



**BASALT TOWN COUNCIL
MEETING MINUTES – AUGUST 24, 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.

5:00 pm WORKSESSION: Green Initiatives (Green Team Members invited)

Mayor Kane called the Worksession to order at 5:03 PM. Meeting in person were Mayor Bill Kane and Council members Glenn Drummond, David Knight, Elyse Hottel, Ryan Slack and Gary Tennenbaum. Council member Bill Infante was absent. Staff present included Town Manager Ryan Mahoney, Planning Director Susan Philp, Town Attorney Jeff Conklin and Senior Planner Sara Nadolny.

Sara Nadolny introduced those present for the Worksession this evening: Phi Filerman and Mona Newton of CORE (Community Office for Resource Efficiency), Jeff Dickinson of Biospaces, Inc., Amanda Poindexter of Full Circle Construction, Mike Steiner and Mary Weiner of Holy Cross Energy, and Cathy Hall and Tyler Culver from Pitkin County Solid Waste Center. Also present for his first Basalt Council meeting was newly hired Chief Building Official Mitch Miller.

The Green Team offered four short presentations this evening: One from CORE; another from Jeff Dickinson and Amanda Poindexter who were to speak about beneficial electrification and putting Basalt on the path to net-zero; Catherine Christoff to speak of some of the Town's resiliency actions and support; and from Cathy Hall and Tyler Culver of Pitkin County Solid Waste Center who were to outline Pitkin County's Construction Demolition and Waste Ordinance in order to help gauge Basalt's interest in moving that direction.

A brief recess was called at approximately 5:45 PM.

Mayor Kane reconvened the Council meeting at approximately 6:02 PM. Meeting in person were Mayor Bill Kane and Council members Glenn Drummond, David Knight, Elyse Hottel, Ryan Slack and Gary Tennenbaum. Council member Bill Infante was absent.

2. CONSENT AGENDA

2A. Minutes: August 10, 2021

2B. Extend P&Z Appointments: per Agenda Summary Sheet

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

3. 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.

There were no public comments made at this time.

6:10 4. MAYOR AND COUNCIL REPORTS/COMMENTS

Mayor Bill Kane reported that RFTA recently supported a Resolution to amend the fare schedule to \$1 fares for people through the age of 18 – to capture high school students to take the bus.

Mayor Kane observed that the Sunday Market was crazy good this year; it has been amazingly popular this year. Bill hoped all the vendors were doing well. Mayor Kane offered congratulations to everyone involved.

5. MANAGER’S REPORT

Town Manager Ryan Mahoney said he did have a Zoom call with Congresswoman Lauren Bobert a couple of Friday’s ago. Her office had reached out to offer a Zoom meeting with Ryan. On that Zoom call, Ryan said he expressed to the Congresswoman some of the topics brought up when this Council first requested a meeting - water, money for infrastructure and maintenance, renewable energy, jobs and housing. It was a fairly brief conversation, but Ryan said he did get some feedback with regard to the issues she is supporting including the Western Water Security Act, support of resources for rebuilding Glenwood Canyon. The infrastructure bill was not something she supported, but she supported the \$650 billion in unspent COVID funds that she thought could be used toward infrastructure. She supported keeping the BLM office in Grand Junction, and the SHRED (Ski Hill Resources for Economic Development) Act that aims to keep some of the ski revenues generated on certain forests, in those forests. She also talked about the PILT (Payment In Lieu of Taxes) and trying to get a greater share of those funds for rural counties. Town Administrator Mahoney also invited the Congresswoman to come to speak with the entire Council and assured her it would be a productive conversation.

6. PRESENTATIONS:

6A. 2nd Quarter Financials (Christy Chicoine)

Finance Director Christy Chicoine reviewed the 2nd Quarter Financials with Council, revenues to date by source and expenditures to date, by department, followed by some detail in sales tax revenues, and interest earnings of the general fund. Christy reviewed the Restricted Funds revenues and expenditures, the Bond Fund, Water Fund, and Conservation Trust Fund. Christy offered a summary of the budget reserves as well.

7. COUNCIL ACTIONS:

7A . Public Hearing and Resolution No. 38, Series of 2021: Resolution of the Town Council of Basalt, Colorado, Approving the CSC Sketch Plan Application to Construct a Grocery Store and Seventy (70) Residential Apartment Units on Lots A and E of the Basalt Center Subdivision, with Associated Improvements, Basalt, Colorado (James Lindt)

Council member Elyse Hottel recused herself from the discussion.

Assistant Planning Director James Lindt introduced the Basalt Center Circle (BCC) application submitted by BCC, LLC on the Basalt Center Circle property, formerly occupied by Clark's Market and Habitat ReStore. James explained the sketch plan application would require 2 rounds of review by P&Z and Council – sketch plan and final review. P&Z has reviewed the application and recommended approval with their conditions of approval listed in the draft resolution in the packet. James Lindt then reviewed the packet materials to orient Council and those attending the meeting to the application materials.

James introduced the applicant representatives: Tim Belinski and Andrew Light. Tim Belinski introduced their team members: Architect Scott McHale of Z Group and Landscape Architect Heather Henry of Connect One Design as well as Andrew Light who is a partner with Tim Belinski on this project. Tim Belinski reminded everyone this was sketch plan and the time to make comments; the team welcomed constructive feedback and involvement in this process.

Tim Belinski opened his presentation discussing the history of the railroad and its influence on the town, the walkability of the downtown area, Highway 82 entrance and access, the positivity of the new buildings down the street including RMI and the RF Conservancy, the Art Base downtown, the Aspen Skiing Company headquarters, the restaurants and retail professional offices. The busy RFTA bus stop and overall downtown feeling of being safe, friendly and inviting to visitors on a year 'round basis. Tim noted the minimal housing downtown and that bringing people to live there would immediately allow them to show up and support these downtown businesses.

Tim Belinski described the history of the property and its tenants over the years, the property description, parking, vision for the buildings, and various vehicular and pedestrian access to the new space. Tim outlined their concept for a grocery with a food hall, independent vendors within the grocery, a gathering place, a liquor store and the residential units.

Heather Henry discussed the area prior to the 2020 Master Plan, the Downtown Advisory Committee input and the public input that provided a desire for density and a grocery store, and investment in the old town such as what Willits had received. The CSC (Community Serving Commercial) Zone District, and how these things could be incentivized to happen. There was community outreach and master plan options that talked a lot about redevelopment of the Clark's Market parcel.

Andrew Light discussed the CSC Zone district and qualifying anchors – a gym, grocery, a grocery with a food hall, various food stalls, a liquor store, and small activated units for employees – studio units, long term rentals.

Scott McHale of the Z Group discussed the inspirations for the project utilizing the Town's history, and existing architectural designs with a modern interpretation of some of those designs. He discussed that the residential looked to be 100% electric with as much solar as could be done on the roof.

Mayor Kane opened the public comments at 7:30 PM. Those speaking this evening were:

Rick Stevens, Riverside Drive, talked about the recent migration to the mountains, and the people that were being pushed out. Rick spoke about the Master Plan and noted that during all his time of involvement with the Council and as Mayor, every Master Plan since 1989, has intended for a downtown core and density based vibrancy. Rick discussed the focus of the

various Master Plans beginning with 1994 on and the vision for the river confluence area, and the inclusion of the river in the master plans, and the importance of the river confluence to the community's vibrancy. That became an initiator for downtown discussions. The 1999 revision of the Master Plan looked at the river setbacks, the environmentally sensitive areas, the Urban Growth Boundaries, and density. The 2001/2002 revision said the area could support 500,000 sf of development. But instead, that council decided to keep the library downtown, find parcels like Levinson, that we purchased with the first Open Space Bonds, to home RMI and the Roaring Fork Conservancy. Downtown vitality was always considered a way to keep the community engaged. The Town is now at the execution phase of all these plans over the past 25 years. Rick felt this project could be viewed as another opportunity to create a confluence of energy that Basalt could benefit from.

Virginia Leffler, 721 E Sopris Drive, felt she now had more details to speak with and would write something up for the next meeting. Virginia expressed her concern with the proposed height of the project being contemplated at four stories. Ms. Leffler said she had six letters from friends who could not make it to the meeting, which she handed to Susan Philp. Ms. Leffler felt the area needed to be developed with a mix of retail and housing, but the scale needed to be drastically reduced.

Brian Porter, 560 Cedar Drive, said he felt the infrastructure, density was a bit much. He would like to see a small town have a small town feel and didn't feel a four-story building encompassed that.

Ann Stephenson, no address stated, said she would echo what the last two speakers said. She would fully applaud more affordable housing and rental housing, but had an issue with a 4-story building.

Gonzalo Mirich, owner of Jimbo's Liquor Store at 128 Basalt Center Circle, supported the project. The project would put him out of business for a year, but he would definitely step up to the challenge. Gonzo said that employee housing was not cheap. He spoke to the conflicts people run into when they live in employee housing, then try to better their situation by working harder and making more money, then find themselves no longer qualifying for employee housing. Gonzo suggested employee housing rules should be reviewed. He liked the concept of the grocery and housing, that the project proposes to keep his liquor store and incorporate the BLT Taqueria into the plans. Gonzo thought the market concept was great and that it would not compete with Whole Foods or City Market.

Candice Olson, no address stated, said she was part of three generations of family in the valley. Candace said she was a refugee from Aspen and that these projects come to P&Z offering reasonable rents, but the density is hard to swallow. She moved here for the old town qualities. Candice felt she had seen this happen over and over – it's easy to ask developers to lower the density, but then it brings in overpriced and expensive, exclusive units not available to others.

Darlene Barton, Manager of Skips Farm to Market, said some concerned citizens had approached the market stating they didn't want to see Skip's decimated by a new grocery store. Darlene said Skip's would be willing to consider moving into the BCC grocery space with this new proposal. Darlene said she grew up in Eagle and Gypsum and had seen the growth. She has been pushed out further and now commutes an hour to get to her job in Basalt. Darlene felt progress and growth would happen no matter what, but this was an opportunity to work together. Darlene said Skip's couldn't scale up to the 9000 sf space, but with the new ideas

they could possibly provide what this downtown area needed, as long as everyone could work together to figure out a solution.

Valerie Bruington, 628 E Sopris Drive, noted she was a 30 year Basalt resident. She liked that the location was being developed, but didn't want to see increased traffic. Valerie liked the idea of apartments that could be rented.

Racquel Alvarado, (speaking via Zoom), operator of the BLT restaurant, said she thought this was a great idea for Basalt. Racquel had grown up in Basalt attending elementary through high school. She always loved the small town concept and thought this was a great idea at this moment and it was going with the flow right now.

Susan Philp handed over the letters received at the hearing and via email today to be entered into the public record.

Council questions and comments followed. Council asked questions of how the 70 unit number had been arrived at, and the parking for those units. The developer was asked about the scale of the commercial portion and the building's fourth story. Council wondered about the applicant's request to reclaim a portion of the sales tax, and how the 5% RETA (Real Estate Transfer Assessment) would work at the sale of the building.

Council asked about any prospective operators of the grocery space and asked about a potential CSC Zone amendment.

Council members weighed in on the project. Gary Tennenbaum thought calling it a grocery was confusing since it provided prepared foods, wellness, etc. Gary preferred the artisan boutique model over a straight-forward grocery and would be in favor of it if it were defined as such in the CSC Zone District.

Bill Kane suggested that Council should spend some time looking at these renderings and massing studies. He observed that there were some interesting elements that would disguise the mass of the building. Bill suggested the applicant work on that and let Council see what it would really look like.

Gary Tennenbaum wanted to understand the apartment units and see a market analysis expressing concern that they might be small, but they might not be affordable. How would these units be different and why?

Glenn Drummond agreed with Gary Tennenbaum noting that 1 bedroom unit at Valley Pines was \$1800 a month – not affordable; and Valley Pines is in the same situation with parking. During design, Valley Pines thought that since it would be seniors living there, they wouldn't have more than one car, but that didn't happen.

Ryan Slack asked about existing and proposed number of parking spaces in the HOA. Tim said parking was bad for about 100 days of the year; the rest of the year was pretty sleepy - around October 1st it becomes dramatically different. Andrew Light explained the parking situation under the existing uses versus the parking under the proposed uses and how they calculated the additional spaces that would be freed up.

Ryan Slack asked about the traffic study that was to be conducted for the project and wondered when it might be completed.

M/S COUNCILORS TENNENBAUM AND DRUMMOND THAT THE TOWN COUNCIL CONTINUE THE PUBLIC HEARING AND RESOLUTION NO. 38, SERIES OF 2021 TO THE SEPTEMBER 14, 2021 MEETING. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 5-0.

7B. Council Discussion and Decision, and Resolution No. 39, Series of 2021: A Resolution of the Town Council of Basalt, Colorado: Referring to the Eligible Electors of the Town of Basalt at the Coordinated Election to be held November 2, 2021 A Ballot Issue Regarding Debt Authorization and Extension of Existing Property Tax for Basalt Forward 2030 Projects (Ryan Mahoney/Jeff Conklin)

Town Manager Ryan Mahoney kicked off the discussion noting the two options staff prepared for Council. After a recent worksession, staff was directed to utilize the language of Option Two that contemplates three project – green projects, affordable housing and the Midland Avenue Streetscape and associated infrastructure projects. Ryan explained the financing and payment proposed for that project. Attorney Jeff Conklin added that recent worksession discussions resulted in some ballot language changes. Jeff clarified that it was Option Two that included the Midland Avenue streetscape improvements, Council's preferred option, and should be included in the motion.

M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 39, OPTION NO. 2, SERIES OF 2021 AS PRESENTED. THE MOTION CARRIED 6-0.

7C. Resolution No. 40, Series of 2021: Resolution of the Town Council of the Town Basalt, Colorado, Accepting the Dedication of Right-of-Way on Willits Lane as Part of the 10-Acre PUD Approved by Eagle County (James Lindt)

Assistant Planning Director James Lindt explained that this Resolution would approve the dedication and acceptance of a strip of right-of-way on the west side of Willits Lane. This strip of right-of-way is part of a 10 acre PUD approved in Eagle County. The Town needs to accept the right of way for potential future improvements related to Willits Lane such as a bike lane or related type improvement. Those type of improvements appear in the Mid Valley Trails Plan that is supported by the Town of Basalt. The dedication was a part of the Eagle County approvals of the PUD as well.

M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 40, SERIES OF 2021 AS PRESENTED. THE MOTION CARRIED 6-0.

7D . Public Hearing and Second Reading Ordinance No. 11, Series of 2021: An Ordinance of the Town Council of the Town of Basalt, Colorado, Repealing and Replacing Chapter 8, Article 1 of the Municipal Code to Adopt the 2020 Model Traffic Code with Amendments (Greg Knott/ Jeff Conklin)

Police Chief Greg Knott noted there had been no changes or revisions to the proposed Ordinance since first reading.

Mayor Kane opened the public hearing at 8:34 PM. There were no public comments and the hearing was closed.

M/S COUNCILORS SLACK AND DRUMMOND THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 11, SERIES OF 2021 ON SECOND READING. THE MOTION CARRIED 6-0.

7E . Public Hearing and Second Reading of Ordinance No. 12, Series of 2021: An Ordinance of the Town Council of Basalt, Colorado, Amending the Town's Schedule of Fines, Penalties, and Administrative Fees Related to Traffic Violations and Municipal Fees (Greg Knott/Jeff Conklin)

Police Chief Greg Knott noted there had been no changes or revisions to the proposed Ordinance since first reading.

Mayor Kane opened the public hearing at 8:36 PM. There were no public comments and the hearing was closed.

M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 12, SERIES OF 2021 ON SECOND READING. THE MOTION CARRIED 6-0.

7F . Public Hearing and Second Reading of Ordinance No. 13, Series of 2021: An Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the 2021 Budget and Providing for a Supplemental Appropriation Related to Public Works Facility Phase 1 Project, Swinging Bridge Waterline Project, Two Rivers Road Project, Basalt Forward 2030, and Public Works Improvements (Christy Chicoine)

Finance Director Christy Chicoine explained this Ordinance had been reviewed in detail at the last meeting. The only question last time was how the Town would fund the \$141,000 for the Basalt River Park water line. It was determined it would be better to not use the federal funding. Consequently, \$82,000 will be taken from the other water fund projects with deferral of those projects to the future, and \$59,000 from the General Fund sales taxes to pay the \$141,000 for that Basalt River Park water line.

Mayor Kane opened the public hearing at 8:41 PM. There were no public comments and the hearing was closed.

M/S THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 13, SERIES OF 2021 ON SECOND READING. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.

8. INFORMATION AND CORRESPONDENCE:

- 8A.** Accounts Payable
- 8B.** Advanced Agendas
- 8C.** July Sales Tax Report
- 8D.** Correspondence to the Town

9. ADJOURNMENT

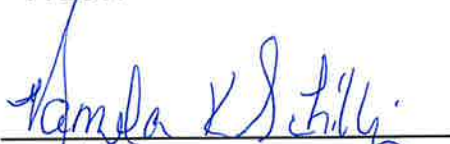
The meeting adjourned at 8:42 PM.

The minutes of the August 24, 2021 meeting were read and approved this 14th day of September, 2021.

BASALT TOWN COUNCIL:

By: 
William G. Kane, Mayor

ATTEST:


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 by using this link: <https://townofbasalt.ompnetwork.org/sessions/227814?embedInPoint=1&embedOutPoint=13976&shareMethod=link>