

The POST Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.

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Meeting ID: 936 0701 5147
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TOWN OF BASALT MEETINGS
Parks, Open Space and Trails Committee
Wednesday, November 11, 2020

Basalt Town Hall

101 Midland Avenue

- 4:00 PM** **1. Call to Order**
- 4:01** **2. Approve Minutes**
- October 14, 2020
 - October 28, 2020
- 4:04** **3. Discuss Arbaney Park Pool Project – Scope Reductions**
- 5:20** **4. Other Updates**
- Basalt River Park
 - Updates on Parcel 10 Name
 - Other
- 5:45** **5. Adjourn**

Public Comment is limited to 3 minutes. Those who wish to speak should email planning@basalt.net before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email planning@basalt.net, but it is not guaranteed that the email will be seen in a timely fashion.

POST Meeting Minutes October 14, 2020

CALL TO ORDER

The POST Committee was called to order at 4:08 pm by Chair Cindy Bruce. Members present included Cindy Bruce, Paul Hilts, and Julie Kolar. Jason Groves joined the meeting after it began. The meeting was held electronically via Zoom Conferencing.

Staff present included Susan Philp, Planning Director; James Lindt, Assistant Planning Director; Watkins Fulk-Gray, Staff Planner. Guests included Jesse Young, Lindsey Utter, Liza Mitchell, and Paul Holsinger from Pitkin County Open Space and Trails (OST); and Jacob Baker from Roaring Fork Outdoor Volunteers (RFOV).

APPROVAL OF MINUTES

M/S Paul and Julie to approve the minutes of September 23, 2020. Motion carried by a vote of 3 to 0.

AGENDA ITEMS

Update to Glassier Management Plan

Jessie Young, a planner with OST, introduced Lindsey Utter as the planning and outreach manager, Paul Holsinger as the manager of the conservation easements and agricultural properties, and Liza Mitchell as the natural resource manager and ecologist. OST would like to get POST's comments on the plan by November 6.

Jessie provided background for when and why the Glassier properties were acquired. Basalt provided funding for the purchase and holds a conservation easement on the Red Ridge Ranch portion of the property. The property provides trail access to BLM land, the Roaring Fork River, and a variety of ecological zones. Many improvements have been made to the properties to make it more productive for farming and for recreational users. There are many original farmhouse structures on the other side of Hook Spur across from the open fields. Some structures that did not serve a functional or aesthetic purpose were removed. There is a mix of old, historic structures and newer utilitarian structures.

Jessie said that in the outreach effort that began this summer, they received 270 responses. The current draft has been approved for release to the public by OST's board. Public comment will close November 6, and a revised draft is scheduled to be reviewed and adopted on December 8. Jessie highlighted some of the major action items included in the plan. Some of the agricultural lease areas are proposed in the management actions to be foraging area after September 1 for

animals. Another proposed action would align the trail closure dates with the adjacent BLM's closure dates. Other management actions consider possibilities for a steward or caretaker living in the house while restoring it. They are proposing to remove the dusk to dawn closure and align the date closure.

Julie thanked the County for taking on this project and acquiring the property.

Jason Groves joined the meeting.

Paul clarified that the draft plan gives several options for use of the house without committing to any which he thought was good.

Susan suggested Staff drafting a letter for POST to review at the next meeting. Watkins summarized topics he identified as worthy of discussion, including support for a bridge connection from Crown Mountain Park, housing being only for agricultural workers, and the Town's appreciation for the new trails.

Jessie noted that while the draft plan does not contain specifics about the prioritization process for agriculture proposals, OST has an agricultural lease policy that does. Susan suggested having POST authorize an endorsement of the plan and let Staff bring up technical questions or comments. Julie agreed. Susan asked if POST wants to review the referral letter at the next meeting, and all agreed.

Jessie said that there have been tours, and there is one next Wednesday.

Liza clarified that OST is not giving tours, they just have a table set up with maps and have Staff to answer questions. She reiterated that the property has an unusual variety of uses and habitats.

OST staff thanked Susan and POST for their time.

Sign Plan

Julie said she had to leave the meeting soon but offered to review materials afterward. Susan said they are looking for someone to help do their graphics.

James displayed basic illustrations of the dogs on/off leash signs. The signs would have Spanish text as well.

Julie said it is important to have consistency, context, and hierarchy with the signs that need to be addressed professionally. It will set a precedent for signs moving forward. She said she is willing to look at it.

Jason agreed with Julie and said that these signs are important and should be addressed appropriately. He said he is not sure if it is important for the sign to refer to the specific Town Code or ordinance. Julie said that in her work with

Telluride and Mountain Village, sometimes it is necessary to cite the specific regulation. She said it could be something very small at the bottom.

Cindy said she supports the signs being spruced up.

Paul said he supports citing the specific ordinance in small letters because it sounds more serious.

Julie said she would wait to hear from Staff. *Julie left the meeting.*

Updates

Jacob Baker discussed Ponderosa Trail. The goal is to make this trail accessible to all. He said the work left to be done is important, including wayfinding and cautionary signage, a picnic area, a trailhead map and signage. Some of these projects can be finished this year. Other projects, like revegetation, could be done in the spring in partnership with RFC. Jacob is working with Ascendigo and Challenge Aspen on the project. Cindy said that she and her grandson walked the path yesterday and said that it is gorgeous. James described improvements in the grade of the trail in certain spots. A community member, Suzanne, is working with the team on signage and the accessibility of the trail.

Jacob said they would be doing some work on Friday in Willits at Parcel 10. They will be clearing brush and installing some outdoor furniture. Susan said that the park furniture has been ordered but will not be delivered by Friday. [Note: the furniture that has been placed since last Friday has been borrowed]

Jacob updated POST on the Light Hill project. He said that they have been excited to work on this trail because it rivals Arbaney-Kittle for views of Capitol Peak and Mt. Sopris. They have completed a reroute because the erosion on the old trail was so bad. They will be doing a public tour tomorrow at 4:30 pm. The reroute was completed ahead of schedule, and Jacob noted that they have had more volunteer hours this year than last year. However, the rerouted trail is not complete. A bench will be placed at a lookout spot with a plaque honoring the Town, RFOV, and the BLM.

Jacob said they would be doing a reseeding project near El Jebel on the burn area. They are planning and taking ideas for 2021 projects.

Jacob talked about the school district's pre-collegiate program. RFOV hopes that by 2021 they can create a Pathfinder Honors Program using trails to teach students professional, civic, and interpersonal skills. The students may have an opportunity to create public presentations and go through an entire trail enhancement project with RFOV.

James said that for the Arbaney Park RFP an addendum has been released. The PV contractor is under contract. Green Solutions has been selected. The photovoltaic panels need to be installed by the end of the year. Proposals for the

pool are due November 2nd. Four contractors were at the site visit and pre-bid meeting, but James believes three are working on proposals at this point.

James said the Town is under contract to purchase the River Park public parcel and Art Base parcel. Some discussion is ongoing about sewer EQRs with the Sanitation District. The Town Staff plans on closing on the purchases within the next couple of weeks. Staff is working with the consultants and developer on the details of the park and street improvements and how to seek contractors for the work. Susan said that the plan is to have ownership of the park parcel and then have Town Council bless the procurement process of contractors for the park improvements.

James provided an update on the Skate Park. He met the contractor there and they hope to do some concrete work this year in preparation for more work next year. The concrete contractor is going to provide a cost estimate and decide if he has time to do it this year.

Adjournment

M/S Paul and Jason to adjourn at 5:35 pm. Motion passed by a vote of 3 to 0.

POST Meeting Minutes October 28, 2020

While waiting for more members to join the meeting and before calling the meeting to order, Cindy and Carol began discussing updates with Staff. The Town is looking to close on the River Park parcel shortly after November 11th. Staff has been hosting design team meetings regarding the site and continues considering the best way to seek proposals from contractors for the park improvements. The work on park improvements will hopefully begin next spring.

CALL TO ORDER

Jason Groves entered the meeting. Cindy Bruce called the meeting to order at 4:08 pm. Members present included Cindy Bruce, Jason Groves, and Carol Hawk. Staff present included Susan Philp, Planning Director; James Lindt, Assistant Planning Director; Watkins Fulk-Gray, Staff Planner; and Brian Passenti, Recreation Director. The meeting was held electronically via Zoom Conferencing.

M/S Jason and Carol to approve minutes. Motion passed by a vote of 3 to 0.

Review and Approval of Referral Letter Regarding Glassier Open Space Management Plan

Susan read comments from Julie that she had sent, asking for them to be added to the letter. Jason and Carol agreed.

Carol asked about housing on the homestead, and Susan said that the plan currently lays out alternatives, rather than the adopted plan. Susan suggested POST authorize the letter included with the packet, with Julie's additions, and Staff might send another more detailed letter that is not on behalf of POST. She wants to check in with Paul Holsinger regarding agricultural issues. She wondered about giving priority for historic crop production, such as potatoes. Philp suggested sending Staff's comments to POST to see if there were objections before the staff letter goes out.

Cindy suggested making the property more family-friendly by creating a "family" parking spot. Philp suggested there was a lot of neighborhood pushback to having any parking except at the existing area. Carol wondered if there would be space for two or three cars to the right of the house, off the street. Jason said he is not opposed to the idea but thinks there are many other family trails that are already logistically easier. Passenti suggested adding a bike rack and dog poop station. Cindy said they ride bikes to the trailhead and hike from there, locking the bikes to each other or to the fence posts. Carol and Jason were fine with the idea of bike racks at the trailhead.

M/S Carol and Jason to approve the letter as presented with the additions discussed in the meeting. Motion passed by a vote of 3 to 0.

Discussion of a Name for Parcel 10

Philp said RFOV had a workday on October 16 to clear more brush and open the views on Parcel 10. Park furniture was placed there, moved from other parks. Philp said that more park furniture was ordered but has not been received yet.

Regarding park names, Philp said they try to steer away from people's names. Town Council approves the names of parks. Philp offered some history of how other parks and open spaces were named.

Cindy suggested Evans Park, since it is at the end of Evans Street, though she does not know where the street name came from. Philp said many of those names were named after family members of the original owners. Susan summarized some of the history informing that the Gillespie family, who were Aspen silver miners, owned much of the area. Cindy said she would like to learn more about the history and possibly open the name up to citizens. Philp recommended against asking citizens unless the Town was committed to using the name that citizens recommend.

Carol suggested the Willits River Park, but Cindy suggested this might be confusing since there are many river parks and Willits parks. Philp suggested finding out more about Evans and throwing the question out to the Basalt Historical Society. Cindy suggested Gillespie Park. Susan said she would talk to Michael Lipkin about where the name Evans came from.

Carol wondered what the purpose was of certain old rock walls. Susan thought they came from work the developer did in the mid-'90s to protect Willits Lane.

Cindy agreed to ask Janice Duroux about Evans and if the Historical Society has any ideas.

Updates

River Park

Philp said they are working on the RFP for the park improvements and the closing for the park purchase. Cindy suggested having some sort of celebration when it happens, such as a bonfire or fence-tearing-down celebration, or other positive acknowledgment. Cindy suggested at least putting a positive advertisement in the newspaper.

Skate Park

Philp said they are unsure if they will be able to pour concrete this year. Passenti said the skate company does not know if they are going to raise the rates for their

materials next year. Cindy asked if there is a reason not to buy the materials this year, and Philp replied that there is a procurement policy to work through. POST members acquiesced to whatever works best.

Sign Plan

James said Julie is working on the plan and hopes to order things in a week or two. Temporary signs are in place.

Suzanne Jackson is under contract to work on the Ponderosa Trail and will incorporate elements of the other park signage concepts being developed. RFOV is also coming up with furniture and amenity concepts in order for the trail area to be compatible for many types of disabilities. The signage should be ready to be presented at the next POST meeting.

Arbaney Pool

Request for bids are out and are due on Monday. Philp hopes to have a selection approved by Town Council soon.

“Low Hanging Fruit”

Philp asked if there are any “low-hanging fruit” projects, such as park furniture, that POST can think of. Passenti said he did not get good feedback from an online tradeshow for park furniture and encouraged POST to use the types of picnic tables they have purchased in recent years.

Regarding low-hanging fruit projects, Philp reported that POST had identified better lighting along Swinging Bridge trail and improvements to the adjacent park area. She also suggested adding a dog poop station on Evans Lane, as Carol has requested before.

Cindy asked if improvements to the boat ramp across from Duroux Lane could include steps or fill where dirt is eroding away. Philp said Public Works did add some fill early in the year and that it may be a yearly erosion occurrence. Cindy thinks they added dirt to a different area. Philp said they could put pavers or steps from the sidewalk. Lindt added that fill and rocks were used to fill in holes in the trail near the boat ramp. Cindy said that by Hooks Bridge there are some two by fours and plastic that needs to be cleaned up. Lindt said they would have Public Works check it out.

Cindy said there is a trail near the boat ramp that fishermen use that is very steep and slick. Philp gave history of one of the culverts in the area and the question of whether to put a grate on the culvert. She said she does not want to bring more people to this area by improving the trail. Lindt suggested speaking to Rick Lofaro about it and reporting back to POST. Philp suggested planting something that would dissuade people from going near the culvert. Philp discussed the boat ramp itself, and POST’s prior conversation about whether or not to improve it.

Carol said the ditch trail near Valley Pines could be a nice loop trail, and it connects to the bus system. She noted that there are a lot of crosswalks that do not go anywhere in the Town. Susan asked Carol to take some pictures.

Cindy asked about the lake in Willits that cannot be used. Philp said there are 153 more units that are planned to be built near the lake. She said the Town has agreed that it owns the lake area and recently resurfaced the trail. One resident is not happy with the maintenance and wants more of a view plane. Staff is working on the plan for maintenance for next year. Nothing has happened with regards to grading of the lake.

Cindy asked why the playground by Basalt Vista was taped off two weeks ago. Lindt said they are not quite finished with the park and this may be the reason. A playground inspector has to do a final inspection. Philp confirmed that the park will be open to the public, and Cindy asked if there will be a sign saying this. Philp said she does not think so. Lindt added that the developer of Basalt Vista does not want this to be a big public attraction, but if they put up a sign saying the park is not open to the public, the Town would have a conversation with them.

Carol said there is a culvert that is grown over near the new townhomes and said this would be a good place to clean up. Carol also asked about the brush and sight planes at the bridge at Parcel 10.

Jason said he took his kids to the Light Hill Trail and that it is a good project. Cindy said she had the same experience.

Adjournment

M/S Jason and Carol to adjourn at 5:05 pm. Motion passed by a vote of 3 to 0.

Arbaney Pool Facilities Improvements Bid Schedule Comparison

11/2/2020

	Our Estimate*	Rudd	Rutgers	R.A. Nelson
BASE BID				
Mobilization	\$ 70,000.00	\$ 13,668.09	\$ 533,320.70	\$ 751,487.00
Pool House Changing/Locker Rooms - Interiors	\$ 230,000.00	\$ 414,000.13	\$ 106,637.72	\$ 397,938.00
Pool House Changing/Locker Rooms - Architecture		\$ 84,623.61	\$ 216,197.78	\$ 394,044.00
Mechanical Room	\$ 186,000.00	\$ 746,208.67	\$ 690,195.00	\$ 617,850.00
Robot Pool	\$ 300,000.00	\$ 662,973.16	\$ 434,500.00	\$ 555,350.00
Lap Pool Upgrades	\$ 250,000.00	\$ 488,638.54	\$ 283,690.00	\$ 352,160.00
Site Improvements	\$ 230,000.00	\$ 910,684.67	\$ 750,197.92	\$ 911,711.00
Diving Board		\$ 6,462.00	n/a	\$ 15,528.00
Contingency		incl. as allowances	\$ 554,009.52	2.5% incorporated
BID ALTERNATES	\$ 1,266,000.00	\$ 3,327,258.87	\$ 3,601,061.89	\$ 3,996,068.00
Mechanical Room - Removal and Installation of the Sand Filters		\$ 7,340.00	\$ 8,800.00	\$ 53,240.00
Robot Pool - Concrete Arm with Padded Wrap		\$ 25,000.00		\$ 16,637.00
Robot Pool - Padded Wrap for Pool Coping		\$ 14,375.00		\$ 51,022.00
Diving Boards - Removal and Installation of New Diving Board		\$ 6,462.00		\$ 15,489.00
Diving Boards - Removal and Installation of all New Coping around the Lap/Diving Pool		\$ 55,181.00		\$ 44,899.00
Concrete Deck Overlay		\$ 60,454.20		n/a
		\$ 168,812.20	\$ 8,800.00	\$ 181,287.00

* \$30K for Solar PV not included.