



Town Council
Town Council Meeting Minutes
Monday, January 6, 2025

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 January 6, 2025, at 4:02 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

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; Brian McNellis, Senior Planner; Dave Shinneman, Community Development Director; and Megan Harris Boucher, Town Clerk.

Public Present: Jay Shumaker, Harper Powell, Darla Callaway, Matt Armentrout, Colby Christoff, Rich Carr, Jessica Garrow, Tyler Broom, Bart Johnson, Rob Cairncross, Norman Godfrey, Jordan Sarick

3) PROCLAMATIONS AND PRESENTATIONS

4) PUBLIC COMMENT

Jay Shumaker, retired architect - Commented negatively about CIRSA and spoke briefly on his past workforce housing projects in other communities.

Town Attorney Jeff Conklin responded to Mr. Shumaker's comments and clarified open meeting rules as well as due process laws, the quasi-judicial process, and community/citizen input once the quasi-judicial process has begun.

5) CONSENT AGENDA

5.A) 2025 Draft Agendas

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

Councilmember Fridstein believes Council will need additional meetings regarding the Transit Center. Fridstein suggested: January work session on 1/13/25 becomes a joint meeting with Planning Commission for a owner discussion; at the 1/21/25 meeting have a review of the design to present to community; on 2/3/25 review updates cost analysis and possible phasing of the project; on 2/10/25 invite community to discuss; 2/28/25 final review and make a decision; vote 3/3/25.

5.B) Minutes for Approval

[5B 12-02-24 TC Minutes - DRAFT.pdf](#) 

[5B 12-09-24 TC Minutes - DRAFT.pdf](#) 

[5B 12-16-24 TC Minutes - DRAFT.pdf](#) 

Mayor Shenk sent Town Clerk Boucher some minor changes to the minutes.

5.C) Resolution regarding Public Notice Location

[5C 1 Agenda Item Summary - Public Notice Board.pdf](#) 

[5C 2 Resolution No. 1, Series 2025 Public Notice Board DRAFT.pdf](#) 

5.D) Resolution appointing Judge Wills for 2 yr term

[5D 1 Agenda Item Summary - Judge appointment.pdf](#) 

[5D 2 Resolution No. 2, Series 2025 Apt Lawson Wills Muni Judge DRAFT.pdf](#) 

5.E) Resolution appointing various members to Town Boards & Commissions

[5E 1 Agenda Item Summary - Board Appointments.pdf](#) 

[5E 2 Resolution No. 3, Series of 2025 - Various Board Appts for PC, CGRB, SAAB, POSTR & TB.pdf](#) 

5.F) Budget appropriation for Willows Unit - Ordinance 14, Series of 2024 - Second Reading

[5F 1 Agenda Item Summary - Ordinance No. 14, 2024- 2nd Reading-Willows Employee Housing Unit.pdf](#) 

[5F 2 Ordinance 14, 2024 - 2nd Reading-Budget Revisions 2025 -Purchase Employee Hsg Unit.pdf](#) 

5.G) Resolution Approving a First Amendment to PCS Site Agreement for Wireless Communication Facilities on the Town Park Property

[5G 1 Agenda Item Summary - First Amendment to PCS Agreement.pdf](#) 

[5G 2 Resolution No. 4 - First Amendment to PCS Site Agreement.pdf](#) 

[5G 3 BU#877050 - First Amendment to PCS Site Agreement - 121724.pdf](#) 

5.H) Resolution Approving a Contract to Buy and Sell Real Estate for the Town's Purchase of Property Located at 500 Snowmass Club Circle Unit 19

[5H 1 Agenda Item Summary - Real Estate Contract - CC Townhomes Unit 19.pdf](#) 

[5H 2 Resolution No. 5 - Real Estate Contract - Purchase Country Club Townhomes Unit 19 - HEP v2.pdf](#) 

[5H 3 Contract to Buy and Sell - Residential - Country Club Townhomes 19 - HEP v2.pdf](#) 

5.I) Resolution Approving a License Agreement for the Town's Installation and Maintenance of Fiber Optic Infrastructure on the Timberline Condominiums Association Maintenance Building

[5I 1 Agenda Item Summary - License Agreement for Timberline Building.pdf](#) 

[5I 2 Resolution No. 6 - License Agreement - Timberline Building - clean.pdf](#) 

[5I 3 License Agreement - Timberline Building - HEP v2.pdf](#) 

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

6) ADMINISTRATIVE REPORTS

6.A) [Mall Transit Center Update & Review Process](#)

[6A 1 Agenda Item Summary - Transit Center Discussion.pdf](#) 

[6A 2 2024 Incremental Improvements.pdf](#) 

[6A 3 2024 Two Level Design.pdf](#) 

[6A 4 Lot 6 Transit Station Improvements.pdf](#) 

[6A 5 2025 CIP Fund.pdf](#) 

[6A 6 Transit Center Draft Concept Estimate 27 MO.pdf](#) 

[6A 7 Transit Center Draft Concept Estimate 40 MO.pdf](#) 

[6A 8 transit center design competition.pdf](#) 

Town Manager Clint Kinney summarized and goal for tonight and asked Council to give direction regarding the following:

- 1) What design(s) should be shown to the public, and how much further public input should be gathered?
- 2) If the Council wants an assurance for the FTA grant availability, will this Council be able to substantially commit to a project by March 3, 2025?
- 3) If the FTA grant is lost, are there designs the Council would want to continue forward with?

Kinney continued by briefly reviewing the staff report to set up the Council discussion regarding both if and how to proceed with the project.

Councilmember Fridstein described his rough sketch and how the project could move forward.

Councilmembers discussion and suggestions included possibility for SkiCo participation; look for funding opportunities, get public feedback and buy-in; get feedback from RFTA before moving too far forward; importance of unified transit system; positive comments on Fridstein's sketch; mindful lessons from 2022-23 process; phasing concerns; and need for public outreach messaging plan.

Council directed staff to have SEH further these sketches into a suitable product to bring to Council for review and then to the public for feedback. General direction to make a push these next several weeks with design, cost estimates and prepare for public input.

Council directed staff to invite Planning Commission to the 1/13/25 meeting to look at the new plan.

Council briefly discussed positives and negatives associated with the incremental improvement plan option. Council agreed that the short term goal is to further developing Fridstein's sketch, gathering cost analysis information, gathering public input and then see if the Federal Grant monies are still available, all by March 3, 2025.

Jay Shumaker – comment regarding challenges public has to make suggestions to Council, global standards for transit and future solutions in transit.

Kinney reviewed Council's plan for next few meetings:

1/13/25 - joint meeting with Planning Commission

1/21/25 – construction schedule, funding plan, OK from RFTA, review SEH drawings of Fridstein's sketches

2/3/25 review updates to cost analysis and possible phasing of the project

2/10/25 invite community to discuss

2/28/25 final review and Council make a decision

3/3/25 vote.

7) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Gustafson – Town had a great couple of holiday weeks - kudos to Tourism and all who pushed through the busy season. The Sister Cities groups are coming in starting tomorrow.

Councilmember Fridstein attended his last CORE meeting. CORE did receive some big funding in the form of both a federal grant for the Coal Basin project and a private donation. CORE has a new model for funding.

Councilmember Marolt has both Nodic Council and Board of Health next week.

Councilmember DeAngelo appreciates the hardworking hospitality industry for all they have done over the holidays.

Mayor Shenk has both Sister Cities and RFTA meetings coming up on Thursday. Great holiday week. Shenk enjoyed working at the S-Mores cart last week. Fun to see the joy that S'Mores can bring. Between all the traffic issues, water main break, weather, etc there were many moving parts and extra work, so big thank you! Suggestion for Pitkin Alerts to give a bit more details which would help the public navigate situations. In addition, Labrador Lane has great signage.

8) EXECUTIVE SESSION

8.A) Executive Session - Town Attorney Quarterly Update

8 Agenda Item Summary for Exec Session.pdf 

Mayor Shenk read the Executive Session language.

At 5:28 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember DeAngelo seconded. All in favor.

At 5:55 pm, Mayor Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Marolt seconded. All in favor.

9) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

9.A) Snowmass Center minor PUD Amendment - Ordinance - First Reading

9A 1 Agenda Item Summary - Snowmass Center Minor PUD Amendment.pdf 

9A 2 Snowmass Center Minor Amendment Ordinance revised 12312024.pdf 

9A 3 Attachment B - PC Reso No. 8 of 2024.pdf 

9A 4 Attachment C - PC Staff Report 11132024.pdf 

9A 5 Attachment D - SMC Minor PUD Amendment Application.pdf 

9A 6 Attachment E - SMC Site and Architectural Plans.pdf 

9A 7 Attachment F - Faraway Ranch North (SMC) Lot Plan.pdf 

[9A 8 Attachment G - TC Ordinance No. 17 of 2020 SMC PUD.pdf](#) 

[9A 9 Attachment H - Referral Comments and Applicant Response.pdf](#) 

[9A 10 Attachment I - Applicant Letter 12112024.pdf](#) 

[9A 11 Attachment J - Applicant Letter 12272024.pdf](#) 

Mayor Shenk reconvened the Town Council meeting and recused herself from the next agenda item. Mayor Pro Tem Fridstein proceeded over the remainder of the meeting.

Senior Planner Brian McNellis summarized the agenda item and introduced the applicant.

Mayor Pro Tem Fridstein agreed with the goal to approving 1st reading of the Ordinance but stressed the need to address each of the bullet points from the staff memo first.

Applicant represented by Jordan Sarick, Darla Callaway, Jessica Garrow and others thanked the Council and shared their hope for the Ordinance to pass on first reading tonight. Sarick thanked his team and Town staff for all the hard work.

Applicant briefly went through a timeline of how we got to this point and highlighted updates to the community gathering spaces, traffic patterns, parking, restaurant tenant info and cost sharing areas.

Council and applicant discussed at length enhancing the community space opportunities, One-way vs two-way traffic pattern, angled vs 90 degree parking, applicant provided amenities, and connecting the space between Clarks and the post office.

Council and the applicant went through the Ordinance line by line and discussed each condition.

Town Manager Clint Kinney and Town Attorney Jeff Conklin summarized the discussion and suggested a motion the Council could consider. Move to approve Ordinance number 1, Series of 2025 on first reading, with the modifications to be made, including acknowledging that condition 3 has been met; condition 25 will be modified to incentivize at least 2 restaurants, condition 31 modified to eliminate the covered walkway but requiring and providing for appropriate amenities, amend condition 30 to allow for two-way traffic while protecting the town's right to require one-way traffic if safety issues dictate a change, direct the applicant to continue to make the public spaces more year round with adequate heat and other amenities, agree that the public spaces will be shown and required as part of this hearing regarding the deck issue that Jeff just talked about, the Council will allow the necessary flexibility to allow improvements to public spaces to occur, the applicant will allow adequate access to parcels, two three and four at all times, the vested rights will be set at for a duration of seven years, and finally the direct staff to make any necessary changes to the ordinance to meet the intent as the Council stated this evening.

Mayor Pro Tem Fridstein suggested adding language regarding the access to the lots two, three and four, to accommodate up to 130 units of housing. And additional work done to design of the atrium area, trellis with a solid roof on the upper level for functionality.

Councilmember Marolt motioned to approve Ordinance No. 1, series of 2025 with conditions

stated by Town Manager Clint Kinney and modified by Mayor Pro Tem Fridstein.
Councilmember Deangelo seconded. Four votes in favor. Mayor Shenk not present.

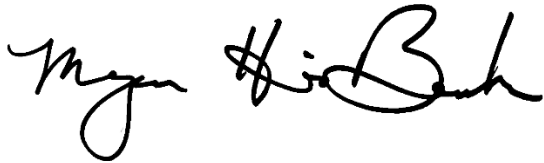
10) ADJOURNMENT

Councilmember Marolt motion to adjourn. Councilmember Gustafson seconded. All in favor.

Adjourned at 8:08 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Tuesday, February 18, 2025.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is written in a cursive, flowing style.

Megan Harris Boucher, Town Clerk