



**Town Council
Monday, October 6, 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, October 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 anytime.

2. Roll Call

Council Members Present: Alyssa Shenk, Tom Fridstein, and Britta Gustafson. Cecily DeAngelo appeared virtually.

Council Members Absent: Susan Marolt.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Marianne Rakowski, Fiancé Director; and Megan Harris Boucher, Town Clerk.

Public Present: Robert Shuck.

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)

Rob Shuck, a resident of North Ridge Lane, expressed concerns about poor cell phone service in the Faraway Road and Owl Creek Road corridor, noting it presents a safety issue for residents.

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 Draft Agendas

Council Member Fridstein requested adding a discussion about the town entryway project to a future agenda, noting that the architect would present at the next meeting with cost estimates and potential options for adding color to the bleachers. He suggested making decisions about bleacher colors at the October 20th meeting after viewing mockups on site.

Mayor Shenk requested adding a discussion of Resolution of Support for ballot measure 7A (Strong Start Bright Future campaign) to the October 20th agenda, based on a request from the campaign representative Maggie Tiscornia.

5.B. Minutes for Approval

Mayor Shenk emailed some minor corrections to Town Clerk Boucher. No other edits.

5.C. Resolution RE IGA & Restrictive Covenant related to the Aspen-Basalt Mobile Home Park

Town Attorney Jeff Conklin explained that Resolution 31 facilitates the resident purchase of mobile home parks, with six local governments providing grants to West Mountain Regional Housing Coalition, which then loans funds to resident organizations. A restrictive covenant will encumber the properties, and the agreement includes provisions for repayment and enforcement. Closing is scheduled for the following week.

Council Member Fridstein motioned to approve the consent agenda including draft agendas, minutes for approval, and Resolution 31 for the IGA & Restrictive Covenant related to the Aspen-Basalt Mobile Home Park. Council Member Gustafson seconded. All in favor. Council Member Marolt absent.

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

8. Administrative Reports

8.A. Introduction to the 2026 Budget

Finance Director Marianne Rakowski and Town Manager Clint Kinney presented the 2026 Budget.

Kinney began by showing key slides illustrating the overall budget health, highlighting that revenues were projected to exceed expenditures for each of the next five years, though the margin narrows to approximately \$83,000 by 2030. He emphasized that while the town is in good financial shape, fiscal caution would be necessary in coming years.

Kinney explained that the budget reflects a cautious economic outlook with more accurate building permit revenue projections than in previous years, which represents a \$675,000 change from past conservative estimates. Key points included:

- The budget shows \$145 million in revenues and \$173 million in expenditures, with the difference covered by savings and bond funding.
- Five major capital projects are planned: Draw Site, Mall Transit Center, Little Red Schoolhouse, Brush Creek/Owl Creek Roundabout, and Villas North exterior remodel.
- The budget maintains fiscal conservatism with a 30% operational reserve, fully funded vehicle replacement reserves, and a \$4 million RET fund reserve.
- Property tax is budgeted at 100% of the allowable mill levy, which will result in an increase of approximately \$10 per \$1 million of property value.
- Sales tax revenue projections show modest growth of 4.6% from 2024 actuals.
- The budget includes two new staff positions: a communications specialist and HR generalist.
- A 5% merit pool is included for employee compensation and health insurance increases.
- The sales tax rebate for residents will increase from \$75 to \$100 per person.

The Council discussed potential adjustments to consider at future meetings that would support their "Thrive, Not Just Survive" goal.

The budget discussion will continue at the next Town Council meeting with a focus on the Capital Improvement Program projects and the Financial Advisory Board's recommendations.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported on the Community Picnic, noting it was well-attended despite being briefly interrupted by rain. She also highlighted the successful Oktoberfest event and the vibrant atmosphere in Snowmass that weekend with multiple concurrent events including the marathon, weddings, and the festival at Elk Camp.

Council Member Fridstein reported on design meetings for the town entryway project, expressing excitement about the upcoming presentation at the next council meeting. He mentioned he would be attending an EAB meeting the following day.

Mayor Shenk reported attending a Coffee with Council at Little Red event, participating in a NWCCOG budget meeting, and noted upcoming events including Sister Cities and the Boards and Commissions dinner scheduled for Thursday. She also mentioned RFTA had begun its free fare service and attended a SAAB meeting that included a walking tour to discuss art opportunities.

10. Executive Session

Town Attorney Updates

10.A. Executive Session — Quarterly update from Town Attorney

The planned executive session for the quarterly update from the Town Attorney was postponed.

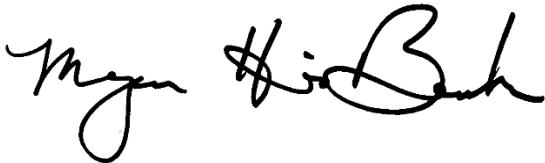
11. Adjournment

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

Adjourned at 7:01

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, December 1, 2025.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

Megan Harris Boucher, Town Clerk