



**Town Council
Town Council Meeting Minutes
Monday, December 2, 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 2, 2024, 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

4:01pm

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; Anne Martens, Public Works Director; Betsy Crum, Housing Director; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; Greg LeBlanc, Assistant Town Manager; Camren Luck, IT Support Specialist and Megan Harris Boucher, Town Clerk.

Public Present: Skyler Stark-Ragsdale, April Long, Susan Cross, Chris Kiley Dana DallaBetta and Harper Powell.

3) PROCLAMATIONS AND PRESENTATIONS

3.A) Oath of Office - Councilmember Cecily DeAngelo
[3A Oath of office - Town Council 2024 - DeAngelo.pdf](#)

Town Clerk Boucher swore in new Councilmember Cecily DeAngelo.

3.B) [Proclamation in Appreciation for Mayor Bill Madsen](#)
[3B Proclamation No. 04 of 2024 - Bill Madsen.pdf](#)

Mayor Shenk read Proclamation No. 4, Series of 2024 in appreciation of former mayor, Bill Madsen.

3.C) [Town Municipal Judge 2025-2027 - Lawson Wills](#)
[3C Agenda Item Summary - Judge Appointment.pdf](#)

Judge Lawon Wills briefly introduced himself, gave some background career information, his history as our Municipal Court Judge, and his approach to municipal court as a community court without major consequences. Wills asked to be appointed again for another 2 year appointment. Noted that he needs 3 months off in the summer 2025 and that he has arranged for John Collins to be a substitute judge during his time away.

3.D) [Update on the Good Deeds Program by the West Mountain Regional Housing Coalition](#)
[3D Agenda Item Summary - West Mountain Housing Coalition Good Deeds Program.pdf](#)

Housing Director Betsy Crum & April Long, Executive Director of Western Mountain Regional Housing Coalition

April presented powerpoint from the packet. She briefly spoke about program strategies, changing region, home ownership, similar to a successful program in Eagle County, and the "Good Deeds" program that helps bridge the gap.

Council commented that it is a great program and asked how can it be sustainable. Discussion included leveraging with local businesses, creating a local tax district. Continued support from Pitkin County and TOSV in 2025. Basalt is considering participating as well. Council thanked Betsy and April for the presentation and good work.

Mayor Shenk mentioned the passing of long-time local Tom Yocum. There is a Memorial planned in the spring. Thoughts are with Barbara and the family.

4) **PUBLIC COMMENT**

None.

5) **CONSENT AGENDA**

5.A) 2024 & 2025 Draft Agendas
[5A 1 2024 Agenda Overview.pdf](#)
[5A 2 2025 Agenda Overview.pdf](#)

Councilmember Fridstein suggested adding to a December meeting a discussion on the Transit Center as deadlines are coming up. After a brief discussion, this was added to 12/9 meeting.

Councilmember Gustafson suggested adding Class-One E-bikes to Jan or Feb and invite POSTR Board and public to comment. Staff will coordinate with POSTR and get it on the Agenda. Aim for 1/21/24.

Councilmember Gustafson requested a discussion/presentation on the Village Shuttle routes and how they are decided and if there needs to be changes. Aim for the work session on Feb 10th.

Councilmember Marolt will be absent from the February 3rd meeting.

5.B) Minutes for Approval

[5B 11-06-24 TC Minutes - Draft.pdf](#) 

[5B 11-18-24 TC Minutes - Draft.pdf](#) 

Mayor Shenk sent a few corrections to minutes to Boucher.

5.C) Resolution No. 27, 2024 - Establishing 2025 TC dates

[5C 1 Agenda Item Summary - 2025 Meeting Dates.pdf](#) 

[5C 2 Reso No. 27 of 2024 Town Council Meeting Dates for 2025.pdf](#) 

[5C 3 2025 Calendar.pdf](#) 

[5C 4 TOSV Holidays.pdf](#) 

5.D) Resolution No. 28, 2024 - Regarding Delinquent Solid Waste/Trash accounts

[5D 1 Agenda Item Summary - Delinquent Solid Waste Fees.pdf](#) 

[5D 2 Resolution No. 28 of 2024 RE Solid Waste Fees.pdf](#) 

[5D 3 Exhibit A Solid Waste - Delinquent Accounts -2024-FINAL.pdf](#) 

Staff provided a new list, updated since the packet was published last Thursday.

5.E) Resolution 30, 2024 - Regarding approving contract to buy and sell 35 Campground Lane Unit C5 (Willows)

[5E 1 Agenda Item Summary - Resolution Regarding approving contract to buy and sell 35 Campground Lane Unit C5 \(Willows\).pdf](#) 

[5E 2 Exhibit A Contract to Buy and Sell - Residential - Willows C5.pdf](#) 

[5E 3 Exhibit B - Reso No. 30 of 2024 - Real Estate Contract - Purchase Willows C5.pdf](#) 

5.F) Resolution 31, 2024 - Snowmass Club Sewer Line Easement

[5F 1 Agenda Item Summary - Easement Agreement - Snowmass Club - Sewer Line.pdf](#) 

[5F 2 Reso No. 31 of 2024 - Easement Agreement - Snowmass Club - Sewer Line.pdf](#) 

[5F 3 Easement - Snowmass Club to Town - sewer line - FINAL.pdf](#) 

Council asked for clarification on attachments and exhibits in the Snowmass Club Sewer Easement Resolution.

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

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

6.A) Ullrhof Redevelopment - Special Review

[6A 1 Agenda Item Summary - Ullrhof Redevelopment Special Review.pdf](#) 

[6A 2 Attachment A -Reso 29 of 2024 - Ullrhof redevelopment.pdf](#) 

[6A 3 Attachment B - Ullrhof Special Review Application.pdf](#) 

[6A 4 Attachment C - Ullrhof Plans Elevations and renderings updated 24 11 24.pdf](#) 

[6A 5 Attachment D - PC Reso 6 of 2024 Ullrhof redevelopment final - signed.pdf](#) 

[6A 6 Attachment E - Staff Report for PC 10-16-24 - Special Review Ullrhof.pdf](#) 

Mayor opened the public hearing. Senior Planner Brian McNellis and Community Development Director Dave Shinneman gave a detailed overview of the special review application for the redevelopment of the Ullrhof restaurant. The proposal includes demolishing the existing structure and building a new restaurant with a similar footprint but larger in size. The new building will be three stories, approximately 20,000 square feet, and will seat around 700 people. The redevelopment will include cafeteria-style service, bar service, and employee caretaker units.

The redevelopment will require mitigation for 23 additional employees. The new design will have a mountain-style vernacular with ridge shed roofs. The proposal aligns with the goals of the comprehensive plan and complies with special review standards.

Applicant represented by Chris Kiley, Senior Vice President of Planning & Development at Aspen Skiing Company; Dana M. Dalla Betta, Project Manager; David Alexander, Senior Project Manager in the Planning and Development Department and Susan Cross, Snowmass Mountain Manager, who oversees all operations and is present at most town events.

Ullrhof Project is part of the 2022 Snowmass Mountain Master Development Plan, approved by the town council in 2023. It includes significant investments in the mountain and the resort, such as the Cony Express lift and the Cabin Project.

The new facility meets commercial square footage and height limitations. No changes proposed to allowable operations and use, which include year-round restaurant operations and special events. Applicant continued with points on the guest experience, facility compliance, redevelopment goals, design adjustments and additional site plan information.

Council asked if there was any Public Comment. Only comment came via email from James Watkins. It was included in the packet and given to the applicant before the meeting.

Kinney commented on the applicant's request for the cash in lieu for the letter of credit. Staff commented that they are amenable to the request but suggested a temporary certificate of occupancy (TCO) rather than CO, as it comes in significantly before the CO but after the building permit.

Council noted a correction to Line 47 - change Town Council to Planning Commission; and in line 15 - change to constructing to construct.

Add conditions: - Applicant will study the height of roof and possible reduce. "Applicant study and consider lowering roof height, expand ladies restroom, and provide area outside ladies bathroom to accommodate a line, presentation of the materials."Conditional on review of

materials and the roof material.

There will be a 2nd presentation after the Forrest Service process and the applicant will bring more information to share with Council.

Councilmember Fridstein motioned to approve with corrections and conditions read out by Town Attorney Jeff Conklin including - the change to require that the affordable housing mitigation letter of credit be provided by the temporary certificate of occupancy (TCO) instead of the building permit; that the date is corrected in line 41; that line 15 be corrected with regard to the word construct; and conditions - to study the roof height with possibly reducing it; explore expanding the women's restroom for additional capacity and accommodating the lines; and that the approval would be on condition of final architectural review and approval of the exterior materials by Town Council.

Councilmember Marolt seconded. All in favor.

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

8) ADMINISTRATIVE REPORTS

8.A) Boards & Commission applicants discussion

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

[8A 2 2025 B and C Applications as of 112724.pdf](#) 

[8A 3 Darlene Fridstein Citizens Grant Review Board Application Redacted.pdf](#) 

[8A 4 Written Answers from Boreel for SAAB & Shallcross for FAB & Linda Rennick for SAAB.pdf](#) 

Town Clerk Megan Boucher briefly outlined the process and summarized the agenda item. Noted that we have received 37 applications, 12 new and 25 incumbents. Packet included the breakdown of each Board including the number of vacant seats and number of total applications. Boucher pointed out a typo for the Tourism Board summary, clarifying that the Council only has 5 seats for appointment and not 10 as written in the summary. There was also the addition of Darlene Fridstein for consideration on the CGRB and the removal of Tyler Barletta from consideration from the FAB.

Council commented that they liked the new tool utilized this year with the recorded responses to three preselected questions, available for viewing by Councilmembers at their convenience.

After a brief discussion Council directed staff to draft a resolution appointing all applicants who applied to the CGRB; get Shawn Gleason's responses to the questions for FAB and draft resolution to appoint all applicants who are still in the pool to the FAB; hold off on POSTR appointments for further discussion; draft appointments for PTRAB of all applicants; hold off on Tourism and SAAB for further discussion and attendance records; hold off on Planning Commission for in-person interviews on 12/9 and 12/16.

8.B) Discussion regarding Regional Boards, Town Boards and Mayor Pro Tem.

[8B 1 Agenda Summary TC Outside Board Appointments.pdf](#) 

[8B 2 Council Board Appointments - Regional & Town Boards.pdf](#) 

Town Clerk Megan Boucher introduced the agenda item.

Mayor Shenk nominated Councilmember Fridstein. Fridstein accepted the nomination. Mayor Shenk motioned for Councilmember Fridstein to be appointed Mayor Pro Tem. Councilmember Gustafson seconded. All in favor. Staff will draft a resolution for the next meeting for Council to approve.

After brief discussion, Council decided on the following appointments to outside regional boards:

RFTA: Main – Shenk; Alt – Fridstein
RWPA: Main – Fridstein; Alt DeAngelo
Nordic Council: Main – DeAngelo; Alt – Marolt
NWCCOG: Main – Gustafson; Alt - Shenk
CML, Policy Committee: Town Manager Kinney
Sister Cities: Main – Shenk; Alt – Gustafson
Board of Health: Main – Marolt; Alt – DeAngelo
EOTC: All

After a brief discussion, Council decided on the following appointments for Town Boards:

CGRB: Gustafson
EAB: Fridstein
FAB: Marolt
Tourism: Gustafson
POSTR: DeAngelo
PTRAB: Fridstein
SAAB: Shenk

Staff will draft a resolution for all appointments for Council to approve at next meeting.

8.C) [Council goal setting process & timeline](#)

[8C 1 Agenda Item Summary - Goal Setting Process.pdf](#) 

[8C 2 2023 Town Council Goal Statement.pdf](#) 

Town Manager Kinney briefly summarized and asked Council how they would like to proceed.

Council would like to start in January, mornings are best.

On January 6th, Council will have a CML Training 1:30pm to 3:30pm.
First Goal Setting meeting will be Wednesday January 8th - 9am-12pm.

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

Councilmember Gustafson commented on last week's great Community Potluck, the fabulous snow, and overall good community enthusiasm. She also has an upcoming NWCCOG meeting.

Councilmember Fridstein is excited about this Council. He has sat on CORE but they have decided that no more elected board members can sit on their Board and he is not wanting to stay on as an ancillary member. So he will be coming off completely.

Mayor Shenk also commented on how great the Thanksgiving community potluck was last week. Shenk encouraged all interested community members attend the Town Visioning

Workshop on Tuesday 12/3/24. It will be at the Limelight Snowmass, 2:30-4:30pm followed by some food from 4:30-5:30pm. It is an excellent way to help Snowmass Tourism and help shape their strategic plan.

Councilmember Marolt has Nordic Council this coming week. She thanked all who participated in the Election, candidates, employees, and community members. She is happy the Town voters supported the funding question for the Draw site and commented that it is good to know our community is supportive of funding for workforce housing.

Councilmember DeAngelo commented on how impressed she was with all the SkiCo employees for getting the mountain open early. She thanked all who worked so hard to get that done. Heathers in the Stonebridge is opening and DeAngelo is looking forward to having it here in SMV.

10) EXECUTIVE SESSION

10.A) Executive Session

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

Mayor Shenk read the legal language for the Executive Session.

At 6:48 pm Councilmember Marolt motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor.

At 7:03 pm, Councilmember Fridstein moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Marolt seconded. All in favor.

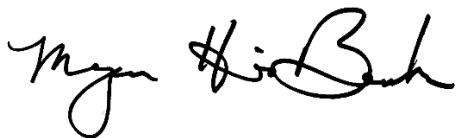
11) **ADJOURNMENT**

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

Adjourned at 7:04 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