



**Town Council
Town Council Meeting Minutes
Monday, December 9, 2024**

4:00 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday December 9, 2024, at 4:06 pm.

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

1) CALL TO ORDER

4:06pm

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson Susan Marolt and Cecily DeAngelo.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Betsy Crum, Housing Director; Mike Horath, Town Engineer; Brian McNellis, Senior Planner; Sam Guarino, Transportation Director; Greg LeBlanc, Assistant Town Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Patrick Rawley, JR Sprung, Erica Golden, Jay Shumaker, Leslie Desmond, Nicholas Grau, and Skyler Stark-Ragsdale.

3) PROCLAMATIONS AND PRESENTATIONS

4) **PUBLIC COMMENT**

Nicholas Grau submitted some art drawings and design ideas for various areas in TOSV.

Leslie Desmond had some brief compliments for Councilmembers and the election.

5) **CONSENT AGENDA**

5.A) Draft Agenda Overviews for 2024 & 2025

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

[5A 2025 Agenda Overview.pdf](#) 

Gustafson would like to add to an upcoming agenda a discussion regarding the Rodeo and landscaping. Staff suggested it be the same night as e-bike discussion in January.

5.B) Resolution No. 32, 2024 - adopting the Town Mill Levy for the 2025 Budget Year

[5B 1 Agenda Item Summary - Resolution No. 32, 2024-TOSV Mill Levy for 2025.pdf](#) 

[5B 2 Resolution No. 32, Series of 2024, Adopting the Mill Levy.pdf](#) 

Fridstein asked for clarification on the Town Mill Levy and if it reflects the discussion from last year regarding the reduction. Staff confirmed that it does reflect that discussion.

5.C) [Resolution No. 33, 2024 - Mayor Pro Tem, Outside Boards and Town Boards](#)

[5C 1 Agenda Item Summary - Mayor Pro Tem & TC Outside and Town Board](#)

[Appointments.pdf](#) 

[5C 2 Resolution No. 33, Series of 2024 - Mayor ProTem and various Councilmembers to Regional Outside and Town Boards.pdf](#) 

5.D) Resolution 34 - Appoint members to CGRB, FAB and PTRAB

[5D 1 Agenda Item Summary - Board Applications.pdf](#) 

[5D 2 Resolution No. 34, Series of 2024 - Various Board Appts for CGRB, FAB & PTRAB.pdf](#) 

Councilmember Fridstein motioned to approve the Consent Agenda. Councilmember Marolt seconded. All in favor.

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

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

8) **ADMINISTRATIVE REPORTS**

8.A) [Draw Site Owners Review](#)

[8A 1 Agenda Summary Draw Site Owners Review.pdf](#) 

[8A 2 Exhibit A DD set.pdf](#) 

[8A 3 Exhibit B Draw Site Images.pdf](#) 

[8A 4 Exhibit C Financial Pro Forma Analysis.pdf](#) 

[8A 5 Exhibit D Draw Site Traffic Impact Study.pdf](#) 

[8A 6 Exhibit E - Site Architects Design Concept - One Building Option.pdf](#) 

[8A 7 Exhibit F - Councilman Design Concept - One Building Option.pdf](#) 

Housing Director Betsy Crum briefly summarized some history and described the current status of the project. Crum and the Draw site team presented slides and information included in the packet.

Crum detailed TOSV housing goal to achieve 200 plus units through a mix of rentals and homeownership, while maintaining affordability. The initial focus on the Draw Site was due to its potential for the highest number of units and its long-standing recommendation for workforce housing. The site has good proximity to the center, transit, and utilities. The Development Team includes a team of architects, civil engineers, and design consultants who conducted various studies (e.g., soil, wildlife, environmental) to inform the site first design.

Crum and the team briefly summarized the design options previously discussed:

Option 1: Three single-loaded buildings high on the site, which was abandoned due to low unit count and large site disturbance.

Option 2: Three double-loaded corridor buildings in the middle of the site, which seemed more feasible and could potentially yield around 90 units.

Option 3: Considered four buildings with lower height and double-loaded corridors, but this required extensive retaining walls and increased costs per unit.

Option 4: A single building option was explored but was deemed unsuitable due to site constraints and high costs.

Option 5: Two taller buildings, one at the front and one straddling above-ground parking, with additional parking under each building. This option provided 78 units and involved tall buildings.

Current Plan: The final plan includes: A single garage structure with two residential buildings above; it reduced length of Town Hall Road, with paved access only to the garage entrance; multipurpose courtyard for various activities; outdoor hangout spaces for grilling and socializing; enhanced pedestrian safety; 111 covered parking spaces (98 for residents, the rest for visitors); generous storage and outdoor space; and step-back building concept to enhance views and reduce visual impact.

Brent Haselden of Haselden Construction, along with his team, presented their assessment of the project. Their primary task was to evaluate whether 79 housing units could be built within the proposed budget. After conducting market pricing, they confirmed the feasibility of the plan but also explored alternative approaches, including a smaller 43-unit design. They discovered that the challenging topography of the site, which requires extensive excavation, is a major cost driver. While the 43-unit plan reduces overall costs, it significantly increases the cost per unit, making the smaller option less economical.

The discussion also addressed the costs of an underground parking structure. The direct cost of the garage, excluding excavation, was approximately \$19 million, while excavation itself added an estimated \$12 million, bringing the total garage-related expenses to about \$30 million. The 64,000-square-foot garage was estimated to cost \$500–\$600 per square foot, fully ventilated and sprinkler-equipped, though exact figures are subject to variation. Despite initial assumptions, the analysis revealed that the underground structure was not disproportionately expensive given the site's unique challenges.

Council discussion included high cost associated with the garage; excavation and retaining walls; surface parking vs garage parking; the ask for more design work and analysis for a smaller one building solution; cost per unit; idea of exploring other design options; connectivity

with other potential projects; and need to do the project that can be done.

Discussion resulted in a proposal for two types of community engagement sessions to gather input on the housing project designs. A design charrette which would invite community members with design experience to review and suggest improvements, while broader feedback sessions will be open to all, including boards and commissions. The goal is to balance density concerns, exploring a middle ground between 79 and 43 units. Clear communication of design options and trade-offs will be prioritized to ensure meaningful participation. The team is ready to proceed once the meeting structure and schedule are finalized. Sooner than later – January to February.

In addition, Council requested further development of Councilmember Fridstein's drawings.

8.B) [Transit Center Discussion](#)

[8B 1 Agenda Item Summary - Mall Transit Improvements Continued Discussion.pdf](#) 

[8B 2 2024 Incremental Improvements.pdf](#) 

[8B 3 2024 Two Level Design.pdf](#) 

[8B 4 2024 Two Level Design Estimate.pdf](#) 

[8B 5 Lot 6 Transit Station Improvements.pdf](#) 

[8B 6 2022 Project.pdf](#) 

Councilmember Fridstein opened the discussion regarding potential Transit Center improvements and design options by describing in detail his proposed design including potential phasing, access, impacts to RfTA and community, etc.

Transportation Director Sam Guarino summarized the materials included in the packet and gave some brief history of the potential project over these past years. Guarino described the potential loss or securing of the federal money previously secured with the 2020 federal grant dependent on the similarity to the 2020 design.

Further discussion included the need for more drawings from SEH, parking concerns, options to addressing the 20 million shortfall, phasing, timeline of project, timeline for potentially securing funding, importance of community input, safety, size, impacts to help reactivate the Mall, Romero Group input, need for architect options, and details regarding the need for a State contract in order to move forward.

Public Comment

Leslie Desmond – retired commercial real estate attorney – She suggested looking at passing a Mill Levy to fund a transit project.

Jay Shumaker made comments regarding seeing a COP and desire to see numbers, debt potential, the idea of autonomous trollies, concerns about funding and possibility of working with Romero's architects. Generally, Shumaker believes it is too big of a project.

8.C) [B & C Applications - Discussion](#)

[8C 1 Agenda Item Summary - Board Applications.pdf](#) 

[8C 2 PC Applications.pdf](#) 

[8C 3 POSTR Applications.pdf](#) 

[8C 4 SAAB Applications.pdf](#) 

[8C 5 TAB Applications.pdf](#) 

[8C 6 Written Answers from various applicants for SAAB and PC.pdf](#)
[8C 7 2024 Planning Commission Attendance.pdf](#)
[8C 8 2024 POSTR Attendance.pdf](#)
[8C 9 2024 SAAB Board Attendance.pdf](#)
[8C 10 2024 TAB Attendance.pdf](#)
[8C 11 2024 Attendance for EAB, FAB & PTRAB.pdf](#)

Due to the late hour, Council continued B & C discussion to 12/16/24 meeting.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Gustafson reported that Sister Cities is looking for a location to host a farewell gathering – maybe Town Hall or Recreation Center. Looking for a gathering space for 40 plus people January 17th. She attended an EDD meeting where they discussed a “Creative District” and suggested SAAB to explore the concept. Also thinking about small businesses and ways to support them.

Councilmembers Fridstein, Marolt and DeAngelo had nothing to report.

Mayor Shenk had a report regarding the Snowmass Village Post Office. Matt from Senator Bennet’s Office would like to be contacted if there are an issue with Post Office over holidays – Councilmembers can call Senator Bennet’s office right away. She will attend a RFTA meeting this coming week 8:30 am Thursday morning. In addition, she really liked the visioning meeting with the Tourism Department and encouraged community members to fill out the survey to have additional input.

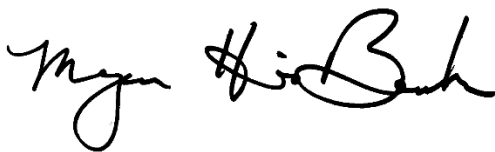
10) **ADJOURNMENT**

Councilmember Marolt motioned to adjourn. Councilmember Fridstein seconded. All in favor.

Adjourned at 7:29 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, January 6, 2025.

Submitted By,



Megan Harris Boucher, Town Clerk