



**BASALT TOWN COUNCIL
MEETING MINUTES – JULY 11, 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.

1. CALL TO ORDER AND ROLL CALL

Mayor Bill Kane called the regular meeting of the Basalt Town Council to order at 6:07 PM. Also present were Council members Dieter Schindler, Glenn Drummond, David Knight and Elyse Hottel. Council member Ryan Slack arrived shortly after roll call, and Council member Angela Anderson joined the meeting virtually via Zoom.

2. CONSENT AGENDA AND MOTION: 2A. Minutes: June 27, 2023; 2B. POST Re-appointment: Reappoint Parks Open Space and Trails Member Amy Beazly to a three-year term to end July 11, 2026 (Michelle Thibeault)

M/S COUNCILORS DRUMMOND AND SCHINDLER 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, expressed concern with the Town's acceptance of the high bidder for the next phase of the Midland Project. Ted said the citizens had voted for the \$18 million in bonding for streetscape, affordable housing and environment friendly projects. Ted said it felt like the Town was spending it all on the Midland Avenue project. Ted said he really thought the Council needed to stop and rethink this whole thing. Ted said the Town was \$5,650,000 over budget and there was no way of value engineering that into a viable project. Ted met with Michelle Thibeault with suggestions and wanted to be part of the solution, not part of the problem. Ted thought the council should wait on the water line until next spring. Ted thought the Town needed to improve both outreach and communication methods. The bandstand was a great example, Ted said, as most people referred to it as a pimple; they don't see the connection to the design of the old coke ovens. Ted suggested a full page ad and sending emails out to everybody when the Town does something, so they would know about it; it was way too late when the project was going up. Ted said another thing Council constantly hears is that it is on budget and on time for the streetscape; and whoever was telling them that should be thrown out of the room. Ted said the reality was it was overbudget and late. Ted said Basalt has always wanted to maintain it's small town, western, historic character. And what

they were getting now was urban, glitzy and ‘yuck’. Ted referred to Free Range as a good building, and the River Park buildings, Ted thought, were bad - looking like industrial park on steroids, and they didn’t have enough parking.

Mayor Bill Kane said he wanted to clarify a few things: There were three priorities for the capital budget bond funds, and the photovoltaic project was on budget and on time; there are installations through Town. Bill said we were pretty close to being finished with the solar arrays that will add significantly to our renewable energy. The town had purchased four lots. We have money that is not being diverted into the Midland Street project for affordable housing, so all three priorities are being addressed in proportion to how they were represented to the public. As to the plastic rocks at the River Park, he was not sure what the material was, but thought many people fail to recognize there was never an interest in creating some kind of gorgeous organic sort of representation of the underlying bedrock geology of the area; it is playground equipment. Bill suggested people take a look around at playground equipment. There are code constraints that are hard to achieve with natural rock. The point of it is for really little kids to be introduced to climbing. It’s going to be very popular. Aspen has some ‘cultured stone’ or artificial rock in Wagner Park that’s been there forever and not a whisper of criticism for having that. Bill said he took some umbrage at that would defended staff; it was an artistic endeavor, popular for kids. Bill agreed with Ted that it wouldn’t be the choice of material if we were intent on trying to artistically represent the natural environment of our valley, but that’s not what this is. Ted said (the lack of understanding) spoke to the communication; no one knew it was coming.

Ryan Slack said he’d sat on this council for almost six years, and pointed out pictures on the wall, noting they were shown to council over a year ago of what was planned to be there. Ryan Slack said he understood not everyone had time to be at these meetings, but this was all in the public notices, this was all on the website. It is put out the week before the meeting. Ryan Slack felt that though not everyone can be here, everyone was late to the game through all this planning process; maybe people just need to understand this is how town government works. We didn’t develop this in a back closet. This was presented to us many times over; we discussed it immensely from a fountain to the water feature to the band shell. It’s hard to hear when you have been in every one of these meetings and someone tells you it hasn’t been presented, because it has.

Ted said Council was in here every other week and the vast majority of citizens read the newspaper. They don’t come here, they don’t see it. Ted reiterated his comment that he felt the town needed to improve outreach to all those people who don’t come.

Bill Kane said the town’s willingness to re-bid the second phase of the project was costing us significant delay and the result was undoubtedly going to be that construction impact during the summer would be significantly reduced. Ted said he appreciated that and had thanked them.

4. MAYOR AND COUNCIL REPORTS/COMMENTS

David Knight said he wanted to comment on the rocks. He said he’d heard people say they were foam; they are not foam. They are climbing rocks and feel like stone like the Wagner Park or any other synthetic rock climbing structure. David encouraged people to actually go touch the rocks. They are set up for kids; Elyse added the rocks were cushy underneath.

Bill Kane reminded everyone that there would be a ribbon cutting and the first big concert in the park tomorrow night with the new bandshell. He thought there would be a good turn out tomorrow night.

5. MANAGER'S REPORT

Town Manager Ryan Mahoney said he added a letter to the packet that requested elected officials to add their support to the Clean Cars II Rules; a statewide rule. The memo outlines how this is a benefit to the state and the people in the state such and highlighted things such as climate benefits, economic benefits - specifically around ownership of electric cars and saving on fuel - protecting public health, and environmental justice. It expands consumer choice and would set the stage for other states to follow suit and get the electric car industry bolstered up.

There was general consensus from Council to support the Clear Cars II Rules.

Elyse Hottel added that the Clean Car II Rules were specific to light duty class vehicles, specifically vehicles such as pickup trucks, sport utility vehicles, vans and mini-vans.

Ryan said the ribbon cutting would be held between the two bands tomorrow night, approximately 6:30 PM. Ryan invited council to join the mayor on stage to help hold the ribbon.

The town is hosting the community recycling event on July 29 this year; this is the third year for this event with the help of Eagle County. We will be taking electronic waste, tvs, computers, household hazardous waste, tires, metal, composting yard waste, and paper shredding. This will be from 9 AM to 1 PM at the Basalt High School parking lot on Saturday, July 29.

6. PRESENTATIONS:

6A. CC4CA Update

Senior Planner Sara Nadolny explained that CC4CA – Colorado Communities for Climate Action - was a statewide coalition of local governments that advocate for issues related to climate policy at the state level with aspirations to also do this at the federal level.

Sara explained Basalt's joining of CC4CA in 2017 with membership now at 42 communities in Colorado. In the past, the CC4CA members adopted their policy statement guidelines annually. It has since been amended to adopt every 2 years. The group discussed their amendments at a recent retreat, at which council member David Knight also attended. A copy of the final policy statement was included in the Council's packet. Sara noted there were not a lot of substantive changes, and she reviewed the amendments for council. This policy statement will remain in effect for two years, through the end of June 2025. Membership within this organization is moving Basalt further in achieving its climate action goals; it is in alignment with the Town's strategic plan for this year and aligned with the goals of the 2020 Master Plan.

General questions from Council followed.

7. COUNCIL ACTIONS

7A. Resolution No. 27, Series of 2023): Resolution of the Town Council of Basalt, Colorado, approving an Agreement for Professional Services with Economic and Planning Systems, Inc for Housing Needs Assessment and Legal Nexus for Short-Term Rental Impact Fee (James Lindt)

Assistant Planning Director James Lindt presented this resolution to Council that would authorize a professional services agreement with Economic and Planning Systems, Inc., (EPS), of Denver, to conduct an updated housing needs assessment and do a study and legal nexus necessary for Basalt to consider the potential for a Short Term Rental impact fee. Both of these items were slated and budgeted for the Town's work program this year. Staff received two proposals in response to an RFP that was posted in March this year. One proposal was not complete, and the EPS proposal was over the \$90,000 budgeted for these studies. BACH (Basalt Affordable Community Housing) recommended that staff work with EPS to adjust the scope of the study to come within the \$90,000 budget. There were adjustments made to the survey techniques and some overlap in the proposal with West Mountain Regional Housing Coalition study that is currently on-going. The Town will benefit from data from the West Mountain Regional Housing Coalition for use in Basalt's Survey. Staff and EPS worked to adjust the scope to be within the \$90,000 budget. BACH reviewed the revised scope and proposal and recommended approval. EPS would provide these studies in the first quarter of 2024.

James reviewed the past work studies and reports EPS has done with the Town and other local agencies. Staff recommended approval of the resolution to authorize the professional services agreement with EPS.

Council questions followed. The funding was clarified that it is not coming out of the pot of \$5 million designated from the bond funding, but from the Planning Department budget of professional services and general funds. The short-term fee implemented last year was a license fee to offset the cost of the software program to monitor short term rentals. If we do an impact fee, that would be an addition to that license fee. Many of the mitigation fees being adopted in municipalities and jurisdictions for short term rentals rare used to create new affordable housing and offset housing lost to short term rentals. EPS will be looking at the feasibility and practicality of an impact fee which would come back for future council review.

EPS will take into consideration what has been built and what is planned yet to be built; what type of housing product, what types of units, categories, AMI levels, etc. which will be used to make future adjustments to town codes and guidelines.

Elyse Hottel noted that the West Mountain Regional Housing Coalition draft would be out at the end of July, with the final work study out early in the fall; information that EPS could potentially build on.

M/S COUNCILORS KNIGHT AND HOTTEL THT THE TOWN COUNCIL ADOPT RESOLUTION NO. 27, SERIES OF 2023 AS PRESENTED. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

7B. First Reading Ordinance No. 17, Series of 2023: Ordinance of the Town of Basalt, Colorado, Approving Amendments to Municipal Code Section 8-4, Schedule II, Vehicles and Traffic: Special Hazards (James Lindt)

Assistant Planning Director James Lindt presented this item that would prohibit parking in the East Cody Lane cul-de-sac.

James offered background on this item noting this portion of the Code was updated last year to allow for parking only on the south side of East Cody Lane in order to keep it open for emergency equipment. Since those amendments were approved, the fire district has returned with a request for further amendments to eliminate on-street parking within the cul-de-sac itself to allow for their aerial truck to turn around. This does not eliminate the parking on the straight road section. Staff recommended approval on first reading.

Council discussion and questions followed. Isberian Rug has some head-in parking for their customers on their lot. Staff was asked to reach out to High Tone; though they have some off street parking there, it is still a crunch.

M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 17, SERIES OF 2023 ON FIRST READING, AND SET THE PUBLIC HEARING AND SECOND READING FOR JULY 25, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

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

9. ADJOURNMENT

The meeting adjourned at 6:50 PM.

The minutes of the July 11, 2023 meeting were read and approved this 25th day of July, 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/273510?embedInPoint=1&embedOutPoint=3010&shareMethod=link>