



Town Council
Town Council Meeting Minutes
Monday, July 17, 2023

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

1) CALL TO ORDER

4pm

2) ROLL CALL

Council Members Present: Tom Fridstein, Britta Gustafson, Susan Marolt, and Bill Madsen. Alyssa Shenk appeared virtually.

Council Members Absent: None

Staff Present: Clint Kinney, Town Manager; Greg LeBlanc, Assistant Town Manager; Jeff Conklin, Town Attorney; Betsy Crum, Housing Director; Terri Everest, Assistant Housing Director; Mitch Osur, Operations and Compliance Manager; Dave Shinneman, Community Development Director; Jim Wahlstrom, Senior Planner; Mike Horvath, Town Engineer; Andy Worline, Parks & Recreation Director; Doug Goldfluss, IT Manager; and Megan Boucher, Town Clerk.

Public Present: Randy Henrie, Doug Strahan, Annie Pausback, Tim Malloy, John Howard and Barclay Miller.

Planning Commission members present: Brian Marshack, and Elese Denis. Stan Clauson and David Seglin appeared virtually. Doug Faurer and Jim Gustafson recused themselves.

34 Planning Commission members absent: Matt Dube

35 **3) PROCLAMATIONS AND PRESENTATIONS**

36 3.A) Discussion with Representative Elizabeth Velasco & Senator Perry Will

37 [Page 3 Agenda Item Summary RE Senator & Representative visit](#) 

38 Canceled and will be rescheduled.

39 Agenda shifted to accommodate cancelation and scheduled start time of joint Planning
40 Commission meeting.

41 **5) PUBLIC COMMENT**

42 none

43 **6) CONSENT AGENDA**

44 6.A) [2023 Agenda Overview](#)

45 [Pages 80-82 2023 Agenda Overview](#) 

46 Councilmember Fridstein suggested adding the topic of future use of the Krabloonik
47 land once the lease is up lease ends and what is permitted and what is not.

48 Attorney Jeff Conklin clarified that the use of the property is restricted to PUD to what is
49 there or a Single-Family Residence.

50 6.B) Minutes for Approval

51 [Pages 83-89 07-10-23 TC Minutes - DRAFT](#) 

52 No corrections to minutes.

53 Councilmember Fridstein motioned to approve the Consent Agenda. Councilmember
54 Gustafson seconded. All in favor.

55 **7) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

56 **8) POLICY/LEGISLATIVE PUBLIC HEARINGS**

57 **9) ADMINISTRATIVE REPORTS**

9.A) Town Park & Woodbridge Construction Update

Pages 90-91 Agenda Item Summary - Town Park Woodbridge Construction Updates

Pages 92-94 Attachment A - Woodbridge Project Photos

Pages 95-99 Attachment B - Parking Lot Surface Samples

Mike Horvath and Andy Worline update Town Council on the two projects.

Horvath summarized the WoodBridge project regarding recommended change of material to metal in certain areas to increase longevity and decrease maintenance. Council had some clarifying questions on the materials and application of epoxy. Gustafson suggested a more natural wood appearance siding choice. After some discussion Councilmembers Fridstein, Marolt and Gustafson would like to make it wood. Council directed staff to change material to wood.

Council suggested a plaque be added to the bridge to mark the bridge and give its history.

Worline summarized the Town Park Construction regarding parking lot materials. Recycled asphalt was the original staff recommendation. Further investigation & new information has led to the new recommendation of Class 6 road base which would be easier to maintain, more structurally sound, and have better longevity. Staff's recommendation is now Class 6 road base. Class 6 road base will be treated with Mag-Chloride to help maintain and keep dust down. It will be less muddy and drain much better.

Council agreed with staff's recommendation to make the parking lot material Class 6 road base.

4) **JOINT MEETING WITH PLANNING COMMISSION - 4:30 pm**

4.A) Deerbrook Preliminary Plan

Pages 4-8 Agenda Item Summary - TC PC Jt Mtg Pres DTHs Prel Plan

Pages 9-11 Resolution 20, Series of 2023 Directives to PC, draft

Pages 12-38 Resolution 03, Series of 2022 - Deerbrook THs New & Amd Sketch Plan - SIGNED

Pages 39-40 Summary of Land Use & Development Parameters

Pages 41-51 REVIEW INTENT & ISSUES for Prel Plan

Pages 52-79 REFERRAL AGENCY COMMENTS, COMBINED

Chairperson Marshack opened the Planning Commission meeting with the Town Council at 4:31pm.

112 Megan Boucher took roll call for the Planning Commission.

113
114 Planning Commission members present: Brian Marshack, and Elese Denis. Stan
115 Clauson and David Seglin appeared virtually. Doug Faurer and Jim Gustafson recused
116 themselves.

117
118 Planning Commission members absent: Matt Dube

119
120 Jim Wahlstrom summarized the submission of the Deerbrook Preliminary Plan process
121 and clarified that this meeting was solely a presentation of the application by the
122 applicant and not pre-sketch or sketch and will not address compliance standards.

123 Kinney also clarified the timing of the presentation and the Council action with the
124 Resolution is due to Town of Snowmass Village Code requiring the Planning
125 Commission to have a meeting within 21 days of this hearing.

126 Wahlstrom introduced Tim Malloy and Randy Henrie from Deerbrook project to present
127 the Preliminary Plan. The presentation had additional materials which Town Clerk
128 Boucher will obtain and add on to the end of the packet for the record.

129
130 Clarifying questions about signage, snowmelt, roof materials, tree removal plan and
131 replanting, surface and subterrain water, and parking were discussed briefly.

132
133 Chairperson Marshack called for a motion to adjourn the Planning Commission meeting.
134 Commissioner Denis motioned to adjourn. Commissioner Clauson seconded. All in
135 favor.

136
137 Planning Commission adjourned at 5:23pm

138
139 No public comment.

140
141 Council briefly discussed adding a bullet point to the resolution regarding drainage and
142 structural weight issues on slopes. Wahlstrom clarified that item #8 covers that
143 concern.

144
145 Councilmember Fridstein motioned to approve Resolution 20, Series of 2023.
146 Councilmember Marolt seconded. All in favor.

147
148 9.B) [Review of Housing Regulations](#)

149 [Pages 100-104 Agenda Item Summary - Housing Regulations Review](#) 
150 [Pages 105-106 Attachment A - Draft Deed house note 6-23-23](#) 

151
152 Besty Crum updated and summarized the agenda item focusing on history of the
153 program and how that has informed where we are now and its direction in the future.

154
155 Housing department researched and looked at other communities for reference and

ideas. Some other programs are doing Cash Outlays to incentivize downsizing and movement in the employee housing markets. This is an expensive program.

It was suggested that TOSV send an informational letter to Deed restricted properties to inform them about renting out one room to up to two people within the current regulations to qualified renters.

Council discussed briefly incentives vs buy down programs as well as seasonal housing. Ultimately, Council directed staff to develop the buy down program for more investigation and budget consideration. Staff will pull some ideas together and bring it back to Council.

Betsy Crum further spoke about the Western Housing Coalition and the REGIONAL approach to Workforce housing.

Discussion next turned to other government adjacent groups incorporation into TOSV housing – examples: teachers, fire, hospital, etc. Staff is not recommending expanding to these groups for existing units. Increasing demand when supply is so limited would not be fair to those already on the list. Going forward, staff recommends for future housing, inviting partners to invest so then they have units.

Councilmember Shenk strongly disagreed and wants fire, teachers, hospital, etc in our pool now. These groups include those that provide services to SMV but are not located in SMV, example the schools and the hospital. Shenk further expressed the observed conflict that people get into our housing while working in SMV but then change jobs to outside SMV and are not asked to leave TOSV housing, thus having non SMV workers living in TOSV housing program.

Councilmember Gustafson agrees in part with Shenk and sees this conflict. Shenk clarified that she would not want to kick anyone out of their home since they got a different job in Aspen, but does not think it is fair that the teacher/fire/hospital/RFTA employee is not considered.

Council had a brief discussion regarding the definition of "essential worker" - for a resort community being more, include tourism industry.

Going forward, Council suggested the housing program be a mix of Pay to Play *and* opening up the list to other government adjacent entities.

Council discussed generational housing and family members *who qualify* being allowed to buy the home they grew up in and not put the home in the lottery. Mayor Madsen, Councilmember Marolt and Gustafson would like TOSV to consider reflecting the importance of community being built on generations. Staff do not recommend allowing this due to the overwhelming demand.

Staff will research options and compare what APCHA regulations are regarding

202 generational housing.

203
204 Staff recommends a small change in the housing program regulations from 1400 hours
205 and 80% income earned in SMV to that **or** 1600 hours in SMV and 70% earning to
206 qualify. Council agreed.

207
208 Council discussed Energy Efficiency and the change from Gas to Induction and if that
209 qualifies for credit. Staff clarified that it does if there is a significant energy savings.

210
211 Staff will come back to Council with a redline version of the Housing Program for clarity.

212
213
214 9.C) [Council Compensation Discussion](#)

215 [Pages 107-108 Agenda Item Summary - Council Compensation Discussion Staff](#)
216 [Report](#) 

217 [Pages 109-110 Attachment 1 - CML Elected Official Compensation Report](#) 

218 [Pages 111-115 Attachment 2 - TOSV Council Compensation Ord No. 06 2018](#) 

219 [Pages 116-119 Attachment 3 - City of Aspen Or No. 21, Series of 2020](#) 

220 [Pages 120-123 Attachment 4 - Town of Basalt Ord No. 12, Series of 2016](#) 

221
222 Council discussed increasing Council Compensation for the next elected
223 Councilmembers. Councilmember Fridstein is in favor of an increase.
224 Councilmember Marolt hoped it encourage some to run in the future if it was increased.

225
226 Fridstein recommended 10% increase now and then an annual CPI increase.
227 Jeff Conklin will look into the CPI increase yearly starting in Nov. 2024 and bring back to
228 a future meeting.

229
230 10) [TOWN COUNCIL REPORTS AND ACTIONS](#)

231
232 Councilmember Gustafson congratulated the Anderson Ranch on a great Art Auction
233 and reminded all of their Thursday night Artist Lecture series.

234
235 Mayor Madsen was up at Ruedi recently and for the first time in several years, the
236 spillway was flowing with the lake full. Nordic Council was canceled. RTFA meeting
237 focused on their housing project and that electrification was not going to work so they
238 are moving forward with gas.

239
240 Marolt had an orientation meeting with the Board of Health.

241
242 Drinks with Council will be at the Ranger Station 7/24 4pm.

243
244 11) [EXECUTIVE SESSION](#)

11.A) Executive Session

[Pages 124-125 Agenda Item Summary- Exec Session Performance Review of Town Attorney](#)

[Pages 126 Executive Session Agenda language for performance review Town Attorney](#)

Mayor Madsen read the legal language for the Executive Session. At 6:55 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Marolt seconded. All in favor.

At 7:21 pm, Councilmember Marolt moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

Immediately following, Councilmember Fridstein moved to adjourn the Regular Meeting, Councilmember Marolt seconded. All in favor.

12) ADJOURNMENT

7:21pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, August 7, 2023.
Submitted By,



Megan Harris Boucher, Town Clerk