



**Town Council
Monday, August 18, 2025
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday, August 18, 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 anytime.

2. Roll Call

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

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Sarah Nester, Compliance; and Megan Harris Boucher, Town Clerk.

Public Present: Jenny & Howard Cooper, Harper Powell, Max Marolt, Mary Blankenau and Jami Downs.

3. Proclamations and Presentations

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

none

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2025 Agenda Overview

Council Member Marolt will be out Oct 6th.

Council members, including Clint and others, discussed scheduling a work session on fire mitigation for September 8th, focusing on collaborating with the Fire Authority, inviting technical experts, and aligning with new state wildfire resiliency code requirements.

Council members reviewed recent discussions about e-bikes on town and ski area property, noting that no immediate changes are planned, and any future allowance would require ordinance amendments and further policy development.

Council discussed a proposal from Sarah Burgraff to allow residents to donate their rebate to local nonprofits, considering the logistics and fairness of such a program, and agreed to revisit the topic during the upcoming budget process.

5.B. Minutes for Approval

Mayor Shenk sent Boucher some small changes to minutes via email.

5.C. Ordinance No. 13, 2025 regarding SVPEF Ballot tax question - 1st Reading

Council members and staff reviewed the ballot language for the school district mill levy, clarifying that the new levy replaces the existing one, including the current and proposed revenue amounts, to ensure voters understand the net change and that it is not an additive tax. Council directed staff to update the ordinance and ballot language to reflect the discussed changes and to coordinate with the school district for final figures before the second reading.

5.D. Resolution No.28, Series of 2025 – A RESOLUTION APPROVING A FIRST AMENDMENT TO LITTLE RED SCHOOL HOUSE LEASE AGREEMENT WITH WOODY CREEK KIDS, INC.

Council Member Marolt motioned to approve the Consent Agenda with Ordinance No. 13, series of 2025 on 1st reading with amended language. Council Member Fridstein seconded. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

7.A. Ordinance No. 10, 2025 - Amendment to Code regarding outdoor lighting regulations - 2nd Reading

Code Compliance Manager Sara Nester and Council went through some small updates and changes that Council and Staff had recommended after first reading, clarified some definitions and agreed to further revisions before final approval.

Staff presented changes to the holiday lighting period, prohibition of outdoor televisions in residential zones, and updated the definition of nighttime hours. An additional recommendation was made to allow lighting for businesses to turn on one hour before opening. Council members discussed the need to clarify the definition of 'nighttime hours' to ensure it applies to all nonessential outdoor lighting, not just seasonal lighting, and to better define 'landscape lighting' to prevent ambiguity and potential abuse. Council debated the distinction between essential and nonessential lighting, the allowable intensity and duration of landscape lighting, and the need to address safety lighting for driveways while preventing excessive decorative lighting.

The council agreed to continue the public hearing to September 2nd, directing staff to incorporate the discussed revisions and clarify outstanding issues before the next reading.

Council Member Fridstein motioned to continue the Public Hearing and 2nd reading of the Ordinance to September 2nd. Council Member DeAngelo seconded. All in favor.

7.B. Ordinance No. 11, 2025 - RE Workforce Housing LUC changes

Staff reported that they are still waiting on some additional information from the State of Colorado. Staff recommended continuing the Public Hearing to September 2nd, 2025. Council Member motioned. Council Member DeAngelo seconded. All in favor.

7.C. Ordinance No. 12, 2025 - Budget appropriation for Mobile Home Park Donation - 2nd Reading

Council members discussed approving this \$1 million appropriation for the Mobile Home Park acquisition, the funding structure, and addressed concerns about closing the fundraising gap and protecting vulnerable residents. Staff clarified that the funds for the Mobile Home Park acquisition would come from the Capital Improvement Fund, sourced from tourism fund transfers, and approved the appropriation to meet the September deadline. Council members inquired about the status of the fundraising gap

and potential rent increases for tenants. Staff indicated that the gap had not yet been closed and that additional sources, including charitable donors and state grants, were being pursued. Staff explained that the town's contribution would be granted to West Mountain, which would provide a forgivable loan to the resident co-op. A restrictive covenant would ensure occupancy by local workforce members and prohibit short-term rentals.

Council Member Fridstein motioned to approve. Council Member Gustafson seconded. Roll call vote. All in favor.

8. Administrative Reports

8.A. Destination Management Plan update

Tourism Director Julia Theisen and members of the Tourism Board presented an update on the Destination Management Plan, highlighting the evolution of the plan, its core pillars, and incorporation of Council's feedback on inclusivity, sustainability, and communication.

The Tourism Board and staff described the process of refining the plan based on board and community feedback, emphasizing the pillars of people, place, prosperity, and process, and the importance of inclusivity and community engagement. The plan includes tactics such as resident sentiment surveys, promoting local identity, supporting local businesses, and developing sustainable tourism practices. Metrics for success will include both economic and community well-being indicators.

Council members provided feedback on clarifying language, adding wildfire mitigation to sustainability efforts, improving accessibility, and ensuring the plan is digestible for non-tourism stakeholders. Suggestions included adding quotes from engagement sessions and clearly stating the challenges the plan addresses. The plan will return to the Tourism Board for final recommendation before coming back to the council for formal adoption. Staff will prepare a shorter, more accessible summary for broader community understanding. The DMP will be on a future agenda for adoption by Council.

8.B. TOSV Communications Program Overview

Assistant Town Manager Greg LeBlanc presented an overview of the town's communications and engagement program, outlining current practices, resource limitations, and the need for additional staff to maintain and improve communications, especially for emergency updates. LeBlanc described the three pillars of the communications program: public communications and engagement, destination marketing, and emergency communications. He referenced best practices from professional associations and emphasized the importance of timely, accessible, and two-way communication.

Council members raised concerns about the timeliness of emergency information on

the town website, especially during fire restrictions, and discussed the need for protocols and additional staff to ensure 24/7 coverage. LeBlanc explained that he currently manages the majority of communications work, which would typically require a larger team, and highlighted the difficulty in keeping all channels, such as the website and print materials, up to date. Council agreed to revisit communications staffing during the budget process and encouraged staff to propose additional resources to support the growing demands of the program.

9. Town Council Reports and Actions

9.A. Council letter to BOCC requesting funds for LRSH

Council discussed and approved increasing their funding request to the Pitkin County Board of County Commissioners for the childcare project from \$300,000 to \$500,000, citing unmet needs and comparisons to other county-supported projects. Council members debated the appropriate amount to request, ultimately agreeing that, given the project's importance and the county's identification of childcare as a critical need, a higher ask was justified. Council referenced previous county contributions to similar projects, such as Stotts Mill, and discussed the potential for prioritizing county residents or employees in exchange for funding.

Council unanimously approved sending the revised funding request letter and discussed strategies for advocacy, including leveraging relationships with county commissioners and attending budget meetings.

Council Member Fridstein motioned to approve the letter to BOCC with increased ask. Council Member DeAngelo seconded. All in Favor.

Other Council updates:

Council Member DeAngelo reported on the recent POSTR meeting where they discussed e-bikes. SkiCo is in favor. Staff expressed logistical concerns and legal questions/issues regarding easements.

Council Member Marolt and DeAngelo have an upcoming Nordic Council meeting, DeAngelo will attend. Marolt will also miss the upcoming FAB meeting on Wed at 9 am, Council Member Gustafson will attend.

Council Member Fridstein reported that all Council members attended the recent EOTC last week. In addition, RWAPA's Executive Director April Long is concerned she might not have enough time for both RWAPA and West Mountain housing organization. There are concerns if she leaves RWAPA.

Council Member Gustafson attended a recent Sister Cities meeting last Thursday. The debriefed after the fundraising event and discussed the upcoming Middle School Exchange application and New Zealand High School trip application. The summer exchange with Bariloche, Argentina was challenging as they had no snow this season.

Mayor Shenk complimented the Plein Air Festival event last weekend. They had their highest sale total yet - \$39k. Shenk attended the NWCCOG meeting last week in Steamboat. Good meeting with regional updates. The next NWCCOG meeting will be in the Roaring Fork valley in September. Eagle talked about their successful curbside composting program. They got a grant from CPW for bear-proof canisters for composting. They are hoping to expand to commercial businesses. Positively impacted their waste and greenhouse emissions. Transportation Director Sam Guarino will do a shuttle service presentation when NWCCOG comes in Sept. Shenk and Fridstein attended the recent RFTA meeting. Discussion mostly centered around the program "Zero Fare" running from October 1st to November 30th, 2025. Marketing packages will be sent to all municipalities to help us push out the information. Does not include the Maroon Bells bus.

10. Executive Session

10.A. Executive Session RE Performance Review

Mayor Shenk read the legal language for the Executive Session.

At 6:27 pm Council Member Marolt motioned to go into Executive Session. Council Member Gustafson seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Council Member Gustafson seconded. All in favor.

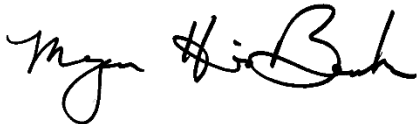
Reconvened at 8:08 PM.

Council Member Fridstein motioned to adjourn. Council Member Marolt seconded. All in favor.

Adjourned at 8:09 PM.

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

Submitted By,



Megan Harris Boucher, Town Clerk

