



**Town Council
Monday, May 18, 2026
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.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:05 PM on Monday, May 18, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

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: Britta Gustafson, Susan Marolt (Remote), Cecily De Angelo, Tom Fridstein 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; Kevin Rayes, Housing Director; Brian McNellis, Senior Planner; Rick Carroll, Communications Specialist; Andy Worline, Parks, Recreation and Trails Director; and Megan Harris Boucher, Town Clerk.

Public Present: Peter Waanders, Sally Sparhawk, William (Bill) Argeros, Dana Ellis, Brett Lohr, Kris Myers, Mark & Linda Chapdelaine, James Keheo, Leslie Desmond,

3. Proclamations and Presentations

3.A. Anderson Ranch Update

Peter Waanders, Executive Director of Anderson Ranch Arts Center, provided the

Council with a state-of-the-ranch update. He reported that the Ranch has grown to an \$8.5 million annual budget — a 50% increase over the past five years — and that its endowment has grown proportionally, with five of the largest gifts in the Ranch's history received in that period. The Ranch employs approximately 40 year-round and 60 summer staff, and hosts roughly 15,000 visitors annually through its 130 summer workshops and approximately 140 free public programs. Community engagement efforts have expanded to include artist residencies in local schools serving 4th, 5th, 7th, and 8th graders throughout the valley.

Waanders noted that the Ranch is approaching the State about historic designation for its oldest buildings as it approaches its 60th anniversary. A public picnic celebrating the anniversary is planned for the summer, followed by a Friends of the Ranch event in August featuring a conversation with founder Betsy Chaffin and former directors. He identified workforce housing as the Ranch's most significant operational challenge, noting that staff housed down-valley experience higher turnover. A capital campaign to upgrade aging facilities — roofs, boilers, and walkways, many 40 years old — is anticipated in the coming years. Waanders thanked the Council for its ongoing financial support through grants and scholarships.

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)

Sally Sparhawk addressed the Council regarding the Town's new job board initiative, developed in collaboration with Housing Director Kevin Rice. She described the board as an online platform accessible via QR code, hosted on the Town's housing website, where employers can post openings and job seekers can search listings. She reported that outreach to local businesses was ongoing, with efforts to expand listings ahead of the summer season. She encouraged Council members to promote the resource through their networks and urged residents with housing concerns to contact the housing department directly. No other public comments were received.

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. 2026 Draft Agendas

Council Member DeAngelo will be absent June 15th.

5.B. Minutes for Approval

Minor corrections to the meeting minutes were emailed to Boucher by Mayor Shenk.

Council Member Fridstein motioned to approve the Consent Agenda. Council Member Gustafson 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.

6.A. Ordinance No. 10, 2026 RE Willows Reconstruction - 1st Reading

Senior Planner Brian McNellis introduced the item, noting that it has been two years since Building D of the Willows Condominium was destroyed by fire. This first reading of Ordinance No. 10 addresses the final plan application for reconstruction of the building, which includes four additional free-market units to help offset the significant costs of rebuilding.

Architect Dana Ellis presented design updates on behalf of the applicant and the HOA. Key changes from the preliminary plan included the award of the construction contract to RA Nelson, the removal of a secondary lower-level patio access due to the proximity of a shallow Holy Cross high-voltage utility line (at an avoided cost of approximately \$100,000), and the voluntary incorporation of Colorado wildfire resiliency code standards into the design. The project's total cost, inclusive of soft costs and after insurance proceeds, was described as substantial. The housing mitigation fee was calculated at approximately \$430,000 in cash-in-lieu, with total fees to the Town approaching \$500,000.

HOA Attorney Bill Argeros addressed the Council, acknowledging the Town's cooperative approach throughout the process but formally requesting that the Council consider a waiver or reduction of the housing mitigation fee. He argued that the Willows HOA is a not-for-profit entity acting out of necessity — not for profit — and that imposing the full mitigation fee on working-class homeowners displaced for over two years is inequitable. He cited the Town Charter's grant of full legislative powers to the Council and contended that a path exists to grant relief, even if not explicitly codified. He also noted that the mitigation rate increased from 60% to 100% during the pendency of the application, which he characterized as a significant added burden.

Town Attorney Jeff Conklin responded that, under the current land use code, there is no explicit provision for a mitigation fee waiver or exemption. He confirmed that the Council is acting in a quasi-judicial capacity and is bound by the code as written. However, he

offered that the Council could, as a separate legislative act, appropriate general fund monies to offset all or part of the fee on behalf of the applicant. Town Manager Clint Kinney concurred and recommended separating the land use approval from any policy discussion regarding financial relief.

Council discussion reflected general sympathy for the Willows owners. Council Member Fridstein expressed concern about setting precedent and noted that the owners had voluntarily sought four additional units, which triggered the mitigation requirement. He observed that the fee, financed over 20 years, would amount to approximately \$2,500 per unit per year. However, he indicated openness to addressing the gap created by the increase from 60% to 100% mitigation during the application period, as did Mayor Shenk. Council Member DeAngelo advocated more broadly for the Town to provide relief, noting the community's pattern of intervening to help keep residents housed, and suggesting a fee reimbursement from the general fund as a mechanism. Council Members Gustafson and Marolt expressed a desire to balance the needs of the current residents against the Town's standard mitigation expectations for new development.

Dana Ellis confirmed that approximately 65% of the Willows units are owner-occupied by full-time residents. Several Willows residents provided public comment, including Brett Lohr, Leslie Flynn, Ali Berry (appearing remotely), and Jim Keogh, each describing the financial strain of the prolonged displacement and the additional costs incurred, such as rewiring units to remove aluminum wiring.

The Council reached consensus to approve the ordinance on first reading and to address any potential financial relief — such as a general fund appropriation — through a separate process prior to second reading. The public hearing was continued to June 1, 2026.

Motion to approve Ordinance No. 10, Series of 2026, on first reading and to continue the public hearing to June 1, 2026, was made by Council Member Fridstein and seconded by Council Member Gustafson. All in favor.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Discussion and Consideration to Approve and Ratify a Letter of Intent to Participate in Financing Tenant Purchase of the Cavern Springs Mobile Home Park

Housing Director Kevin Rayes presented background on the Cavern Springs Mobile Home Park, located in unincorporated Garfield County near Glenwood Springs. The park contains 98 homes and approximately 300 residents, 17 of whom work within Snowmass Village. The park is listed for sale at \$23 million, with an additional \$1 million anticipated for capital improvements, for a total of \$24 million. Residents, organized as

the Sopris Mountain Collective and working with nonprofit facilitator Thistle Rock, are seeking to purchase the park to prevent its sale to a private entity that could increase lot rents or redevelop the site.

The proposed financing stack includes forgivable loans from local governments totaling \$4.5 million committed to date, with Snowmass Village's \$1 million contribution bringing the total to \$5.5 million. A primary loan from Thistle Rock ranging from \$12 to \$15 million is also anticipated; lot rents would increase from the current \$1,025 per month to between \$1,400 and over \$2,000 per month depending on the loan amount. Any local government contribution would help offset the amount borrowed and limit rent increases. A purchase offer must be submitted by June 1, with a deadline of June 13. The West Mountain Regional Housing Coalition would serve as the conduit for funds at closing. Staff recommended approval of the letter of intent, with the formal appropriation to come before the Council at a later date.

The Council expressed uniform support for the contribution.

Motion to approve the letter of intent and authorize the Town Manager to execute it was made by Council Member Fridstein and seconded by Council Member Gustafson. All in favor.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported on her attendance at the Northwest COGs Summit, the theme of which was "What Keeps Mayors Up at Night." She shared an AI-generated video summary produced at the summit, which highlighted the "mountain town paradox" of declining full-time resident populations amid rising external wealth, and outlined strategies around affordability, business development, and community infrastructure. She noted that many of Snowmass Village's Thrive Initiative efforts align with the regional conversation. She also reported on a Sister Cities board meeting, noting preparations for the 60th Garmisch anniversary event in September and the cancellation of a planned New Zealand trip due to insufficient interest. She commended Town staff for organizing a community cleanup day that drew over 120 participants from more than 14 organizations.

Council Member Fridstein reported on the Watershed Collaborative sponsored by RWAPA in Carbondale, noting the significant disparity between summer and winter municipal water usage driven by irrigation. He reported that RWAPA is developing a public media campaign to promote water conservation. He also noted that funding has been secured for aquatic nuisance species work on Ruedi Reservoir.

Council Member Marolt reported that a Nordic board meeting was scheduled for Wednesday and highlighted her household's participation in the Snowmass Waters irrigation assessment program, recommending it to other residents given the potential for water savings and available rebates.

Mayor Shenk reported on her participation in the Snowmass Arts Advisory Scholarship award ceremony, where a scholarship was presented to a Snowmass Village senior pursuing studies at the Art Institute of Chicago. She also reported on attending a RAFTA board retreat in Glenwood Springs with Council Member Fridstein, where priorities established included improving service efficiency and frequency, addressing Hogback route service, developing a regional planning leadership role for RAFTA, sustaining the workforce, and addressing regional congestion. She noted that a dramatic change to Hogback service is anticipated in the fall if a solution is not identified.

10. Adjournment

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

Adjourned at 6:19pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 6, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk