



101 Midland Avenue, Basalt, CO 81621

Meeting Date: March 24, 2015
Location: Town Council Chambers

Time: 6:00 p.m.

TOWN COUNCIL MEETING MINUTES

5:00 Council Worksession/Discussion on the Lowe Presentation made on March 10th

Town Manager Mike Scanlon said Council had requested time to discuss the LOWE presentation of 2 weeks ago. This evening was an opportunity for Council to discuss the project and provide direction to staff. Mayor Whitsitt noted that public comment would probably not be taken during this discussion, but there was a public comment opportunity later on the agenda. There would be a meeting on April 14 at the library for additional input. There may be additional scheduling between this evening and April 14 for public input, also.

Though no formal roll call was taken, all Council members were present except Rick Stevens who arrived shortly into the meeting, and Gary Tennenbaum who was absent.

Councilman Grauer requested this be a true worksession for Council to discuss the presentation.

Planning Director Susan Philp noted that Council member Grauer had requested information on the height and mass of the proposed structures at the Pan and Fork. Susan distributed a worksheet to Council containing information of the LOWE Hotel building, RMI building, Willits Hotel, and Ute Center building. Susan reviewed the heights and mass of the buildings.

Bernie Grauer asked when and how the hotel would be built. Manager Scanlon said currently, the hotel was planned for phase 2 construction after the condominium buildings.

Mayor Whitsitt read a comment to the public stating her opinion for the use of the Pan and Fork property. The river is key to vitality in downtown Basalt; the riverfront is not the place for high end or affordable housing, the river should be a regional gathering place focused on recreation, art and community events. The development should be focused on, but not necessarily limited to, non-profits, dining areas and recreation. Jacque emphasized everyone's ideas should be treated with respect; everyone wants the best for Basalt.

Councilman Ross said some of the letters Council had seen expressed concern for the details of the proposed project, and that's not what Council is really looking at, at this time. Herschel said the focus that he concentrates on, is the desire of everyone to revitalize downtown and finally bring our economy back out of the recession that has been hurting a lot of us. The detailed report from the consultants brought in by BACH pointed out that the loss of high-paying jobs in this area. The problem with affordable housing is that it's not affordable to anybody unless we can attract things that create jobs. Herschel pointed to Real America and their

difficulty meeting the guidelines currently in place. If we work hard to get those projects on the drawing board now, we'll have a good step forward toward our goal of affordable housing. A variety of things are needed in the downtown area to create revitalization; you can't expect revitalization if all you do is affordable housing. Herschel felt that staking the property would give everyone a great deal of comfort or discomfort in terms of height and views planes. If the property were staked, we may find that we have room to become the center of the valley with room for everyone to come and recreate. If we keep in mind that revitalization is our long term goal, Herschel thought we could meet the very worthy goals that the mayor raised this evening. Herschel said he was intrigued so far, and was anxious to see this get in the process.

Rob Leavitt felt it was positive for the developer to have come up with a plan close to what DAAC had envisioned, and also pointed out this was the first offer on this land. He wondered if we would get a better offer if we wait. He said he would feel more comfortable if there were a Harvard Business or case study, or success stories about how old downtowns are revitalized. He felt actual research would help make the decision. Rob expressed concern that the 40 condos would be vacant a good portion of the year which would not solve the vitality problem. Rob felt the Town would have to come up with a way make those condos for permanent residents; no developer would take deed restriction or lower price points. He encouraged staff to find a way to keep those properties on the river occupied, not just visited.

Mark Kittle said he hadn't been here for the presentation and would wait to comment.

Rick Stevens voiced his disappointment that 350 – 400 people went through a process of 18 months of meetings, there had been plenty of opportunity to weigh in on the discussion, and still people were just now coming out to voice their concerns. Rick asked if this was just the typical way things happen – it takes the average guy a year to find out what's going on? Rick said maybe there needs to be an opportunity for the citizens to come in and get their issues on the table. Rick didn't want to see someone else come in and spend another 2 years and millions of dollars when we've said that's no longer the way we're going to do business. We're going to step up to the community involve the citizens get a plan, get a vision, make sure it's supported by a majority of the people, invite a developer in to meet the criteria. It seems like we are now backpedaling. Let's stop backpedaling and try one more time to get some feedback.

Mayor Whitsitt said there were meetings planned for April for people to come in and discuss the project. Rick Stevens said his suggestion was to give the people who didn't feel congruent with this plan an opportunity to say so; we didn't need to hear from the 80% of the people who have been involved already and who like it. He agreed with Herschel that the ideas needed some tweaking; there were opportunities for affordable housing. Rick said we were not Aspen or Carbondale, we were Basalt and needed our own identity. Rick wanted to keep the momentum going and if people disagreed with the proposal, they needed to say so. He said it was not un-typical for us to get 75 – 80 miles down the road and have people come in with the same old questions. Before we go to the public hearing process where people are limited by time, dates, agendas, we need to have a couple more forums.

Bernie Grauer said he basically agreed with Rick. The Council's job was to get the big issues on the table. Bernie said his comments tonight were his initial gut feeling. Council had not been through the process. Bernie said Council needed a lot more facts and figures, mockups, and scale drawings. All they had seen so far were some pictures on a wall with no relationship to anything; we need facts, details of how it fits in our policy. Bernie encouraged Council to get the key issues on the table tonight, get the items up on the wall, have a facilitated discussion and have people address the issues realistically, concretely and respectfully, rather than

emotionally. Bernie said Council needed to get into the things the developer wanted to know - what is our reaction to size, scale, mass and purpose of this development? The Town has already spent \$2.4 million which the CDC now owes the Town; how do we get paid back? Bernie said his frank reaction was that most people won't like the project as being too much or too little. Bernie said the project was subject to change based on his election, the DAAC report, and the values he sees and has known about in this town. The architectural look, feel and tone of the town and the usability of an active city park are all about equal importance to Bernie. Bernie said he wanted economic vitality very much, but was not giving up the important values of affordable housing, view plane, public active space, and beauty of entrance just for economic vitality. The Town had already shown its willingness to move forward and break old traditions by approving the 4-story hotel at Willits. They got a lot of variances - 4 floors with no setback of the 4th floor, windows are in a row, room air conditioners, we let them build in our easements, we gave them 88 parking spaces worth between \$250,000 and \$800,000, we reduced the parking, and we all had concerns and objections about the look, the feel. Bernie said, face it - it is on Highway 82, and it doesn't conform to the charming design of Willits, but it's on the backside of Whole Foods and is utilitarian, and it will bring needed visitors to our downtown.

Bernie said the 6 month community building process where anyone could throw in their hat and their map was not a very useful planning tool, but a good community building exercise. Bernie said that after that process, the Town manager created a blue ribbon committee of businesses and residents to come up with an exact set of guidelines that we should take very seriously to implement. Bernie encouraged everyone to review the DAAC report that represented the findings of that group. Bernie referred to the DAAC report which indicated only one building that was multi story mixed use. Bernie said we don't apply this literally, but it shows that DAAC, as a group, wanted small scale buildings that would fit in with that plot of land and not create a blocked view of the river. Bernie said the area identified for a 4-story building was the Clark's Market site, not the Pan and Fork area. Bernie said the public survey – conducted by an expert company, told us that people put a high value on parks and open space, they want economic revitalization – it reinforced what we already know. Bernie asked if we were going to give up key values just for economic vitality? He wondered if we were putting too much on this one piece of land that would really identify the town's look and feel? The DAAC recommended that kind of development occur in the core of the town and asked if this site should bear some development; and wondered what amount would be appropriate. Bernie agreed with Herschel – that we need identification - lines on the ground, and poles in the air. Bernie requested the Town help fund a scale model of whatever P&Z comes up with for the site, so people can actually see it and get a feel for whether its appropriate size and space. Bernie said there are overlapping or conflicting values. Some people want economic vitality to trump our long held values. Bernie said he wasn't willing to go that far. He thought we may have to wait until we can redevelop Clark's to get the density size and height that we want for our economic development. We want to save public open space, a very open city active park. That takes a lot of money. We have \$800,000 in our budget for economic development and council items. We can use a lot of that to reduce the developer's cost, and for public development. We can even use that to help offset some of the cost of affordable housing. And there was \$450,000 left over in the bond that could be used to support structured parking, to get some public parking and reduce the developer's cost. Bernie thought the Town should engage the developer actively, offer them incentives, but also be willing to expect a significant moderation of the size, height and density on that river front... and be flexible and realistic about affordable housing, including considering \$200 a square foot cash-in-lieu instead of a \$600 a square foot price, and be flexible on parking to attract this developer to this project.

There will be two more community sessions that will be directive, with specific questions that people have to be ready to answer; there are no wrong answers.

1. Call to Order (Mayor Whitsitt)

The regular meeting of the Basalt Town Council was called to order on Tuesday, March 24, 2015 at 6:02 PM.

2. Roll Call (Pam Schilling)

Council members present were Mayor Jacque Whitsitt, Councilmembers Rob Leavitt, Herschel Ross, Mark Kittle, Rick Stevens and Bernie Grauer. Councilman Gary Tennenbaum was absent.

3. Consent Agenda (Mayor Whitsitt)

3A. Minutes: I) February 24, 2015; and II) March 10, 2015

3B. Resolution No. 15 , Series of 2015: Resolution of the Town Council of Basalt, Colorado, Granting Approval for a Sunday Market on Midland Spur and Lions Park in Downtown Basalt

3C. Bike Rodeo Special Event Activity Permit/Street Closure

3D. Approval of Letter to Pitkin County Open Space and Trails Board re. the Rio Grande Trail Management Plan as recommended by POST

Councilman Leavitt made a correction to the minutes of the February 24, 2015 meeting to correct: Change Chris LaCroix to Chris Touchette as the CCY (Cottle Graybeal, Yaw) representative. Rob also wanted it clarified that when he commented on the hotel being 3.5 stories from the street side, and 4 stories from the river side of the park, his concern was not that the shadows would affect the fishing, but the building height would be out of place when you were below it in the river, or in the park.

M/S COUNCILORS GRAUER AND LEAVITT THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA AS PUBLISHED, ITEMS 3A THROUGH 3D, WITH THE AMENDMENTS TO THE MINUTES AS STATED. THE MOTION CARRIED 6-0.

4. Convene Liquor Authority:

M/S THAT THE TOWN COUNCIL CONVENE THE LIQUOR AUTHORITY. THE MOTION CARRIED 6-0.

4A. Public Hearing Request for New Liquor License: New York Pizza, 400 East Valley Road, #D.

Town Clerk Pam Schilling noted that this was an application for a new liquor license as the applicant had not renewed their license in a timely fashion and their license period lapsed. The Town Clerk noted this location was previously licensed and the needs and desires of the inhabitants of the neighborhood had been established. Staff findings indicated no reason for denial of the application as the applicant met all the requirements for a liquor license.

Applicant Kevin James and his partner were present to request Council approve a new license for New York Pizza. Kevin stated they had let their license lapse and would like to obtain a new license.

Mayor Whitsitt opened the public hearing at 6:07 PM. There were no public comments and the hearing was closed.

M/S COUNCILORS LEAVITT AND GRAUER THAT THE TOWN COUNCIL APPROVE THE REQUEST FOR A NEW LIQUOR LICENSE FOR NEW YORK PIZZA LOCATED AT 400 EAST VALLEY ROAD, UNIT D. THE MOTION CARRIED 6-0.

Adjourn Liquor Authority:

M/S COUNCILORS ROSS AND STEVENS TO ADJOURN AS THE LOCAL LIQUOR AUTHORITY. THE MOTION CARRIED 6-0.

6:07 5. Council Comments, Reports, Disclosures

5A. Ordinance (revisit) per Mark Kittle

Council man Kittle requested this item be removed from this agenda until the full board was present.

M/S COUNCILORS KITTLE AND ROSS TO EXTEND THIS ITEM TO THE APRIL 14 COUNCIL MEETING WHEN A FULL BOARD WAS PRESENT. THE MOTION CARRIED 6-0.

6. Citizen Comments for Items Not on the Agenda:

There were no citizen comments presented this evening.

7. SECOND READING OF ORDINANCES:

7A. Public Hearing and Second Reading of Ordinance No. 04, Series 2015: An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving Amendments to Basalt Municipal Code Section 16-31, Supplemental Requirements for the R-4 Mixed Density Residential District, Town of Basalt, Colorado. (Susan Philp)

Town Planning Director noted that at first reading, Council held discussion on unit sizes and attainable versus affordable housing. The gist of that discussion was to remove the garage from the house size and treat it separately. The Basalt Affordable Community Housing Board reviewed and approved of the changes proposed.

Mayor Whitsitt opened the public hearing at 6:12 PM. There were no comments and the public hearing was closed.

M/S COUNCILOR GRAUER AND KITTLE TO APPROVE ORDINANCE NO. 04, SERIES 2015: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, APPROVING AMENDMENTS TO BASALT MUNICIPAL CODE SECTION 16-31, SUPPLEMENTAL REQUIREMENTS FOR THE R-4 MIXED DENSITY RESIDENTIAL DISTRICT, TOWN OF BASALT, COLORADO. THE MOTION CARRIED 6-0.

7B. Public Hearing and Second Reading of Ordinance No. 05, Series 2015: An Ordinance of the Town Council of Basalt, Colorado, Establishing the Basalt Public Arts Commission (PAC) as a Formal Advisory Commission to the Town Council. (Susan Philp)

Planning Director Susan Philp said there had been a lot of discussion on how art can help vitalize both east and west Basalt. The Town will be taking applications to participate on this Commission through the 20th of April, with Council review at their meeting on the 28th.

Mayor Whitsitt opened the public hearing at 6:14 PM.

Lynne Mace said she was very excited about this ordinance; 2 years getting it to this point.

There were no further comments and the public hearing was closed at 6:15 PM.

M/S COUNCILORS GRAUER AND KITTLE TO APPROVE ORDINANCE NO. 05, SERIES 2015: AN ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, ESTABLISHING THE BASALT PUBLIC ARTS COMMISSION (PAC) AS A FORMAL ADVISORY COMMISSION TO THE TOWN COUNCIL. THE MOTION CARRIED 6-0.

6:30 8. RESOLUTIONS

8A. Resolution No. 07, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Awarding the Construction Contract for the Town of Basalt Park Improvements (Midland Park and Old Pond Park) (Mike Scanlon)

Town Manager Mike Scanlon noted this dated back to when the Town we started working on these parks in 2010 and 2011. The river restoration work, within the permitting process, required us to create additional wetlands where we were making river improvements. We had 3 bids for the Midland Park and Old Pond Park connection with RMI, with Rocky Mountain Custom Landscape the winning bid at \$785,647.33.

Gyles Thornley and Jennifer Dicuollo were present to discuss this item with Council. Jennifer spoke saying that this project interfaced well with the previous river restoration work, which they had also been a part of. In working on this, they came to realize the importance of the Old Park Park connection with the RMI property. She said they looked at cost controls, as well as the importance of the campus to be sure we were capturing the goals of the Town, POST, staff and the community.

General discussion and Council questions followed.

M/S ROSS AND KITTLE THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 7, SERIES OF 2015, AWARDING THE CONSTRUCTION CONTRACT FOR THE TOWN OF BASALT PARK IMPROVEMENTS TO ROCKY MOUNTAIN CUSTOM LANDSCAPE IN AN AMOUNT NOT TO EXCEED \$785,647.33. THE MOTION CARRIED 5-0-1 WITH COUNCIL MEMBER STEVEN ABSTAINING.

8B. Public Hearing and Resolution No. 08, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Finding the Property known as a Portion of the Meyer Ranch LLC. Property Eligible for Annexation (Susan Philp)

Councilmen Kittle and Stevens recused themselves from this discussion.

Susan Philp explained that this was an annexation of 2 acres of land owned by the Guido Meyer Ranch property. In the future, there would be a land swap and de-annexation related to this

property. The purpose was to move the maintenance facility from the Roaring Fork Club on to this property; the existing site of the maintenance facility would become Roaring Fork cabins. .

Kathleen Wanatowicz of RGE Group, representing the applicant, was present this evening.

Council discussed this matter previously, at the time they discussed a predevelopment agreement, and had made certain findings in the petition, as in accordance with State Statutes.

Mayor Whitsitt clarified this was not an actual annexation, this was simply finding the applicant eligible to be annexed.

Mayor Whitsitt opened the public hearing at 6:29 PM. There were no comments and the public hearing was closed.

M/S COUNCILORS ROSS AND GRAUER THAT COUNCIL OF THE TOWN OF BASALT, COLORADO, FIND THE PROPERTY KNOWN AS A PORTION OF THE MEYER RANCH LLC. PROPERTY ELIGIBLE FOR ANNEXATION. THE MOTION CARRIED 4-0.

8C. Resolution No. 9, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Approving the Use of the Willits Rugby/Soccer Field for a For-Profit Fitness Class. (Mike Scanlon)

Councilmen Stevens and Kittle rejoined the Council at this time.

Town Manager Mike Scanlon said the Town had received a request to offer a class at the Willits rugby/soccer field, from 8:30 to 9:30 AM, from May 1 to October, to run 4 times a week. This is the first time the Town has had a request from a private business to use a public space for this long of a period of time. At some point, staff may craft a policy as there has been a second request for the use of a park for these for-profit class.

The Resolution stipulates that soccer or rugby programs have first ‘dibs’.

Councilman Grauer wondered at what point would the Town get reimbursed for wear and tear on the turf and other park facilities. Bernie also felt that the class should be given limited space in the park so the public could continue use of their park.

Mayor Whitsitt suggested the use be contained so that bystanders or children playing the park would not be injured.

Councilman Ross said he would like to see more use of this park, and wasn’t sure he agreed with Councilman Grauer that private group use should be limited to a small quadrant of the park; he saw the park empty all the time.

Councilman Kittle wondered what kept groups from just meeting in the park anyway – without asking permission.

Councilman Leavitt thought anything that got people out to use the park was good, but he agreed they shouldn’t have private use of the whole park. He wondered about liability issues.

M/S COUNCILORS GRAUER AND ROSS THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 9, SERIES OF 2015: APPROVING THE USE OF THE WILLITS

RUGBY/SOCCER FIELD FOR A FOR-PROFIT FITNESS CLASS, WITH THE AMENDING LANGUAGE LIMITING THE AMOUNT OF THE FIELD TO BE USED BY ANY PARTICULAR ACTIVITY TO SUCH REASONABLE AMOUNT AS STAFF DETERMINES. THE MOTION CARRIED 6-0.

8D. Resolution No. 10, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Approving an Intergovernmental Agreement (IGA) between the Town of Basalt, Pitkin County, City of Aspen, Town of Snowmass Village and Aspen Valley Hospital (Participating Members) to provide financial support of the Colorado West Regional Mental Health Center, dba Mind Springs Health Detox Center (Greg Knott)

Police Chief Greg Knott said that in 2013 the Glenwood Springs detox facility closed its doors. The agencies upvalley still had a need for a detox facility so they came together to set one up in Aspen. This IGA creates a sustainable funding model for that center, and for Pitkin County to contract with Colorado West Regional Health, dba Mind Springs Health, to operate that detox center.

The breakdown of each agency's funding requirement was discussed. Each agency pays into the fund based on population, number of liquor licenses within the jurisdiction, and the number of admits from the previous year. Basalt's portion for 2015 was to be \$13,000.

This facility will handle any substance issues – alcohol or drug.

M/S COUNCILORS GRAUER AND ROSS THAT COUNCIL APPROVE AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE TOWN OF BASALT, PITKIN COUNTY, CITY OF ASPEN, TOWN OF SNOWMASS VILLAGE AND ASPEN VALLEY HOSPITAL (PARTICIPATING MEMBERS) TO PROVIDE FINANCIAL SUPPORT OF THE COLORADO WEST REGIONAL MENTAL HEALTH CENTER, DBA MIND SPRINGS HEALTH DETOX CENTER. THE MOTION CARRIED 6-0.

8E. Update from Gerry Terwilliger on Community Gardens and Resolution No. 11, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Granting Approval for a Community Garden on the Grace-Shehi Open Space Parcel that is Jointly Owned by the Town of Basalt and Pitkin County for the 2015 Growing Season (Gerry Terwilliger)

Gerry Terwilliger was present to provide an update on the Grace Shehi Community Garden and obtain approval for use for the 2015 growing season.

Gerry said this was the 4th year of the community garden which is just west of the Basalt High School. The first year, there were 40 gardeners, 60 the next year, and 50 last year. Gerry said last year (2014) was the year of the pest with flea beetles and ground squirrels being the biggest nuisances. The Town laid crusher fines in the handicap parking area and up to the handicap beds. The garden went over budget by about \$1250 as they don't have enough gardeners yet. Most of the money went to pay a garden manager. The Town provides the garden with water and accounting.

Gerry Terwilliger commented on some items listed in Exhibit A: Item 6 requires a portable toilet, if deemed necessary by the Town Manager or Pitkin County. Gerry felt if the garden was required to put in a portable toilet it would just be more money out of the Basalt Community Collective's general fund. Gerry noted there was a portable toilet near the garden at the Rio Grande Trail Head that was easily used by the gardeners.

Item 7, encourages that any excess funds be invested in the Community Garden. Gerry said that all the funds go to the Community Garden and they also take some funds from the Town of Basalt at this point.

Councilman Kittle asked if the gardens used raw water. Gerry explained they did not. Mark asked how much water got used. Gerry did not know; Assistant Town Manager/Finance Director Judi Tippetts said she would look it up and email the council.

Mayor Whitsitt asked what was happening to get more gardeners. Gerry Terwilliger explained they were doing outreach on KJAX radio, spent time at the local winter farmer's market at Eagle Crest, advertised with posters throughout town and at the Ski Co. Gerry thought perhaps they needed to do more advertising through the schools. Information could be posted on the Town's website and Facebook pages. Gerry wanted to spread the word that a plot could be had for a reasonable price, and people could use timers to water their plots negating the need for constant visitation.

M/S COUNCILORS LEAVITT AND ROSS THAT COUNCIL APPROVE RESOLUTION NO. 11, SERIES OF 2015, GRANTING APPROVAL FOR A COMMUNITY GARDEN ON THE GRACE-SHEHI OPEN SPACE PARCEL THAT IS JOINTLY OWNED BY THE TOWN OF BASALT AND PITKIN COUNTY FOR THE 2015 GROWING SEASON.

Councilman Stevens suggested an increase in work hours (item 2A of the Exhibit). Rick said people spoke to him about messy garden areas and other planting areas that had not received proper attention. Rick thought 4 hours may be enough to help maintain the Grace Shehi Garden, but he wondered if maybe we should get more out of the gardeners. Rick said in soccer, they require parents to work or otherwise give back to the soccer program in lieu of paying fees. Rick wondered if this might be a good pool of people to help resource some of the other opportunities; increase the requirement to 8 hours with 4 hours required to help with the bike race that goes through town, or any other event, in exchange for a garden plot and water.

Gerry Terwilliger thought the people interested in gardening would be more interested in gardening. Whether they would be interested in volunteering for another event or not, he had no idea. He also noted that each gardener pays for their plot and puts a deposit down on their plot. If they do their 4 hours, they get part of their deposit back.

Mayor Whitsitt expressed concern that requiring another 4 hours of work at the garden or some other event might scare even more gardeners away noting we couldn't seem to attract enough gardeners as it is.

Rick said he was looking at the overall need for volunteers in the community.

THE MOTION CARRIED 6-0.

8F. Resolution No. 12, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Directing Staff to Upgrade the Television Production Hardware and Enter into an Agreement for Broadcasting with Grassroots Television (Mike Scanlon and Pam Schilling)

Scott Wright and John Masters were present for this discussion. Town Manager Mike Scanlon thanked John for his work and dedication in getting us on Grassroots television to broadcast our meetings, and as we work to resuscitate our equipment. One thing not included would be a de-

installation and re-installation cost at some point should town hall move. We will also be contracting with Grassroots television for broadcasting. We will participate with Aspen, Snowmass Village and Pitkin County in their government channel to broadcast our meetings.

John Masters said it was great to be back in Basalt and they were working with Comcast to get the head-end up to Aspen so our meetings and programming could be broadcast on CGTV, Channel 11 which goes down valley almost to Carbondale and up to Aspen. It will also be broadcast for free on the Pitkin County Translator System for those who don't have cable. Grassroots will be providing Basalt much better camera angles, cleaner signal, better cameras, and would be going HD in the near future.

Council commented that John Masters had been very dedicated and operating the station since 1972; they hoped the sound would be improved; and it seemed like this would increase the Council's visibility and communication with their citizenry at a very reasonable price.

M/S COUNCILORS GRAUER AND ROSS TO APPROVE RESOLUTION 312, SERIES OF 2015, DIRECTING STAFF TO UPGRADE THE TELEVISION PRODUCTION HARDWARE IN AN AMOUNT NOT TO EXCEED \$48,575, AND ENTER INTO AN AGREEMENT FOR BROADCASTING SERVICES WITH GRASSROOTS TELEVISION IN AN AMOUNT NOT TO EXCEED \$23,407. THE MOTION CARRIED 6-0.

8G. Resolution No. 13, Series of 2015: A Resolution of the Town Council of the Town of Basalt, Colorado, Directing Staff to Enter into an Agreement for Imaging and Managing Basalt's Public Documents with LaserFiche (Mike Scanlon and Pam Schilling)

Town Manager Scanlon discussed the need for responding to open records requests and how electronically organizing and managing those documents makes that possible. Town Clerk Pam Schilling added that our paper documents were overflowing the storage area and offices. Citizen's trust was something that could be an outcome of a process that was more transparent and efficient.

M/S COUNCILOR ROSS AND KITTLE TO APPROVE RESOLUTION NO. 13, SERIES OF 2015, DIRECTING STAFF TO ENTER INTO AN AGREEMENT FOR IMAGING AND MANAGING BASALT'S PUBLIC DOCUMENTS WITH LASERFICHE. THE MOTION CARRIED 6-0.

9A. Public Hearing and First Reading of Ordinance No. 06, Series 2015: An Ordinance of the Town Council of the Town of Basalt, Colorado, Granting ESA Approval and Site Plan Approval In Connection with the SH 82-Basalt Avenue Underpass Project (Mike Scanlon and Susan Philp)

Jennifer Dicuollo of DHM, and Mike Fowler of Schmueser, Gordon, Meyer (SGM) were present for this discussion.

Town Planner Susan Philp said this was one of the final steps needed toward an underpass that the Town had been trying to get for 10 years. Two of Basalt's citizens committees have been involved in the underpass – POST met with the design team, and a public hearing was held in front of P&Z earlier this month. P&Z recommended approval of the Ordinance. The POST Committee's hope was that the landscaping, waterproofing and safety measures would not be shortchanged.

P&Z made the recommendation that a second right turn lane be created, exiting from the Southside neighborhood on to Highway 82 up-valley – to help facilitate the up-valley traffic during peak hours. The project team had senior staff look at the project and at the recommendations of the police department in terms of visibility inside the underpass. There has been a lot of public and citizen support for the underpass over the years.

Discussion followed concerning the P&Z recommendation for a right turn lane – headed up valley – at that intersection; what would drivers be able to do that they cannot do now? There was nothing different, other than people wouldn't be in the intersection. Mike Folwer said they did look at an up-valley turn lane, and a roundabout, that would provide another lane. That was not included due to cost, and it would require property acquisition. They felt the actual intersection should operate more efficiently without a pedestrian crossing.

Jen Dicuollo said they were engaged with quite a bit of outreach early on and repeatedly heard that the underpass needed to be made to feel as open, light and safe as possible, and in the character of Basalt.

Rick Stevens wondered if the option would still be available to pedestrians to cross on the surface. The idea is to eliminate surface crossings, but people with claustrophobia or whatever, may choose not to go underground. For emergency purposes, yes, surface crossings could be made.

Rob Leavitt asked the designers to explain how the underpass was bike friendly. Jen Dicuollo explained the approaches were bike and handicap accessible and there were trails that went up to the RFTA stop. Trails were 8 feet wide and the ramps were 8% grade with landings every 200 feet to meet ADA standards.

Bernie Grauer wondered if we were missing anything now if we wanted to activate that second up-valley turn lane in the future. Mike Fowler said it would be more advantageous to Basalt to do that as a separate, local project in the future.

Mayor Whitsitt opened the public hearing at 7:19 PM.

John Fitzpatrick asked if Basalt Avenue, on the south side, would be choked down to be narrower than it is currently. The answer was no; no lanes are being removed – the pictures simply show some temporary road widths anticipated for construction only.

John Fitzpatrick also asked if RFTA and the Town might consider making the RFTA parking lot entrances one way in at the east end of the parking lot; and making the western opening an exit only to help facilitate peak hours traffic.

Sharon Hall commented that one of the most important things is the lighting. People won't use the underpass if it is dark. With all the functions at the school, it needs to be bright at night.

Jill Kops, Mountain Greenery, said she was not in favor of the underpass and was not sure how much it would get used. She thought it would create more crime and would be a gathering place for kids who may have nowhere else to hang out. Jill suggested there were many people on the south side who would like a bridge; not an underpass.

There were no further comments and the public hearing was closed at 7:25 PM.

Rick Stevens said he was really fine with this. It was a goal of his to connect Midland with the other side. This was a CDOT corridor improvement that would look like a CDOT corridor improvement; it was not reflective of small town characteristics in many ways. Rick thought Council was struggling with a lot of projects in Town that will start to change the character of Basalt and thought people needed to be aware of it and not be surprised when it happens.

Bernie Grauer said he agreed with Rick, but would point out this was at a major highway – the main economic and tourist artery between here and Aspen. This would have a positive impact on the flow of rapid transit, and the flow and safety of bicyclists and pedestrians. Bernie thought the large scale bonuses to efficiency, safety, economy would outweigh the reasonable considerations people were bringing up.

M/S COUNCILORS GRAUER AND KITTLE THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 06, SERIES OF 2015, GRANTING ESA APPROVAL AND SITE PLAN APPROVAL IN CONNECTION WITH THE SH 82-BASALT AVENUE UNDERPASS PROJECT ON FIRST READING, AND CONTINUING AND SETTING THE PUBLIC HEARING AND SECOND READING FOR APRIL 28, 2015. THE MOTION CARRIED 6-0.

9B. First Reading of Ordinance No. 07, Series 2015: An Ordinance of the Town Council of Basalt, Colorado: Approving an Appropriation of Funds to be used Toward the Purchase of a Conservation Easement and Public Trail Easement on the Emma Farms Property (Susan Philp)

Executive Director of Pitkin County Open Space and Trails, Dale Will was present for this discussion.

Town Planning Director Susan Philp said this was the first reading of an ordinance addressing the Town's appropriation of \$50,000 toward the purchase of a conservation easement and public trail easement on the Emma Farms property.

This purchase proposal had been taken to POST (Parks, Open Space and Trails) who unanimously recommended approval. Letters of support for the purchase were also included in the packet materials from Roaring Fork Conservancy, ACES, AVLTL Mid Valley Trails and the Roaring Fork Valley Horse Council. This is a \$2 million acquisition, with 75% being paid by Eagle County. The Town's portion is proportionally small, but very important to the GoCo grant.

Dale Will pointed out the property location near Hooks Spur Bridge. It completes an effort for several years to protect a swath of agricultural land that has been in production over 100 years, mainly producing potatoes and hay. Collectively, we have purchased the Glassier Open Space, 280 acres immediately north of this property in partnership with Basalt, Pitkin Eagle, GoCo and the Mid Valley Trails Committee. When this is done, we will have about 440 acres of contiguous land; something the counties and town, and in the valley, will appreciate forever. Dale explained the portal to Crown Mountain which was obtained through the Glassier Open Space property purchase. There is another trail through Happy Day Ranch for horses and hikers only. Emma Farms is willing to grant an easement to connect these two trails to complete a loop for equestrians and hikers. The property originally belonged to the Cerise family and was sold to Tom Waldeck about 10 years ago and is now the home of the Emma Farms Wagyu Beef Company. Rory Cerise has stayed on as a ranch manager. This will keep the agricultural operation in business and the public will be able to get close to the operations. They are going

to try to keep the area fence free, partially because a portion of it is wildlife corridor. But, the contract with Emma Farms provides that requested, it will be fenced.

Rick Stevens said the place is really becoming popular and there has to be more respect for these areas and the people who use them. Having to put up a fence to discipline individuals who use these trails, screws up critical wildlife migration and habitats, it is contrary to what we are trying to do.

Dale Will said BLM started a subarea planning project for the Crown and never finished it. Dale felt the Crown was in dire need of better management and he hoped we could get to the point with BLM where we can manage the whole 9000 acres of the Crown.

M/S COUNCILORS LEAVITT AND KITTLE THAT THE TOWN COUNCIL APPROVE ORDINANCE NO.07, SERIES OF 2015, APPROVING AN APPROPRIATION OF FUNDS TO BE USED TOWARD THE PURCHASE OF A CONSERVATION EASEMENT AND PUBLIC TRAIL EASEMENT ON THE EMMA FARMS PROPERTY ON FIRST READING, AND SET THE PUBLIC HEARING AND SECOND READING FOR APRIL 28, 2015. THE MOTION CARRIED 6-0.

M/S COUNCILORS GRAUER AND ROSS TO ADJOURN THE MEETING AT 7:40 PM. THE MOTION CARRIED 6-0.

The minutes of the March 24, 2015 meeting were read and approved this 28th day of April, 2015.

BASALT TOWN COUNCIL:

ATTEST:

By: _____
Jacque Whitsitt, Mayor

Pamela Schilling, Town Clerk

Mayor Jacque Whitsitt statement read at meeting of 03/24/15.

Thank you everyone for coming tonight. And many thanks to those of you who have put in a tremendous amount of time, commitment and passion creating a vision for Basalt.

Many of our Community members have a vision for Basalt. It has been expressed though our community planning documents, surveys, opinions and through elected officials. Ideas for our future may not look exactly alike but what we hear over and over is that we share a desire to protect our small town character, our vistas, and our access to our natural surroundings.

We may differ in our definition of those things but we still share the end goal - we want the best for BASALT!!!

We all have opinions and all of them have standing and deserve respect. I too have an opinion. Here's what I believe.

- **The River is key to vitality in Basalt. We all seem to agree on this. A river in downtown is the only thing we have that no one else in this valley has. It differentiates us from all the other communities. I believe it needs to be the centerpiece for our community's recreation, social activities, concerts, art, and just plain fun.**
- **Over the years we have approved away our access to many of our riverfront areas.**
- **I believe what is left needs to be preserved with wide open spaces for all kinds of activities. Restaurants and recreation are ideally suited for this site. Visualize the restaurant that hangs over the river in Salida where guests watch the river activities while spending an afternoon.**
- **High end housing was not and has not been at the top of our list of community needs. And I don't believe the river front is the place for high- end or affordable housing. High- end housing will get built regardless - it's building the affordable housing that's the trick.**
- **I believe I'm charged with working for the greater good of our community. If we as a Town Council hold to that charge I believe that in time we can create something that others want to visit and be part of. For many years Our community has voiced a desire to be "more like Carbondale". Whether you agree or not, there is a vitality in Carbondale and other award winning towns that is real and is not based on buildings, condos, or hotels. The community hums with outdoor concerts, events, arts, and people. Their events were**

created by the community and for the community and they attract visitors from the throughout the region. That's what I envision happening along the river if we're willing to seize the opportunity.

- I believe that the river should be a regional gathering place focused on recreation, art and community events. I also believe that development there should be focused on non-profits, dining areas, and recreation. I understand that there is disagreement on this and that's OK but understand that my motivation is simple, clear and consistent-I want to leave Basalt a better community, just like we all do.