



**DATE:** January 28, 2022  
**TO:** Mayor and Council  
**FROM:** Ryan Mahoney, Town Manager  
**RE:** Weekly Update  
**CC:** Department Heads

Staff has continued to push on the 2022 project list which is a big undertaking but a very exciting time in Basalt's history. We have been fortunate with the recent increase in Town revenues and for the positive outcome from the voters on Basalt Forward 2030. To keep things in perspective, our staff will be very focused over the next few years on carrying out the planned projects. A short list of these include:

#### Basalt Forward 2030 projects

- Affordable housing
  - Working with our real estate advisor to identify parcels suitable for housing within our growth area boundary
  - Working with BACH to outline approaches and strategy for expenditure of funds
  - Updating housing data to understand current gaps in workforce/community housing
- Green project
  - Hired McKinstry to provide input on location and design for solar and battery storage project
  - Working with School District, CORE and Holy Cross to determine best course for recommendation on expenditure funds
- Midland Avenue Streetscape
  - Hired Ayers to assist with grant writing for all projects but currently focusing on February deadline for Revitalization of Main Streets grant through CDOT
  - Hired surveyors to create base map for design team
  - Completed land title work on 50 + properties to assist with constraints and base mapping
  - Issued RFPs for design team and construction manager/general contractor (CM/GC)

#### Other 2022 projects

- Phase II Basalt River Park
  - Issued RFP for park features such as band shell
  - Issued RFP and in final stages of review for purchase of landscaping material
  - Working on final design to issue RFP for firm to complete phase II
  - Working on design for bus stop and bathroom
- Phase 1B Public Works Site
  - Issued RFP and approved contract for construction of pole barn, fencing and other site work at the new site
- Purchase of property for future site of Police Department
  - Property under contract (worked with real estate advisor to identify and negotiate price)
  - Working on financing for purchase (anticipated March 2022)
- Fiber optic projects
  - Will finalize conduit install from El Jebel Road to Original Road in spring
  - Will finish out east Basalt fiber from high school to Library and into downtown area

There are more projects on the horizon but this list should provide a sense for the volume of projects that our Council and staff have been working toward and that align with our Strategic Framework, Master Plan and Facility Needs Assessment.

Town staff has made an offer to an applicant for a plans examiner/inspector and is expecting to hear back from the applicant on Monday. We have also interviewed and are discussing next steps for applicants for the Planning Analyst position which we expect to finalize next week.

## **Police**

Our 5<sup>th</sup> Annual Community Police Academy will host the first class on Saturday. We have 30 people signed up to participate along with several community volunteers to assist us. The first class will cover police department operations and crime scene investigations.

Our department is one of four agencies that participate in the Roaring Fork Regional Range program. This program provides all state mandated training to our officers. Each agency provides certified instructors to assist in the training. It has been identified that our trained instructors can assist the community by developing a winter driving training for young drivers in our area. Our driving instructors are working with the Woody Creek Raceway to host a training in February. We will keep you posted on developments in this community outreach effort.

Officers have been busy assisting our Public Works department by getting vehicles moved in areas where ice and snow have built up due to recent storms. Public works is working hard to clear areas around town. Thank you to all our community members for moving vehicles so we can keep the roadways and parking areas clear.

## **Public Works**

Public Works received two fleet vehicles this week. The first is a new dump/plow truck. The truck is a Western Star brand, and it came outfitted with a Henderson plow and sander. It has been 20 years since we upgraded one of our dump trucks. The second truck is a replacement truck for the Parks Department. The truck is a Ford 2500 pickup with a plow, lift gate and a utility bed for tool and supply storage. The Town's fleet replacement program aims to replace vehicles every seven years or 70,000 miles on pickups.

Upgrades and modifications continue at the Basalt water filter plant. A backup pump, improvement to meters and upgraded telemetry are being installed. The Streets Department continues to clean up ice and snow around town. Also, the repair and maintenance schedule for street maintenance is being put together for 2022. This will include crack sealing, spray injection, mill and overlay and striping.

Holiday lighting and decorations are being taken down, stored and replacements have been ordered, which at the end of the year, reduced prices. Public Works participated in two Affordable Housing HOA meeting this week.

Planning, Public Works and now the Police Department are working together on upcoming projects in Basalt. We have been meeting regarding the facilities for Public Works and the Police Department, as well as the Midland Avenue Streetscape project.

## Planning

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

**Lot J, Basalt Commercial Park** – The necessary LOMR-F was approved by FEMA. The Council approved the final plan approval ordinance on Tuesday.

**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 finalizing the winterization of the site. The Town received four bids for Landscape Plant Materials for Basalt River Park Phase II and will be finalizing a contract with the selected plant supplier soon.



**Two Rivers Road Improvements** – Work is substantially complete on this project; streetlight fixtures were installed, and Walters is working with Holy Cross to install the transformer and activate the lights. The final landscaping work will not be completed until spring of 2022.

**Town of Basalt Photovoltaic and Energy Storage Project** – Eight good proposals were received. Staff worked with Holy Cross Energy, the school district, CORE and a member of the Green Team. The four top 4 proposers were interviewed, and the interviewing group ultimately selected the McKinstry team to perform the services. The Resolution approving the contract was approved by the Council on Tuesday.

**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** – Phase 1A of the Project has been completed except for the landscaping. The Town received two bids for Phase 1B of the Public Works Facility development plan which includes the building of a new pre-engineered steel building and perimeter fence. The Resolution approving the contract with Gould Construction was approved by Council on Tuesday.

**Basalt Early Childhood Coalition** – A subcommittee including Town and Eagle County Staff, Coalition members, and Land + Shelter and Alan Ford Architects will be interviewing the Applicant who submitted a proposal in response to the Childcare Provider RFQ at Parcel 2E in Willits. If successful, Staff plans to bring the Applicant to Council on February 8<sup>th</sup> to consider approving an agreement with the provider. Staff also met with the developer for Stott's Mill to discuss the childcare facility, amongst other topics, and the Developer will come to February's Early Childhood Coalition meeting to present and discuss the

childcare facility plans with the Coalition. It is expected that building permit plans for the core and shell of the childcare facility will be submitted in February.

**NWCCOG** – The meeting opened with a report from the Northwest Loan Fund Committee regarding three energize loans that were provided in 2021. Loans were provided to Capital Creek Brewery, a skincare company in Snowmass Village, and to Bar You Eat in Steamboat Springs. The NWCCOG meeting involved a review of the 2021 end of year financials, a vote to move forward with a statement regarding housing policy, and two presentations – the first from Sarah Vaine (Summit County) regarding suicide prevention measures and the second from Chris Lindley and Dana Erpelding (Eagle Valley Behavioral Health) regarding improvements made to mental health care in the Eagle Valley.

**Basalt River Park Development LLC** - Staff issued a full building permit on Park Place east, which is a three-unit townhouse building and the foundation permit on the Gallery Building which includes commercial, apartments, and the affordable housing units.

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

## Finance

**COPs and Loose Cannon Property** – We met this week with Bond Counsel, Dee Wisor, and Ehler’s, Bruce Kimmel, to discuss the purchase of the Loose Cannon property and the COPs that the Town will be issuing for the purchase of this property. The Town initially budgeted \$1.8 million for the COPs, and the purchase price came in at \$1.7 million. Additionally, the Town budgeted \$500,000 for the lease payment for 2022. We are using the \$500,000 for the lease payment to reduce the value of the lease and for a \$20,000 interest payment that will be due in December. This will allow the Town to lease the property for three years and then the Town will own this parcel. Interest rates are still estimated at around 2% for this short-term COP.

**COVID Protocols for Employees** – As COVID protocols continually change between the two counties, we are in the process of developing a more timeless strategy that will incorporate the current requirements of public health as a separate document. The Town works to align our quarantine and return to work protocol with county public health, and this will assure that Town protocols are consistently in line with public health.

**Ayres Associates and the Revitalization of Main Street Grant** – Staff met with Ayres on Tuesday to continue work on the Revitalization of Main Street grant and bring Ayres up to speed on the Midland Avenue Streetscape project. The deadline for this grant application is February 4. We are getting letters of support for the project and have documented the significant public input received to date that supports this project. As discussed in the previous Council meeting, the current budget for the Midland Avenue project totals \$11,469,000 and is comprised of the following. We will be including the \$465,000 Town match in the February 8 supplemental budget request.

<i>Basalt Forward Voter Approval, Midland</i>	<i>\$ 9,000,000</i>
<i>Federal funding, ARPA allocation</i>	<i>\$1,004,000</i>
<i>Town of Basalt 2021 Building Permit Revenues</i>	<i>\$465,000</i>
<i>CDOT Revitalization of Main Street Grant</i>	<i>\$ 1,000,000</i>
<b>TOTAL</b>	<b>\$11,469,000</b>

**Supplemental Budget request February 8** – I have been working with Department Heads to determine the projects that were not completed in 2021 but were budgeted in 2021 that need to be carried over in to 2022. Due to the volume of projects that the Town is working on, this year's carryover request to the 2022 budget will be significant, and will include projects such as Basalt Forward, Basalt River Park, Fiber, along with other carryovers. Additionally, the supplemental budget will include a request for a Town match for the Midland Avenue Streetscape project totaling \$465,000, which represents the additional revenue received in 2021 over budget for building permit fees.

**Annual Meeting, Riverside BC** – Matt Wagner and I attended the Riverside BC Annual Board Meeting on Wednesday. The budget and assessment were set, and we discussed other routine maintenance items. There are no major capital projects budgeted for the Riverside BC for this year, and therefore, the assessment has stayed constant, except for a one-time cash flow assessment for flood insurance to provide the cash flow to allow for that larger payment moving forward. The increase for the entire BC for that item totals \$5,875, and the Town's share of that is 60%.