



**Town Council
Monday, June 1, 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 4:01 PM on Monday, June 1, 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, 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; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Brian McNellis, Senior Planner; Kevin Kiernan, Senior Planner; Anne Martens, Public Works Director; and Megan Harris Boucher, Town Clerk.

Public Present: John Wilkinson, Trina Zagar-Brown, Natalie Kellum, Mindy Van Orden, Bill Argeros, Dana Ellis, Chris Dunaway, Kevin Von Ohlen, Laura Smith, Sandy Homes, Tom Miller, Chad Simon and Mike Steiner.

3. Proclamations and Presentations

3.A. Holy Cross Update

Trina Zagar-Brown, Vice President of Business Services, and Mike Steiner, Key Account Specialist, presented on behalf of Holy Cross Energy.

Key points included:

Ability to Serve: The historical peak demand for Snowmass Village is approximately 32 megawatts, while the substation — built in 2006 — is capable of serving up to 56 megawatts, providing substantial capacity for current and projected future needs, including increased electrification.

Clean Energy Transition: Holy Cross achieved approximately 85% renewable energy on a monthly average in 2025 and is trending toward 90–92% in 2026, working toward a goal of 100% carbon-free power by 2030.

Rate Structure: A new demand charge was implemented in April, adding a third element — alongside fixed and energy charges — to residential billing. Members can manage this charge by staggering high-consumption activities. The average residential impact is estimated at \$7–\$10 per month.

Wildfire Mitigation: Holy Cross plans for wildfire mitigation year-round, including vegetation management, use of AI-driven modeling tools, and a Public Safety Power Shutoff (PSPS) communications plan coordinated with municipalities, counties, and Xcel Energy. Approximately 72 hours of advance notice is targeted when a PSPS event is required.

Council raised concern that demand charges may disincentivize beneficial electrification. Steiner acknowledged the tension and highlighted programs such as Peak Time Payback to help offset costs. Council members also inquired about the number of Snowmass residents utilizing EV charging rebates; Steiner confirmed high engagement but indicated specific figures would be provided separately.

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. 2026 Town Council Agenda Overview

Council members requested the following items be added to future agendas: a discussion on homeowner fire mitigation incentives and cost-sharing (Council Member Fridstein); an update on the transit center design and funding (Council Member Fridstein); actionable steps from the Thrive Snowmass Committee, targeted for the July 20 work session (Council Member Gustafson); and an update on the town entryway landscaping (Council Member Gustafson). Council Member DeAngelo also noted interest in revisiting e-bike rebates.

Motion to approve the Consent Agenda was made by Council Member Fridstein and seconded by Council Member Marolt. 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 - 2nd Reading

Senior Planner Brian McNellis presented Ordinance No. 10, Series of 2026, on second reading, noting it was identical to the version approved at first reading on May 18, 2026. The ordinance approves the reconstruction of the Willows condominium complex, including demolition and construction of new buildings, and includes Condition No. 14 requiring a workforce housing mitigation payment of \$429,923, to be paid as cash-in-lieu upon the closing of the four additional free-market units.

Applicant representative Dana Ellis confirmed the HOA was prepared to proceed. No public comment was received on the land use application itself. Town Attorney Jeff Conklin confirmed the mitigation requirement was properly incorporated and that any further policy discussion regarding a subsidy would occur as a separate administrative matter.

Motion to approve Ordinance No. 10, Series of 2026, on second reading was made by Council Member Fridstein and seconded by Council Member Marolt. Roll call vote, all in favor.

7. Policy/Legislative Public Hearings

7.A. Ordinance regarding restricting gas-powered lawn equipment

Town Attorney Conklin presented a draft ordinance — not yet on first reading — that would prohibit the use of gas-powered leaf blowers by commercial operators beginning in 2028, and by private residents beginning in 2029. The item was brought forward

following a citizen initiative inquiry by resident John Wilkinson. Conklin noted that Aspen and Carbondale have enacted similar restrictions, both primarily for noise reasons, while Boulder studied but did not adopt a ban.

Local commercial landscaping operators — including Mark Chapdelaine, Chad Simon, Kevin Von Ohlen and Chessie Stokes — testified that current battery-powered blower technology is insufficient for the scale and intensity of commercial landscape work performed in Snowmass Village, particularly during spring and fall cleanup seasons. Estimated fleet conversion costs were cited at approximately \$175,000, not including generators and additional labor time for battery management. Operators noted the financial strain of a poor snow season and the potential that some operators might discontinue Snowmass service if required to convert.

Council expressed sympathy for the operational and financial concerns of local businesses and acknowledged that a citizen-initiated ballot measure remained a possibility if the Council did not act. Council Member DeAngelo emphasized that gas-powered leaf blowers represent the strongest resident concern due to air quality and emissions impacts, and suggested the Council focus any near-term action on leaf blowers while establishing a long-term, incentive-based transition timeline for other equipment. Council Member Fridstein expressed interest in further data from other communities that have adopted bans. One operator proposed a seasonal approach, permitting gas blowers only in spring and fall and requiring electric equipment during summer months.

The Council directed staff to engage further with commercial operators, gather comparative data from other communities, explore incentive and rebate structures — particularly for residential equipment — and return with refined options. No formal action was taken.

Mayor Shenk called for a 10 minute break at 6:38pm.

8. Administrative Reports

8.A. Willows Housing Mitigation Discussion

Community Development Director Michelle Bonfils Thibeault presented the housing mitigation analysis for the Willows reconstruction. The project triggers a 100% affordable housing mitigation rate under the current municipal code, resulting in a required cash-in-lieu payment of \$429,923. The mitigation fee is not due until the sale of the four additional free-market units, anticipated in late 2027 or 2028. Staff recommended Council direct that the mitigation rate be effectively reduced from 100% to 60% through a general fund subsidy of \$171,969 to the restricted housing fund, to be included in the 2027 budget.

Council Member Fridstein moved in support of the staff recommendation, noting the extensive accommodations already extended to the Willows, including allowance of the four additional market-rate units and a favorable cash-in-lieu rate. Council Member

DeAngelo advocated for a more substantial reduction or full waiver, arguing the project does not constitute a typical development and that keeping long-term residents in their homes serves a legitimate housing purpose. Council Members Marolt and Gustafson acknowledged the difficult balance between supporting affected residents and upholding the town's housing mitigation policy.

Public comment was received from Willows owners — Chris Dunaway, Laura Smith and Ali Berry— who described the significant personal and financial hardship resulting from the fire and subsequent rebuilding process. HOA attorney Bill Argeros argued the code intent is not to penalize existing owners and formally requested a full waiver.

Following discussion, Council directed staff to include the \$171,969 subsidy in the 2027 budget and indicated that additional financial data — including actual construction costs, insurance proceeds, and projected sales revenue — should be presented prior to the budget cycle to allow for reconsideration of the subsidy amount.

Motion to reduce the mitigation rate from 100% to 60% by directing staff to appropriate a subsidy of \$171,969 from the general fund to the restricted housing fund, to be included in the 2027 budget, was made by Council Member Fridstein and seconded by Council Member Gustafson. The motion carried 4-1. Council Member DeAngelo opposed.

8.B. November Election — Potential Ballot Question regarding Council Compensation & Discussion regarding potential expanded use of the Tourism Fund for Wildfire Mitigation

Council Compensation — Recreation Benefit: Mayor Shenk raised the possibility of extending the town's existing employee wellness/recreation benefit (valued at approximately \$1,750) to Town Council members. This would require adoption of an ordinance prior to the November election; the benefit would not apply to sitting members until after their next election. Council expressed unanimous support, and staff was directed to prepare an ordinance.

Tourism Fund — Wildfire Mitigation: Council Member Fridstein proposed placing a ballot measure before voters to expand the permissible uses of the existing tourism tax to include wildfire mitigation, without increasing the tax rate. Council Members Marolt and Gustafson expressed concern that doing so simultaneously with the Roaring Fork Fire Authority's anticipated sales tax ballot measure could undermine both measures. Town Manager Kinney confirmed the Fire Authority had voted to place a sales tax question on the November ballot, though the rate is being revised after calculation errors were identified in their initial projections. Council reached consensus that the town should not place a competing measure on the ballot this cycle, and that supporting the Fire Authority's measure should be the priority. Staff was directed to continue coordinating with the Fire Authority on refined figures and to facilitate a joint board discussion.

Council had a brief discussion regarding the Pitkin County Healthy Community Fund and a property tax that is set to sunset. It was also noted as a potential ballot item, with

Council expressing preference that any renewal be structured as a continuation rather than an increase.

8.C. Evacuation Notification Update

Police Chief Brian Olson briefed the Council on the town's current emergency notification capabilities and evacuation preparedness framework. Chief Olson noted that Pitkin County's emergency services infrastructure — including a standing Emergency Operations Center, coordinated agency leadership, and multiple redundant alert systems — is stronger than at any prior point. Notification tools include Pitkin County's Picks Alert system, the Reach Well app (which supports multilingual messaging), IPAWS (which reaches all cell phones via tower broadcast regardless of registration), reverse 9-1-1 for landlines, and law enforcement personnel conducting door-to-door notification as a last resort.

Chief Olson emphasized that evacuation routes and specific instructions cannot be predetermined, as they depend on real-time incident conditions. He encouraged all residents to have personal emergency plans and noted that residents uncomfortable waiting for a "Go" order should consider leaving during the "Set" phase. Council members raised concerns about notification redundancy in the event of cell and internet outages, with Council Member DeAngelo recommending promotion of hand-crank radios as an analog backup. Council Member Marolt suggested that a prominent test of the Pitkin Alert system would be a good idea. The test would clearly explain what a real-alert message would look like and could increase public familiarity and uptake. Chief Olson confirmed that IPAWS testing is conducted annually for mid-valley communities and agreed to work with county emergency communications staff on enhancing test messaging. He also confirmed that gated emergency access routes, including Wildcat Ranch, would be opened by incident management as conditions dictate.

9. Town Council Reports and Actions

Reports and Updates

9.A. Nordic Council Management Plan review & discussion

Town Manager Kinney reported that the Parks, Open Space and Trails team had reviewed the Aspen Snowmass Nordic Council Management Plan and found it satisfactory, recommending Council support its adoption. John Wilkinson, current president of the Aspen Snowmass Nordic Council, addressed the Council to highlight trail usage statistics; noted that Snowmass Village trails rank second in average weekly users across the system; and to discuss climate resiliency priorities including potential snowmaking infrastructure. He noted that Snowmass usage, when including the Owl Creek Trail, may exceed that of the Aspen Golf Course. Council expressed support for the plan and discussed long-term considerations including snowmaking feasibility, water rights, and the ongoing critical importance of the Owl Creek Trail connection, a portion of which relies on a revocable landowner permission rather than a permanent easement.

10. Executive Session

10.A. Executive Session regarding Town Manager Performance Review

Mayor Shenk read the statutory authorization for executive session pursuant to C.R.S. § 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(C), for the purpose of discussing personnel matters — specifically, the performance review of the Town Manager — with the provision that no formal policy action would be taken during the session.

At 7:57 pm, Council Member Marolt motioned to enter into executive session. Council Member Fridstein seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Council Member Marolt seconded. All in favor. Reconvened at 8:22 PM.

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

Adjourned at 8:22 PM.

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