



Town Council
Town Council Meeting Minutes
Monday, April 7, 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 April 7, 2025, at 4:01 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(virtually).

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; Anne Martens, Public Works Director, Dave Shinneman, Community Development Director; Marianne Radinsky, Finance Director; and Megan Harris Boucher, Town Clerk.

Public Present: Ali ,Leslie Desmond, Cara Haugan, Judy Clauson, Patrick Rawley, Darlene Fridstein and Erica Golden.

3) PROCLAMATIONS AND PRESENTATIONS

3.A) [YouthZone update](#)

[3A 1 Agenda Item Summary YouthZone.pdf](#) 

[3A 2 YouthZone presentation - 2024 wrap up Snowmass.pdf](#) 

Ali Naaseh-Shahry, Development Director gave a briefly summarized YouthZone's services and highlighted some changes and improvements to their programs from last year.

4) **[PUBLIC COMMENT](#)**

None

5) **[CONSENT AGENDA](#)**

5.A) 2025 Agenda Overview

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

Councilmember Fridstein would like to add the Transit Center discussion to an upcoming work session.

5.B) [Minutes for Approval](#)

[5B 1 03-03-25 TC Minutes - DRAFT.pdf](#) 

[5B 2 03-18-25 TC Minutes - DRAFT.pdf](#) 

Mayor Shenk sent some minor edits to Boucher. Mostly typographical errors.

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

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

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

8) **ADMINISTRATIVE REPORTS**

8.A) [CGRB Recommendations and Resolution for distribution of funds](#)

[8A 1 2025 Agenda Item Summary - CGRB recommendations.pdf](#) 

[8A 2 2025 CGRB FINAL recommended amounts.pdf](#) 

[8A 3 2025 Resolution EXPENDITURE OF FUNDS BUDGETED FOR GRANT CONTRACTS.pdf](#) 
[8A 4 CGRB Report 2025.pdf](#) 

Mayor Shenk recused herself as she works for one of the applicants. Judy Clauson presented for the Citizen's Grant Review Board. Other members present included Leslie Desmond, Cara Haugan and Darlene Fridstein. Clauson briefly went through the CGRB process, highlighted some information on each of the grants and shared their recommendations. In addition, the CGRB requested that the Town Council consider increasing overall funds available for the grants in next year's budget.

Councilmembers ask a few questions and thanked the board for all their time and guidance with these applications.

Councilmember Gustafson motioned to approve the resolution. Councilmember Marolt seconded. All in favor. Mayor Shenk recused and was absent from the discussion and the vote.

8.B) [Adopt Grant Criteria for 2025-26 Grant Cycle](#)

[8B Agenda Item Summary - Grant Criteria Discussion.pdf](#) 

Council had a brief discussion to review the Grant Criteria for 2025-26. The Council asked the CGRB if they believe the criteria still works for next year. Both Council and CGRB emphasized the desire to keep the emphasis on Snowmass Village community serving. Council noted that non-profits may be experiencing uncertainty with federal funding sources, need to expand services as federal funding lessens, and have additional clients as economy is further challenged. They also noted a trend towards less personal donations to these non-profits during economic downturns as well.

Could a new question be added that would ask if there have been additional financial hardships that are unique to this past year.

Council decided to keep the criteria the same and they will try to increase the funds for 2026, which will be discussed during budget process.

8.C) [Ordinance RE 2024 Financial Year End Review - 1st Reading](#)

[8C 1 TC Agenda Item Summary - Financial Update and Ordinance No. 06, 2025-1st Reading.pdf](#) 

[8C 2 2024 Year-end Financial Update & 2025 revisions -Council.pdf](#) 

[8C 3 Ordinance 06, 2025 - 1st Reading-Budget Revisions 2025.pdf](#) 

Marianne Rakowski, Finance Director, reviewed the financial year end summary, highlighted changes/differences, and walked the Council through the agenda item. All funds ended 2024 with an increase in fund balance from the 2024 Budget with the exception of the Lottery Fund where lottery proceeds did not meet budget. The POST Fund remains at \$0, since the State reimburses the Town for all expenditures made using police grant funding. Overall, the revenues exceeded our expectations and Town staff stayed committed to effectively managing the expenditures throughout 2024 to remain in a strong financial position.

Council had a brief discussion regarding the probable decrease in revenue from the RETT fund in the coming years as new development decreases. Noted that the finance department budgets conservatively and that they track both existing units that resell as well as new development that sell.

Marianne continued with some details and answered questions - going through the 2024 budget actuals.

Councilmember Marolt motioned to approve on First Reading Ordinance No. 06, 2025. Councilmember Gustafson seconded. All in favor.

8.D) [Resolution to ratify action to appoint Directors to SMV Building Authority](#)

[8D 1 Agenda Item Summary - SMV Building Authority.pdf](#) 

[8D 2 Res 16, 2025 - SMV Building Authority.pdf](#) 

[8D 3 Exhibit A - SMV Building Authority - Resolution - Appointment of Directors - signed.pdf](#) 

Jeff Conklin, Town Attorney, summarized this agenda item. Conklin clarified that the SMV Building Authority is a nonprofit corporation, duly organized, by the Town. It was formed for the purpose of assisting in projects benefiting the Town, including assistance by borrowing funds. The Corporation will be used in conjunction with the Town's financing for the purchase of the residential parcels at the Snowmass Center.

It has not been actively utilized in many years and it needs to have new directors appointed. The Town Attorney is authorized to appoint and this is asking Council to ratify this action and these new members to the SMV Building Authority.

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

8.E) [Ordinance RE budget - authorizing COP Financing - 1st Reading](#)

[8E 1 Agenda Item Summary - COPS for Snowmass Center.pdf](#) 

[8E 2 Ordinance No 7, Series of 2025 - First Reading.pdf](#) 

[8E 3 Lease Agreement.pdf](#) 

[8E 4 Site and Improvement Lease.pdf](#) 

[8E 5 Certificate Purchase Agreement.pdf](#) 

[8E 6 Mortgage and Indenture.pdf](#) 

[8E 7 Preliminary Official Statement.pdf](#) 

Town Attorney Conklin summarized the agenda item and ordinance. To finance the purchase of the Center Property, the Town is utilizing lease-purchase arrangement through the issuance of certificates of participation (“COPs”). The Town’s public works facility will act as “collateral” in this arrangement, as it has in the past on other COPs. The final financing terms will be included after the Town goes to market on the issuance.

The purpose of this ordinance is to approve the financing for the purchase of the Snowmass Center.

Councilmember Marolt motion to approve Ordinance No. 07, 2025 on First Reading. Councilmember DeAngelo seconded. All in favor.

8.F) [Draw Site Review](#)

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

[8F Attachment A - Draw Site.pdf](#) 

Housing Director Betsy Crum introduced the agenda item and briefly summarized past discussions on Option 6 and highlighted some specific details regarding that option.

Crum introduced Erica Golden and Patrick Rawley. Golden went through Option 6 and the refinements from Council’s last set of comments and suggestions.

Council made comments and suggestions for the design team to consider. Staff and design team will find the commonalities with Councilmembers comments and develop those more for future meetings.

5 Minute Break

9) [TOWN COUNCIL REPORTS AND ACTIONS](#)

9.A) [Adopt 2025 Town Council Goals](#)

[9A 1 Agenda Item Summary - Town Council Goal Statement.pdf](#) 

[9A 2 Goal Statement.pdf](#) 

Council went through each section and asked for a few clarifications.

Suggested amendments and changes to sections included:

- number of units - creating 185 new units moving towards the larger goal of 383 new units as identified in the 2018 comp plan.
- Bullet points under Destination Management Plan
 - make sure community is aware of what we currently do to help local businesses - not just focus. And increase community awareness on services currently provided to local businesses.
 - rebalance - not balance - "re-balance" or refocusing the balance.
 - continually work to strike a balance between welcoming visitors and community trying to get back in balance.
- Develop a detailed area plan - no comments
- Strengthen community engagement – add exploring a community hub location.
- Sustainability & resiliency
 - add “as it relates to” fire, water, greenhouse gas & waste disposal.
 - Updating the community preparedness brochure
 - enhance community communication, preparedness and recovery.
 - Intro those bullet points: add “specific ideas include” and then list.
- Help year round residents thrive not just survive: take out "in the valley"; add after affordability “capacity and accessibility issues” – it is not just about \$ - Maybe leave out the line that just talks about \$.
 - take out the caveat- Remove “While it is difficult” and just have "This Council desires to address fundamental..."
- Roundabout language - "set the timing and the scope for the Owl Creek Brush Creek roundabout project, while also looking at interim safety measures.”
 - add a bullet - Create a master schedule for all proposed private and public construction projects. (This was described as a Master construction schedule that is maintained and updated. Develop and track what we can.To help reduce impacts to residents.)
- Public communication and preparation – second line of paragraph change word order to - “a thoughtful manner designed to reduce impacts to residents.”

Councilmember Fridstein motioned to approve as amended. Councilmember Marolt seconded. All in favor.

Council Updates

Councilmember DeAngelo attended first Nordic Meeting. The Nordic Council is looking at revising the Nordic plan. Looking at ways TOSV can impact that plan.

Councilmember Fridstein attended PTRAB and EAB meetings. Addressing attendance

and EAB is close to finalizing their suggestions for Council. Coming soon. He also attended a "State of the River Meeting" about the CO River. Former President Biden signed on his last day a grant that topped off the funding for the Shoshone water rights. Secure unless current administration rescinds that. Important.

Councilmember Gustafson attended the recent Tourism Board meeting. They continue to discuss the Destination Management Plan in great detail.

Mayor Shenk will attend upcoming RFTA and Sister Cities meetings. She welcomed the DAV Winter Sports Clinic. They had a very successful week. Now Mtn Travel Symposium is back after a long time away. Attended SAAB meeting where they discussed a collaboration with Anderson Ranch and talked about the tunnel mural. Met with Roaring Fork Wildfire collaborative and they are creating a fire break near Sopris Ranch.

10) EXECUTIVE SESSION

10.A) [Executive Session - Town Attorney Updates](#)

[10 A Agenda Item Summary Exec Session - Attorney's Quarterly Update.pdf](#) 

Mayor Shenk read the legal language for the Executive Session.

At 7:13 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor.

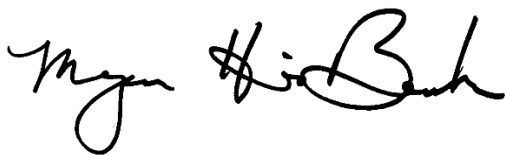
At 7:36 pm, Councilmember Marolt moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

11) ADJOURNMENT

Councilmember Fridstein motioned to adjourn. Mayor Shenk seconded. All in favor. Adjourned at 7:36 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, June 2, 2025.

Submitted By,



Megan Harris Boucher, Town Clerk