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Town Council
Town Council Meeting Minutes
Monday, May 20, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

10 Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town
11 Council on Monday May 20, 2024, at 4:00 pm.

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13 A complete live recording of this meeting can be found at www.tosv.com under Town
14 Council Meetings. This meeting will be archived indefinitely, allowing you to view it at
15 anytime.

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1) **CALL TO ORDER**

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2) **ROLL CALL**

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19 Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson, Susan Marolt
20 and Bill Madsen.

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22 Council Members Absent: None.

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24 Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Betsy Crum,
25 Housing Director; Anne Martens, Public Works Director; Greg LeBlanc, Assistant Town
26 Manager; Brian McNellis, Senior Planner; and Megan Harris Boucher, Town Clerk.

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28 Public Present: Leslie Desmond, Ellen Dube, Andrew Dube, Toni Kronberg, Patrick
29 Rawley, Erica Golden, Molly Somes, Sara Duffin, and Jordan Arick.

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3) **PROCLAMATIONS AND PRESENTATIONS**

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4) **PUBLIC COMMENT**

Leslie Desmond – SMV resident. Commented on the Ben Rawlins Garden and how lovely it looks.

Andrew Dube – Middle-schooler at Aspen Middle School and SMV resident. Spoke about climate change, the warming of temperatures and changes in our environment. Andrew interviewed a representative with the Global Warming Mitigation Project and shared some of what he learned. Emphasized the idea of community specific solutions.

Toni Kronberg – Kronberg is planning to run for Pitkin County Commissioner and wanted to re-introduce herself. She is concerned about Highway 82 and safety along the corridor between Aspen and Glenwood Springs. Kronberg pointed out several issues she has championed over the past 50 years and areas of concern now. Hopes to further serve our communities as a future County Commissioner.

5) CONSENT AGENDA

5.A) 2024 Agenda Overview

[5A 2024 Agenda Overview.pdf](#) 

5.B) Minutes for Approval

[5B 04-15-24 TC Minutes - DRAFT.pdf](#) 

[5B 05-06-24 TC Minutes - DRAFT.pdf](#) 

Staff updated Council that the Executive Session was not needed tonight and asked for it to be canceled.

Councilmember Shenk sent Town Clerk Boucher some small corrections to the minutes.

Councilmember Shenk motioned to approve the consent agenda. Councilmember Marolt seconded. All in favor.

6) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A) Ordinance No0. 09, 2024 - Amending the 2024 Budget - RE Housing - First Reading

[7A Agenda Item Summary - Ordinance No. 09 2024- 1st Reading-Employee Housing Unit.pdf](#) 

[7A Attachment A - Ordinance 09, 2024 - 1st Reading-Budget Revisions 2024 -Purchase Employee Hsg Unit - First Reading.pdf](#) 

Housing Director Betsy Crum gave a brief summary of the agenda item on Ordinance No. 9, series of 2024. This is the first reading of Ordinance No. 9, Series of 2024 that revises the 2024 General Fund budget to include additional revenues of \$250,000 for the purchase and eventual sale of the employee housing unit known as Creekside 1412.

This two-bedroom condominium has been the subject of a compliance action for a number of years. The property is owned by an individual who has not met the work requirements. The Town worked with this individual for several years in an effort to bring him back into compliance without success. While initially indicating a willingness to sell the property voluntarily in 2022, the owner withdrew his consent and the Town was forced to take this action through a court proceeding. That process has taken more than 2 years, but the recent final judgement was in the Town's favor. The judgment requires the owner to vacate the property. Crum believes he will voluntarily vacate the property. This will protect the next buyer when the Housing Department sells it after the purchase.

Councilmember Shenk motioned to approve of the first reading. Councilmember Marolt seconded. All in favor.

Staff requested that this be added to the Consent Agenda for second reading on June 3, 2024.

8) ADMINISTRATIVE REPORTS

8.A) [Owner's Review of the Draw Site](#)

[8A Agenda Item Summary - Owners' Review of Draw Site Housing 5-20-2024.pdf](#)

[8A Attachment A - Site Access Plan.pdf](#)

[8A Attachment B - Architectural Materials, Floorplans and Elevation Options.pdf](#)

[8A Attachment C - Proforma- Town Hall Draw 2025 FMR.pdf](#)

Housing Director Betsy Crum reintroduced Erica Golden and Patrick Rawley. Crum summarized the agenda item briefly, set up the discussion with Council and asked for feedback on their presented materials of the project.

Presentation and discussion included site access, delivery access, emergency access, trash collections area, EV parking location outside the garage, potential design materials; the building will be a "type 2 modified high rise" for fire code, floor plans of the units; roof line; and budget.

Council feedback included that the roofline and shape looked good, concern if there is enough space on the bus/delivery/trash/EV parking platform, liked the natural color palate option and material choices, and some members (2) still expressed strong concern that it is too many units. Staff will have additional input for the design team for functional aspects of the project as it progresses.

Public Comment -

Leslie Desmond, SMV Resident – Asked for Council to consider how the Draw site and Town Center site relate. She further asked Council to consider limiting how many “commercial areas” they were planning.

Toni Kronberg - Suggested Council get more community input for this project. She also joked that there should be hot tubs included in the project.

Councilmember Shenk found merit in all opinions and feels in the middle. Ultimately, Shenk stressed the need to move forward and to go with the two buildings at max of 80 units.

Three Councilmembers are supportive of the two building design - Madsen, Marolt & Shenk.

Two Councilmembers asking for designs for 1 building - Fridstein and Gustafson.

Crum then presented some funds and budget outlines for the project, highlighting several line items and potential funding solutions.

Staff will be back in a month or so with additional details and ask for more feedback.

10-minute Break

Councilmember Shenk recused herself from discussion regarding purchase of Town Center residential parcel and left the meeting.

8.B) [Discussion regarding Purchase of Town Center Residential Parcels](#)

[8B Agenda Item Summary - Snowmass Center Contract to Purchase Residential Parcels.pdf](#) 

Town Attorney Jeff Conklin summarized the agenda item and gave a brief history, highlighting some specifics from the real estate contract, previous commercial parcel approvals, the conceptual plan presented at the last Council meeting, and provisions of the contract.

Conklin’s drafted a letter which outlines Town Council’s response to the conceptual plan and Council expectations in a future development application:

1. Design of building will include a community development piece, i.e. a town center.
2. Phasing of the project and the goal of protecting existing tenants
3. Parking and infrastructure – Upper Kearns Road infrastructure improvement such as a roundabout or intersection that functions well. Plans for Rim Road & Rim Count.
4. Cost sharing – Parties will work in good faith through the development application process as it is early in the stages of the agreement.

Next phase of the contract which would allow for a development application to be put together. Council will have the power to approve or not that development application.

Staff is asking for direction: have we articulated the Council's expectations for a development application, are there deal killer points, have we missed something?

If Council agrees, then we will execute an amendment to the contract to incorporate the conceptual plan, the letter prepared by Town Attorney Jeff Conklin and the amendments to the addendum.

Council emphasized the following: the community space aspect of the plan and its importance to incorporate that in the development application; the preservation of local businesses and protecting existing tenants; outlined some suggestions for parking and a one-way street for flow; and Conklin noted a few minor word changes pointed out by members.

Eastwood's Jordan Sarick appeared virtually. Sarick thanked all for the clarifications and input. Focus will be on feasibility not finality. They will look at all these options and hopes to incorporate many aspects of their comments.

No motion needed. Council agrees.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Marolt attended Nordic Council last week where they are in discussions with the Meadowood HOA and their meadow. HOA is concerned about the meadow with the high traffic area and the effect of grooming on soil compaction. Meadowood HOA is asking for Nordic Council to contribute to maintenance of that meadow.

Councilmember Fridstein had no updates.

Councilmember Gustafson was going to bring up the letter the Council had received regarding the Collective and its cost and accessibility to the community. Concerned about the reflection from the new bleachers. She has heard complaints from some residents, specifically in Two Creeks. Any ideas for solutions?

Staff reminded Council of the upcoming Community Celebration and Ribbon Cutting for the Rodeo - June 26th. Staff will follow up with Council with additional details.

10) EXECUTIVE SESSION

10.A) Executive Session

[10 Agenda Item Summary - Exec Session.pdf](#) 

Canceled.

202 11) ADJOURNMENT

203 Councilmember Fridstein motioned to adjourn. Councilmember Gustafson seconded. All
204 in favor. Councilmember Shenk absent from vote.

205 Adjourned at 7:20p,

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207 The Snowmass Village Town Council approved this set of meeting minutes at their
208 Regular Meeting on Monday, June 3, 2024.

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210 Submitted By,

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215 _____
216 Megan Harris Boucher, Town Clerk
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