas for the Basalt Council to be aware of. Some priority areas lacking charging stations include City Market and the Willits rugby field. Multi-family housing complexes were also identified as a priority area. Gina reviewed the types of charging hardware and software, and the costs of installation for each. She also noted some ways to encourage local developers to include EV charging stations, were through various cost reductions, local budget considerations and streamlining the permitting process.

It was noted that the Green Team was likely to include some of these actions in their 2024 Work Plan.

6B. Midland Avenue Streetscape Update (Christoff, Michelle Thibeault)

Town Engineer Catherine Christoff and Planning Director Michelle Thibeault were present to update Council on the Midland Avenue Streetscape project. In Phase One, the retaining wall was complete as well as the full extent of the sanitary sewer and service connections. Installation of the new stormwater system has begun and the water main installation is

underway as well. Phase One includes 100% of the sanitary sewer system work, 58% of the stormwater system and 37% of the water line installation. The project is moving forward on schedule with sidewalk, curb and gutter placement scheduled to begin within the week.

Planning Director Michelle Thibeault noted that the schedule has always been that Phase One would finish at the end of June, as noted in the FAQ on the Let's Talk Basalt project page; so the project is on schedule within a week or two.

Catherine Christoff reviewed the Phase Two RFP that resulted in proposals from two qualified contractors, Gould Construction and Stutsman Gerbaz Earthmoving. Staff and the owner's representative Dave Detwiler, continue to review those proposals. As part of the RFP response for Phase Two, contractors were asked to summarize the costs and schedule implications if they were to eliminate construction through the summer months from June 1 to September 1 of each calendar year. Contractors noted an increase in construction duration, project costs, complexity of the work to protect materials during winter months, and concerns for the ability to achieve adequate compaction during winter months, etc. The break would hamper the project both in productivity and workflow. They felt the continued work and reworking of the project would further aggravate the community. There were also risks to excluding those summer months as negatively affecting the project quality. Dangers to workers in the cold winter months would increase and the warranty of the work would become somewhat disjointed and complicated with a breakup of the workload. Both proposals spoke strongly against halting work for the summer months. Also, there have been unprecedented construction cost increases in recent years. Catherine offered an example of this from CDOT's Colorado Construction Cost Index which they release regularly and shows the quarterly increase in construction prices. They indicate double-digit increases in pricing each quarter since 2021.

Since Council last met, the DOLA Broadband Grant has been awarded for \$178,500 for broadband infrastructure, about 50% of that project cost. Staff continues to work with other partners to include installation of conduit for future EV chargers, and with Holy Cross for additional conduit for future subgrade infrastructure.

Staff anticipates further updates to Phase Two of the project on June 27.

Mayor Kane spoke to the concern for the impact of construction during the summer months. He noted the project re-bid resulted in a significant change in the schedule. The project approach will probably be focused on individual activity areas like the water line which won't have the same level of impact in front of Tempranillo and some other restaurant businesses. More work would carry over to 2024 than anticipated and the project schedule would be drawn out. Bill Kane thought the idea that the entire town would be under excavation like the Midland Spur had been, didn't look to him to be a realistic concern. He said there continues to be a lot of debate and discussion about the details of the project. Mayor Kane felt the criticism that council has not been responsive was not accurate. He added the council continues to work on how to get this project done with the least impact to the businesses downtown.

7. COUNCIL ACTIONS

Elyse Hottel recused herself from items 7A, 7B and 7C.

7A. Ordinance No. 12, Series of 2023: Ordinance of the Town Council of the Town of Basalt, Colorado, Approving an Easement Agreement with 104 Midland Avenue Planned Community for 104 Midland Avenue (Catherine Christoff)

Town Attorney Jeff Conklin noted that parts of the Midland project area are not strictly within the Town's rights-of-way and are on private property. In some cases there are easements in place and in other cases we need to obtain them. These next three items are to ordinances to acquire easements to incorporate improvements as part of the Midland Streetscape project. Portions of them are for temporary easements, others are for more permanent improvements such as the sidewalk in front of the Midland Mall, continued sidewalk and improvements in front of the building adjacent to it, and a small piece in front of CC's Café and the adjacent complex.

Jeff spoke to the liability component of bringing the use of these easements under the Town's general liability policy. The ordinances also authorize the Town Attorney to make additional changes to the agreements if needed to finalize agreements with the property owners. There may be three or four more easements yet to come before Council.

M/S COUNCILORS SLACK AND ANDERSON TO APPROVE ORDINANCE NO. 12, SERIES OF 2023 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR JUNE 27, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.

7B. Ordinance No. 13, Series of 2023: Ordinance of the Town Council of the Town of Basalt, Colorado, Approving an Easement Agreement with Charsan, Inc., for 110 Midland Avenue (Catherine Christoff)

Town Attorney Jeff Conklin explained Ordinance 12 for 104 Midland addressed the easement in front of CC's Cafe and that building complex; Ordinance 13 addresses the easement at 110 Midland – the building where the pharmacy is located; and Ordinance 14 addresses the easements at the Midland Mall building.

Jeff Conklin incorporated his comments from Ordinance No. 12, 2023 so as to not be redundant.

M/S COUNCILORS DRUMMOND AND ANDERSON TO APPROVE ORDINANCE NO. 13, SERIES OF 2023 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR JUNE 27, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.

7C. Ordinance No. 14, Series of 2023: Ordinance of the Town Council of the Town of Basalt, Colorado, Approving an Easement Agreement with Midland Mall Condominium Association, Inc. for 132 Midland Avenue (Catherine Christoff)

Town Attorney Conklin incorporated prior comments as they related to this Ordinance No. 14. 2023, addressing the easement and improvements for the Midland Mall property at 132 Midland Avenue.

M/S COUNCILORS SLACK AND ANDERSON TO APPROVE ORDINANCE NO. 14, SERIES OF 2023 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR JUNE 27, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.

7D. Resolution No. 24, Series of 2023: Resolution of the Town Council of Basalt, Colorado, Approving an Intergovernmental Agreement Between the Town and Roaring Fork School District No. RE-1 for a Solar Project (Ryan Mahoney)

Town Manager Ryan Mahoney explained the solar project funded through the 2021 Basalt Forward money with assistance from the State was around \$500,000. The Town has been working with the RE-1 School District to situate these solar panels on school district properties. There are to be some on the open space and at the concession stand at the Basalt High School, on the roof of the elementary school and on the school district's bus barn in El Jebel. The Town will own these panels, but will likely contract for maintenance of them and maintenance of the area surrounding the structures. There would be some cost sharing of those maintenance items with any energy savings profits equally split between the Town and the District.

M/S COUNCILORS SLACK AND HOTTEL THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 24, SERIES OF 2023. 7D. MOTION – RESOLUTION NO. 24, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

7E. Public Hearing and First Reading Ordinance No. 15, Series of 2023: An Ordinance of the Town of Basalt, Colorado, Approving Amendments to Municipal Code Chapter 18, Building Regulations (Michelle Thibeault)

Planning Director Michelle Thibeault introduced the Ordinance noting the Town generally updates Chapter 18, Building Regulations, commonly known as the Building Code, approximately every three years. The proposed amendments to Chapter 18 include adoption of the most current version of the International Codes. The I-Code amendments include the International Building Code, International Residential Code, Existing Buildings Code, Mechanical Code, Plumbing Code, Energy Code, Fuel-Gas Code, National Electric Code, our Sustainable Building Regulations, and the International Energy Conservation Code. These amendments also include amendments to the Town's fee schedule to bring fees up to date and removing the REMP calculator from the Code section and place it in the fee schedule. The amendments generally move the Town from the 2018 I-Code versions to the 2021 versions. There are some syntax and substantive changes. These changes allow one to meet energy efficiency standards through a multitude of ways based on individual projects. It is a flexible approach and promotes building decarbonization by moving new construction to all electric and electric ready options.

Mayor Kane opened the public hearing at 7:31 PM. There were no comments and the hearing was closed.

M/S KNIGHT AND HOTTEL THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 15, SERIES OF 2023 ON FIRST READING, AND CONTINUE AND SET THE PUBLIC HEARING AND SECOND READING FOR JUNE 27, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0

7F. Ordinance No. 16, Series of 2023: Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the 2023 Budget and Providing for a Supplemental Appropriation Related to Various Revenue and Expenditures (Doug Pattison)

Finance Director Doug Pattison explained the Town had more revenue coming in than anticipated, even accounting for the additional expenses. Exhibit A delineates the sources of the various additional revenue totaling \$2,678,831; much of which was not anticipated when we put the budget together. On the expense side, there are \$2,230,434 in potential expenditures, also delineated in Exhibit A. The aggregate net is a positive \$447,947 for the 2023 budget.

M/S COUNCILORS DRUMMOND AND SLACK THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 16, SERIES OF 2023 ON FIRST READING, AND SET THE PUBLIC HEARING AND SECOND READING FOR JUNE 27, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

7G. Public Hearing and Second Reading Ordinance No. 11, Series of 2023: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a Revocable License and Use Agreement for the Basalt Center Association to Use Parking Spaces in the Town’s Midland Avenue Right-of-Way and for Approval of an Easement Agreement to Allow the Town to Solidify Emergency Access through Basalt Center Circle and for Public Access for Three (3) Public Events Per Year (Jeff Conklin)

Jeff Conklin explained this was a second reading to approve two agreements with the Basalt Center Circle Association. Jeff explained the first agreement would approve a license to give the Association permission to use those parking and retaining wall areas, and improve and maintain them as part of the parking lot. The second agreement is for the Association to grant the Town an easement across the parking lot for access when Midland Avenue is closed for up to three special events per year, and for emergency access.

Mayor Kane opened the public hearing at 7:44 PM. There were no public comments and the hearing was closed.

M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 11, SERIES OF 2022 ON SECOND READING. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.


8. INFORMATION AND CORRESPONDENCE: 8A. Accounts Payable; 8B. Advanced Agendas; 8C. March 2023 Final and April 2023 Draft Sales Tax Updates; 8D. Correspondence to the Town

9. ADJOURNMENT

The meeting adjourned at 7:46 PM.

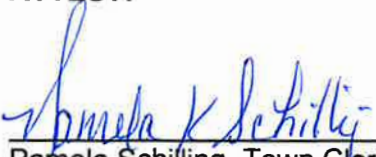
The minutes of the June 13, 2023 meeting were read and approved this 27th day of June, 2023.

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/272456?embedInPoint=1&embedOutPoint=6915&shareMethod=link>