



**DATE:** December 16, 2021  
**TO:** Mayor and Council  
**FROM:** Ryan Mahoney, Town Manager  
**RE:** Weekly Update  
**CC:** Department Heads

Staff is working on an approach to discussing strategies for affordable workforce housing that will be scheduled for our first meeting in January. Staff met with representatives from the Colorado Housing and Finance Authority this week to discuss tools with them. They will be one of the presenters at that meeting.

Staff continues to meet with potential partners regarding our affordable housing program, mainly other government agencies. We will look forward to more discussions as we learn more about available land parcels and potential buy-downs of deed restrictions.

Please let me know if any Council are interested in the following training:

**Virtual G205 Recovery from Disaster-The Local Government Role. January 26th - 27th, 2022**

This 2-day course explores the role, design, and functions of Emergency Operations Centers (EOCs) and their relationship in disaster recovery for the local level of government. It is intended to increase local government awareness of issues involved in disaster recovery by providing a forum for discussion of "lessons learned" in disaster recovery and promoting the development of a pre-disaster recovery plan at the county or local levels of government.

The course will begin at 0830 CT on both days. The Teams Channel will open at 0800 CT on both days.

Last Friday staff participated in a kickoff discussion for a Roaring Fork Valley Wildland Fuels Mitigation Collaborative. One recommended sub-committee for this group was regarding Latinx representation and how to appropriately ensure that they are represented. Town staff will participate in the sub-committee.

**Police**

Last Friday evening we held our annual Shop with a Cop event. Officers escorted six Basalt students to the Glenwood Springs Walmart store to shop for holiday items and everyday necessities. Special thanks our family members and community volunteers for assisting us and to Walmart and Holy Cross Electric for sponsoring our event.



Lieutenant Aaron Munch and Corporal Nino Santiago attended a recruiting event at the Colorado Mills shopping center in Denver. They spoke with twelve people who expressed interest in working for our department.



### Public Works

Public Works was plowing Wednesday morning. The temperature was above freezing at 4:00 am Wednesday. Then the snow squall hit at around 6:00 am and there were 2 inches of snow in 15 minutes. The temperature dropped and flash froze everything with the increased windspeed. Independent Pass recorded a 180-mph wind speed. Public Works started plowing as soon as visibility was restored. The

protocol is to get the schools access safe then work on the major roads with residential streets last. The snow squall was different, but we responded and were able to get the streets plowed in a timely manner.

Public Works is busy winding down 2021 by reviewing accounts and outstanding accounts payable. We work to get our accounting in order and closed out before the first of the new year. We have also been working on 2022 project and equipment funding. With equipment and construction material being months out, planning is extra important.

## **Planning**

**Basalt Center Circle Application** – The Applicant is now working on the Final Plan application.

**Lot J, Basalt Commercial Park** – The Council’s consideration of this application for a 12-unit apartment building is being continued to January 11<sup>th</sup>. We are waiting for the necessary LOMR-F to be completed.

**Basalt River Park Development** – There is a page on the Town’s website that provides some further detail on each of the construction projects that are underway, along with their general schedule:

<https://www.basalt.net/629/Current-Construction-Projects>

**Basalt River Park Improvements** – Walters Inc. has continued work on Phase I of Basalt River Park. They are completing final grading, constructing the wall elements, and preparing the winterize the site. The Town received four bids for Landscape Plant Materials for Basalt River Park Phase II and Staff plans on bringing the contract to the Town Council for consideration on January 11, 2021.

**Two Rivers Road Improvements** – Work is substantially complete on this project. The landscaping work will not be completed until spring of 2022.

**Town of Basalt Photovoltaic and Energy Storage Project** – Staff responded to questions on this RFP this week and is accepting proposals on this project until December 17<sup>th</sup>. At the time of this report, the Town had received 5 bids for the project.

**Other Basalt Forward 2030 Support** – Town Planning Staff also provided support to the Manager for the Basalt Forward 2030 projects. The Team has had several meetings since the last Manager’s report to further the implementation of the Midland Avenue Streetscape Project and affordable housing.

**Mid-Valley Center Lot 4** – The contractor for the Phase 1A of the Project has completed the sewer and water utility connections at the site. Paving has been completed, the site’s trailer has been moved, and the contractor is wrapping up the remaining work except for the landscaping which will be installed in the spring.

The Town has gone out to bid with Phase 1B of the Public Works Facility development plan which includes the building of a new pre-engineered steel building and perimeter fence. Questions have been received related to the project and the Town will be issuing a second addendum to answer these questions next week. Bids will be received at the Town of Basalt on January 10, 2022.

**Green Team** – At its monthly meeting this week the Green Team discussed agrivoltaics, which is the combination of traditionally competing land uses involving solar farms and agriculture and supporting composting in the community. An update was provided regarding the Green Code Committee’s

recommended amendments. The Team further discussed the grant program for 2022 aimed at supporting existing residences through retrofits related to beneficial electrification, insulation, and fuel switching.

**BPAC** – Four ice sculptures are planned to be installed at the Basalt Regional Library, Triangle Park, and near Alpine Bank for the second weekend in January. The theme of this year’s sculptures is Objects of Nature. One sculpture will be created live at Triangle Park which will allow the public to see how the sculpture is created.

**BACH** - After receiving feedback from Council last Tuesday BACH will work on items to return with, including Code language to remove the RETA mitigation option, a plan to refresh the Town’s housing needs and inventory data to understand housing gaps, and programs in other communities, such as Vail InDeed, that show how the Town can support and incentivize a voluntary buy-down process.

**Basalt River Park Development LLC** - On Tuesday the Free Range Kitchen owners had a ribbon cutting with the Mayor, Town Council, Developer and Chamber representative. This successful opening was the result of a big push by the Development Team, Roaring Fork Fire Rescue Authority, Eagle County Health Department, and the Basalt Building Official and Planning Staff. All of the remaining buildings are under construction or permit review at some level. Below is a picture of the ribbon cutting.



**Development Review/Applications** – Staff also spent time on responding to administrative reviews, complaints and working on land use applications and building permits.

**Special Events** – Despite the cold weather the tree lighting event last Friday at Lion’s Park was a fun and successful community event. The Town is still seeking entries for the residential holiday lighting contest, which has been extended through December 19<sup>th</sup>. A complete list of Basalt Holiday activities can be found on the Town’s website [www.basalt.net](http://www.basalt.net). The Basalt Regional Library is hosting a Winter Solstice Celebration event in Midland Park the evening of December 21<sup>st</sup>.

## Finance

**Bond Sale** - Ryan Mahoney, Dee Wisor, and I reviewed the bond sale results with Bruce Kimmel from Ehler’s on December 15. We worked to edge out as much funding as we could from the issuance. The results were overwhelmingly positive. The report is included in the Finance Advisory Board meeting materials on the Town’s website for December 15, 2021.

There were 6 bidders on the taxable issuance and 9 bidders on the tax-exempt issuance. Bidders represented companies across the nation, and the bids received were extremely competitive. Northland Securities was the winning bidder for both taxable and tax-exempt issuances.

Of the \$950,000 approved by the election, the average debt service cost per year is about \$932,000, leaving \$18,000 for treasurer’s fees and bank administrative costs per year.

Refer to the summary graph below that shows the increase in overall funds available for Basalt Forward projects, and also summarizes interest rates for the taxable and tax-exempt issuances. You will note that the taxable issuance received a lower interest rate than expected and the tax-exempt received a higher interest rate than expected. Most of the reason is that banks preferred the shorter term taxable issuance more than anticipated.

	November Estimate	Actual
<i><u>TRUE INTEREST COST:</u></i>		
Taxable Issuance 2022A	2.07%	1.82%
Tax-Exempt Issuance 2022B	2.01%	2.08%
<i><u>AVAILABLE FOR PROJECT: (Excluding Bond Closing Costs)</u></i>		
Taxable Issuance 2022A	\$8,004,400	\$8,004,707
Tax-Exempt Issuance 2022B	\$9,255,550	\$9,364,037

Overall, the total additional available for the project in the estimate vs. actual is \$108,794. Originally, we included \$9 million in total available funding from the bonds for the projects. We will increase the funding for the project total by \$368,744. I would recommend that we hold a portion of that for project administration, legal costs, and overall project costs. We will include this information in the first project expenditure update report to Council and the Finance Advisory Board.

Next week, the legal documents for the bond sales will be signed. The closing for these bonds is scheduled for January 6, 2022.

## Recreation

Three water lines were broken in the attic space of the pool bathhouse this past weekend. The damage appears to be from frozen water lines having burst. A citizen called in to the Public Works Director early Sunday with a report of steam and the sound of water coming from the facility. The water was secured by public works that morning. A claim was established with our insurance company and the local company Helpers Restoration was called in to assess the damage on Monday. On Tuesday a claims

adjuster was on site from McMillian Claim Services out of Glenwood Springs for a further report. As of Thursday afternoon the damage is perceived to be minimal. Helpers has isolated two separate areas in the attic that have water damage. The insulation has been removed and the areas are drying with the assistance of heater fans. Helpers will advise on the next steps in the restoration. Staff is waiting for the reports.

Youth Basketball League schedules are set. Basalt has 11 teams in the 3<sup>rd</sup> and 4<sup>th</sup> grade, 5<sup>th</sup> and 6<sup>th</sup> grade boys and girls teams. These Basalt teams will play a total of 76 games with 58 of them contested at home in our Basalt Schools. The season kicks off Jan 4<sup>th</sup> and runs for 9 weeks.