



**BASALT TOWN COUNCIL
MEETING MINUTES – TUESDAY, AUGUST 22, 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.

5:00 PM Site Visit: Jadwin Property (Council meet at 431 Emma Road)

1. CALL TO ORDER AND ROLL CALL

Mayor Bill Kane called the regular meeting of the Basalt Town Council to order at 6:03 PM on Tuesday, August 22, 2023. Also present were Angela Anderson, Glenn Drummond, Dieter Schindler, David Knight and Elyse Hottel. Council member Ryan Slack joined shortly after the start of the meeting.

2. CONSENT AGENDA AND MOTION: 2A. Minutes: August 8, 2023; **2B. Special Event Activity Permit: Yoga in the Park (Alec Sloan)**

Elyse Hottel pulled the Activity Permit for Council discussion. Elyse suggested it would be a good time to reconsider our policy on park use, given the higher demand the Basalt River Park will likely generate; it would be worth looking at the fee structure.

M/S COUNCILORS KNIGHT AND SCHINDLER THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. THE MOTION CARRIED 6-0.

3. CALL TO THE PUBLIC

There were no public comments presented.

4. MAYOR AND COUNCIL REPORTS/COMMENTS

Bill Kane noted the Wednesday night concert was once again, great and the Sunday Market fantastic. He said people really love the park space. He noted however, that the Market was half on the park space and half on the paved surface. For produce, loads and heavy lifting it made sense to be on a paved surface. He congratulated the organizers once again for the success of these events.

Elyse Hottel noted the colored cross walks at the middle school and 7-Eleven intersection, saying that she loved it; it was fun and made her smile every time she came through that

intersection. Town Manager Ryan Mahoney noted that was the work of BPAC (Basalt Public Arts Commission) who, in conjunction with POST (Parks, Open Space and Trails) wanted to do

something fun for going back to school. It will be a part of a larger area there next year with more permanent improvements.

Mayor Kane recognized Sergeant Nino Santiago of the Basalt Police Department who was sitting in the audience filling in for Chief Knott this evening.

Elyse Hottel said the WMRHC (West Mountain Regional Housing Coalition) had hired a regional director who would have more bandwidth to roll out the programs being discussed, and present findings from the housing study. WMRHC is reviewing the first round of study results which will be shared with members once the edits are complete. The new director is April Long who will start in September. People may know April from RWAPA (Ruedi Water and Power Authority).

5. MANAGER'S REPORT

Town Manager Ryan Mahoney said that a family in Emma had a large art piece (sculpture) they have offered to gift the Town, or long term loan to the Town. The Town will move it and store it until a decision is made on what to do with it. The Basalt Public Arts Commission (BPAC) will look at the piece this week and make a recommendation to Council.

Ryan Slack arrived at this time.

Ryan Mahoney offered an update on the Midland Money noting that all but about 50 vouchers had been distributed. The vouchers were starting to come back in for reimbursement. If Council wants to disperse more, we can bring that back to Council for discussion.

Ryan said the murals were up. The point of the murals was to have the public see and vote on their favorite. Eight artists were chosen to participate, but only 7 murals were completed in the downtown area. BPAC will ultimately choose one for a permanent installation somewhere in town. People can find the locations of the murals and vote for their favorites on the BPAC page on the Town's website – www.basalt.net.

6. PRESENTATIONS:

6A. Jadwin Presentation (P&Z Invited);

Planning Director Michelle Thibeault was present for this item remotely via Zoom.

Assistant Planning Director James Lindt noted this was not a public hearing, but an opportunity for the applicants, Jadwin LLC, to present their proposal to the Council and P&Z members. It is a PUD application associated with an annexation that will require 3 rounds of review by the P&Z and Town Council.

Project representatives Bridger and Coulter Smith were present and introduced the team including Architect Ramsey Fulton, Michael Forrest, Planner Mark Chain, Stephanie Helfenbein of Sopris Engineering, and Heather Henry, Landscape Planner from Connect One Design who joined remotely.

Bridger Smith and Ramsey Fulton presented a PowerPoint of the proposed project noting the location of the property and discussing how the project meets the Basalt Master Plan for the site and the goals of the community. He reviewed the residential component, fishing cabins and

open space. Pedestrian and bike paths that fall in line with Basalt's greenway plan were noted along with their connection and proximity to the bus stop and plan for adding alternative transportation services such as WE-cycle bike sharing.

The applicants reviewed the goals of the various residential buildings some of which would incorporate higher ceilings, indoor bike storage, use of quality materials, and green initiatives. They reviewed the number of affordable housing units being offered (14 required and 10 additional affordable housing units.) The cabins, designed to be short-term rentals to generate area vitality, were also discussed.

Heather Henry spoke to the multi-family residential and the associated challenges of connectivity, sidewalks, street trees, tree screening and transitioning to the lower density of the townhomes and cabins. She talked about the open space and the dog leg parcel. The applicants also spoke to the gift of land for a community facility.

P&Z and Council members asked questions related to the content of the application including lower numbers of housing, access and RFTA transit, public and fisherman access to the river, feasibility of a bridge crossing at the river point of the property, buildable square footage of the dog leg parcel, groundwater constraints, bike racks and bike storage/charging stations, and town arborist interaction and strategy on this parcel. It was noted the traffic study was included in the packet of information for this evening's meeting.

The application will go to P&Z and to BACH (Basalt Affordable Community Housing) for review and recommendation on the sketch plan.

6B. Owner's Rep Project Update: Midland Streetscape Project (Dave Detwiler, Catherine Christoff)

Senior Project Manager of Wember and Owner's representative Dave Detwiler, and Town Engineer Catherine Christoff updated Council on the progress of the Midland Spur project which anticipates paving and striping next week, weather permitting. The waterline work is approved and moving forward up Midland Avenue. Dave offered kudos to the contractor noting that the contractor gathered their equipment each evening to keep parking open and available. The team continues to meet on the design work on Phase 2 and discuss associated cost reduction strategies. No new changes, surprises or cost issues. The new water line has been laid past Alpine Bank and is just moving in front of Tempranillo.

Catherine Christoff noted that the two nights of overnight work went well last week on the 16th and 17th, and staff appreciated everyone being flexible on those nights. Being able to do that work overnight resulted in a large reduction of time that would have otherwise been required. They expect the water main work to continue through September. Then they will come back to make the service connections with completion anticipated roughly Thanksgiving-ish; a more precise date to be forthcoming.

Dave Detwiler reviewed the Budget/Project Accounting for Phase 1 at the request of Council.

It was noted that Catherine was able to secure another \$250,000 grant for this project. Ryan Mahoney said the outside funding on this project was hovering around \$2.5 million now.

7. COUNCIL ACTIONS:

7A. Interview and Appointment - Planning & Zoning Commission: Interview and Appointment of Prospective Planning & Zoning Commissioner, Bob Kaplan (Michelle Thibeault)

Assistant Planning Director James Lindt introduced Bob Kaplan to the Council. Bob offered a brief background on himself, his history of living in Basalt, and his work in commercial real estate and outdoor hospitality. He hoped to bring his knowledge to P&Z to help keep Basalt a wonderful place to live. He noted that he had attended a recent P&Z meeting.

M/S COUNCILORS SLACK AND DRUMMOND TO APPOINT BOB KAPLAN TO THE PLANNING AND ZONING COMMISSION FOR A THREE-YEAR TERM TO END AUGUST 22, 2026. THE MOTION CARRIED 7-0.

7B. Public Hearing and Second Reading Ordinance No. 18, Series of 2023: Ordinance of the Town of Basalt, Colorado, Authorizing the Town Manager to Approve a Lease with MSP 1, LLC for the Stott's Mill Daycare Space, Lot 37, Stott's Mill PUD, Basalt, Colorado (James Lindt, Michelle Thibeault)

Assistant Planning Director James Lindt introduced this item for Council. James reviewed the information presented at first reading. An RFP had been created to seek proposals for a daycare provider to finish the space and operate a daycare. Blue Lake Preschool submitted a proposal to operate a pre-k daycare in the space. There have been no changes to the lease since first reading.

Mayor Bill Kane opened the public hearing at 7:23 PM. There were no public comments and the hearing was closed.

Council questions followed.

Planning Director Michelle Thibeault noted that by the Town holding this lease, the Town qualified for a daycare construction grant of up to \$800,000. Michelle also made a presentation to the Pitkin County Board of County Commissioners seeking their support and asking them to pledge funds to help meet the match of this employer based grant. Pitkin BOCC approved the match for \$250,000. The Town expects to hear back in October on the daycare construction grant. Council requested regular updates on the grant and other milestones related to this project.

M/S COUNCILORS DRUMMOND AND HOTTEL THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 18, SERIES OF 2023 ON SECOND READING. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

7C. First Reading Ordinance No. 19, Series of 2023: Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the Public Works Manual to Reinsert Structural Soils Requirements (James Lindt, Chris Beiser)

Assistant Planning Director James Lindt explained the structural soils section of the Public Works Manual and the need to re-insert the requirements for structural soils back into the document. James offered background on the manual that sets standards and specifications for public improvements. In 2022 the Town completed an overhaul of the manual and recently identified the language and specifications for structural soils had been left out of that overhaul. Structural soils are a soil mix formulated to allow tree roots to grow under hardscape areas like

concrete to minimize upheaval and that helps areas where trees are planted adjacent to hardscape. The Town arborist recommends reincorporating the specifications and requirements for structural soils into the manual. P&Z has also reviewed the item and recommended approval.

M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 19, SERIES OF 2023 ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR SEPTEMBER 12, 2023. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 7-0.

7D. Resolution No. 30, Series of 2023: Resolution of the Town Council of the Town of Basalt, Colorado, Authorizing the Town Manager to Approve a Contract for the Midland Streetscape Project Phase I Landscaping with Rocky Mountain Custom Landscapes, Inc. (Catherine Christoff)

Town Engineer Catherine Christoff explained she was bringing this item before Council this evening to approve a contract for the Phase 1 Landscaping of the Midland Avenue Streetscape Project. Catherine noted that RMCL had just completed the Basalt River Park landscaping. The contract for the Phase 1 Landscaping of the Midland Avenue Streetscape came in at \$99,885.55.

M/S COUNCILORS SLACK AND ANDERSON THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 30, SERIES OF 2023. THE MOTION CARRIED 6-0-1 WITH ELYSE HOTTEL ABSTAINING.

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

9. ADJOURNMENT

The meeting adjourned at 7:37 PM.

The minutes of the August 22, 2023 meeting were read and approved this 12th day of September, 2023.

BASALT TOWN COUNCIL:

By: 
William G. Katz, 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/275665?embedInPoint=1&embedOutPoint=6336&shareMethod=link>