



**BASALT TOWN COUNCIL  
MEETING MINUTES – FEBRUARY 8, 2022**

**Basalt is an inclusive, sustainable, mountain community that boasts both historic charm and progressive vision. It is an engaging place to live, work and play while offering an abundance of creative, professional, educational and recreational outlets.**

This meeting was held virtually via Zoom.

**1. CALL TO ORDER AND ROLL CALL**

Mayor Bill Kane called the meeting to order at 6:02 PM. Council members also present were David Knight, Elyse Hottel, Glenn Drummond, Gary Tennenbaum. Council members Bill Infante and Ryan Slack were absent.

**2. CONSENT AGENDA AND MOTION:**

**2A. Minutes:** January 25, 202

**2B. Continue Public Hearing to February 22, 2022:** Amendments to Chapter 18 of the Basalt Municipal Code: Including but not limited to Sustainable Building Regulations and Renewable Energy Program (REMP)

**M/S COUNCILORS KNIGHT AND TENNENBAUM THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. THE MOTION CARRIED 4-0.**

**3. CALL TO THE PUBLIC**

There were no public comments presented this evening.

**4. MAYOR AND COUNCIL REPORTS/COMMENTS**

Bill Kane reported that the Basalt Connect vans were up and running through the neighborhoods. There had been a nice spread in the Aspen Daily News covering all the activities in Basalt; Bill thanked Andre Salvail for that report. Bill Kane noted that the Town Manager's report from last week covered a lot of what is happening in town right now. The Town Manager's weekly report can be found on the Town's website [www.basalt.net](http://www.basalt.net) under Your Government tab. Bill acknowledged it would be hard to adjust this as the first meeting

without Planning Director Susan Philp who retired on February 4; it was difficult without her conducting the countdown, but we all wished her the best.

## **5. MANAGER'S REPORT**

Town Manager Ryan Mahoney reported that the Town's webpage and Newsflash as well as the Town Facebook, Community Facebook and PD Facebook had all been updated with the Basalt Connect transit information. The Basalt Connect app, available for both Android and Apple, offers the hours of operation, and links to the app were available through the Town's webpage. Additional information would be forthcoming through the newspaper. The Downtowner would be advertising their Basalt Connect information through business cards they would be distributing to get the word out.

Ryan Mahoney said in-person meetings should resume in late February. He would rescind the emergency declaration; it does appear that the Pitkin County Board of Health will drop their mask mandate.

At the last meeting, staff talked about the folks being hired to help us with grant writing. There was a short fuse to get the Downtown Improvements Grant in to CDOT, but it was turned in last Friday; thanks to staff and Ayers for getting that done.

## **6. COUNCIL ACTIONS**

### **6A. Public Hearing and Second Reading Ordinance No. 03, Series of 2022:**

An Ordinance of the Town Council of the Town of Basalt, Colorado, Approving a Contract to Buy and Sell Real Estate with Loose Cannon, LLC for Property Located at 20526 Highway 82, Basalt, Colorado (Umbrella Roofing) (Ryan Mahoney/Jeff Conklin)

Ryan Mahoney offered background on the property, how the Town got here and the next steps for the property. Ted Borchelt was hired to assist the Town in locating properties for affordable housing and for the police station. Ted had reached out to Umbrella Roofing Company (Loose Cannon, LLC) who owns the parcel adjacent to the new public works shop location. The property went under contract for \$1.7 million. These properties were investigated and purchased as part of the Facilities Need Study conducted last year. Sopris Engineering has proposed 3 site layouts utilizing this parcel and the adjacent public works parcel. There is a roadway being investigated as an alternate access connection between Willits Lane and Highway 82, though it is not a foregone conclusion.

Financing for the property will be through taxable COPs (Certificates of Participation). There was money in the budget this year, and over the next three years to pay off the land. Then we could begin discussing financing for the PD building.

Town Attorney Jeff Conklin added a couple of reminders to this presentation. Town Council directed staff to pursue this contract for the purchase of the Umbrella Roofing property. This contract must be approved by the Town Council and we are at second reading of that. We are still in the due diligence phase awaiting a survey; there appear to be no issues of surprise. There is authority in the contract for the Town Manager and the Town Attorney to amend the contract in the event that some due diligence or other matter arises. Closing is scheduled for March 16. The next agenda item addresses the issues of Certificates of Participation on this property which would be scheduled to close the following day.

Mayor Kane opened the public hearing at 6:19 PM. There were no public comments and the hearing was closed.

**M/S COUNCILORS KNIGHT AND TENNENBAUM THAT THE TOWN COUNCIL ADOPT ORDINANCE NO. 03, SERIES OF 2022 ON SECOND READING. THE MOTION CARRIED 4-0.**

**6B. First Reading Ordinance No. 04, Series of 2022:** An Ordinance Authorizing the Financing of the Acquisition of Certain Real Property to be Used by the Police Department and in Connection Therewith Authorizing the Subsequent Leasing of Certain Town Property and the Execution and Delivery by the Town of a Site Lease, A Lease Purchase Agreement, and Other Documents Related to the Financing (Ryan Mahoney/Christy Chicoine)

Finance Director Christy Chicoine introduced Dee Wisor of Butler Snow, the Town's Bond Attorneys, and Bruce Kimmel of Ehler's, the Town's Municipal Finance Advisors.

Dee Wisor noted the Town has previous experience in issuing COPs in 2020 and in 2021; this would be structured similarly. Dee Wisor directed attention to page 3 of Ordinance No. 4 (page 51 of the packet) and explained how the acquisition was structured, including the site lease agreement, the term of the lease, base rental fee and aggregate principal amount, maximum annual repayment amount, interest rate on the Certificates, prepayment options and the delegation of the authority to the Town Manager or Finance Director to accept a binding bid for the purchase of the Certificates and to execute any agreements connected therewith.

Bruce Kimmel gave a brief overview of the financing numbers which followed page 7 of Ordinance 4 (page 56 of the packet). Bruce explained that the COPs were similar to the TABOR Refund COPs and the Arbaney Park COPs the Town had issued previously. He noted these numbers might change a little bit as the Sources of Funds and Uses of Funds page was still under development. Bruce reviewed the estimated Uses of Funds for acquisition and related costs, as well as the costs to issue the COPs for a total of about \$1.8 million. The Town has already budgeted \$500,000 for acquisition, of which \$480,000 will be used as equity, reducing the needed COPs to around \$1.336 million. Bruce then reviewed the estimated debt service noting it was difficult to estimate where a privately placed COP, taxable transaction, would land with the bank market. He felt the 2% was a decent proxy, but it could end up being a little higher or lower than that. The Town will also be paying these off in just over three years. The estimated payments were reviewed starting with \$19,000 in 2022, then about \$465,000 per year for the next three years of amortization. Bruce felt the banks would be very interested in this short transaction. The Town received strong interest from banks with the 2019 and 2021 financing and Bruce expected the same here.

Council questions followed.

**M/S COUNCILORS HOTTEL AND KNIGHT THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 04, SERIES OF 2022, AND SET THE PUBLIC HEARING AND SECOND READING FOR FEBRUARY 22, 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 4-0.**

**6C. Resolution No. 13, Series of 2022:** A Resolution of the Town Council of the Town of Basalt, Colorado, Designating Blue Lake Preschool as the Provider for an Early Childhood Facility at Parcel 2E, Sopris Meadows PUD and Entering into an Initial Agreement with Blue Lake Preschool

Senior Planner Sara Nadolny and Michelle Oger, Executive Director of Blue Lake Preschool were present to discuss this item with Council. Sara noted this was a continuation of the efforts of Town staff and the Basalt Early Childhood Coalition to increase capacity for early childhood education in the mid valley region. The need for additional childcare has been well documented for all ages up to kindergarten. Last year, council approved an agreement with Land and Shelter and Alan Ford Architects to produce conceptual designs for an early childhood center on Parcel 2E, just south of the TACAW building. In December 2021, staff also released a request for qualification for an experienced childcare provider who would also lead the charge for funding the facility construction and ultimately serve as the operator. One application was received from Blue Lake Preschool. The selection committee highly recommended Michelle Oger who has a wealth of experience and proven track record of providing quality childcare. This Resolution would confirm the relationship with Blue Lake Pre School and enter into an initial agreement with the Town, and authorize the Town Manager to negotiate a lease with Blue Lake Preschool, Inc. which would include performance standards; this lease would be brought back before Council for review and approval.

Michelle Oger joined the meeting and expressed her excitement to move forward with this project. Michelle said her staff was on board with the knowledge to open another center. They had opened a center in downtown Carbondale six years ago, licensed for 39 children, and want to keep the momentum going, providing quality care for families in the valley. The facility at Blue Lake accommodates 114 kids per day, and it is anticipated the new Willits Parcel 2E facility would accommodate 130 to 145 kids per day, and would include an infant room.

Town Attorney Jeff Conklin clarified that Council was approving an initial agreement with Blue Lake to select them as the provider and get them plugged in to the planning process. There will be additional agreements with Blue Lake before any development occurs on the site.

**M/S COUNCILORS HOTTEL AND KNIGHT THAT THE TOWN COUNCIL ADOPT RESOLUTION 13, SERIES OF 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 4-0.**

**6D. First Reading Ordinance No. 05, Series of 2022:** An Ordinance of the Town Council of the Town of Basalt, Colorado, Amending the 2022 Budget and Providing for a Supplemental Appropriation for Carryover of Funds from 2021 Budget to 2022 Budget for Various Projects and Additional Funding for the Midland Avenue Streetscape Project

Finance Director Christy Chicoine said the decision was made during the 2022 budget creation to keep the numbers static as of the October 15 budget date. This would be a better way to identify the 2021 carryovers. Christy displayed and explained Exhibit A to the Ordinance which showed color-coded supplemental budget items. Pink were the carry-overs – some revenues/inflows and some expenses/outflows. Items in purple were actual increases to the budget, and the blue section highlighted are additional pass-through funds from grant revenues.

**M/S COUNCILORS HOTTEL AND KNIGHT THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 05, SERIES OF 2022 IN FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR FEBRUARY 22, 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 4-0.**

**6E. Resolution No. 14, Series of 2022:** A Resolution of the Town Council of the Town of Basalt, Colorado, Cancelling the Regular Municipal Election on April 5, 2022 and Declaring the Candidates Elected (Jeff Conklin/Pam Schilling)

Town Attorney Jeff Conklin explained that the for the April 5 election, there were 3 council seats open and the Town received only 3 candidates for the election. Under the Municipal Election Code if there are not more candidates than seats to be filled, the Council may cancel the election and declare those candidates elected. Those candidates are Ryan Slack, Dieter Schindler and Angela Anderson, who will be sworn in at the end of the April 12 Council meeting. Staff anticipates a savings of \$12,000 to \$15,000 by the cancellation of the election.

Ryan Mahoney noted that typically there was a debate between the candidates prior to the election sponsored by the Basalt Chamber. Ryan and Chamber Director Kris Mattera have been in contact and though we are not encouraging a candidate debate, they wanted to offer an opportunity for these candidates-elect to meet the public and talk about their interest in running for council, things they may be interested in accomplishing while in office, etc. There is a tentative date of March 7 for that Meet and Greet. Town staff is also working to bring all three candidates in to meet department heads and learn some of the 'rules of the road' - introduce them to the Strategic Plan, the Master Plan, talk to them about their roles and responsibilities, etc. We'll follow that up with more on-boarding to make sure everyone is back up to speed, and may bring in CIRSA (Colorado Intergovernmental Risk Sharing Agency) and CML (Colorado Municipal League) trainings as well.

**M/S COUNCILORS KNIGHT AND TENNENBAUM THAT THE TOWN COUNCIL ADOPT RESOLUTION 14, SERIES OF 2022. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 4-0.**

**7. INFORMATION AND CORRESPONDENCE**

- 7A. Accounts Payable
- 7B. Advanced Agendas
- 7C. Correspondence to the Town

**8. ADJOURNMENT**

The meeting adjourned at 6:59 PM.


The minutes of the February 8, 2022 meeting were read and approved this 22<sup>nd</sup> day of February, 2022.

**BASALT TOWN COUNCIL:**

By:   
William G. Kane, Mayor



**ATTEST:**

  
Pamela Schilling, Town Clerk

This meeting can be viewed in its entirety on the Town of Basalt YouTube channel, or at [www.GrassrootsTV.org](http://www.GrassrootsTV.org), or by using this link: <https://townofbasalt.ompnetwork.org/sessions/237275?embedInPoint=1&embedOutPoint=3565&shareMethod=link>