

Capital Needs Committee Minutes
8/2/2021

1. Eric called the meeting to order at 4:03 pm.
2. Voting at the meeting –BACH - Mike Kosdrosky, BASALT CHAMBER – Not present, BPAC – Liz Bell, BEMC – Leroy Dureaux, FAB – Cheryl Ruppel, Green Team – Gerry Terwilliger, P&Z - Eric Vozick, POST - Paul Hilts, VALE - Ann Stephenson. Non- Voting – Bill Maron, Non-Board – Christy Chicoine, Susan Philp, Phil Vaughan, Bill Ray, Ryan Mahoney
3. Meeting Minutes –Ann motioned to approve the meeting minutes, Gerry seconded. All approved.
4. Ryan Mahoney – Discussed final decision process
 - a. We appreciate everyone’s involvement on this Committee, and we hope that people felt heard through process.
 - b. Simple majority vote is required. We are hoping for full consensus, but it’s not required
 - c. Ryan reviewed format for recommendation.
5. Bill Ray –
 - a. Straw Poll from July 29 – Top 3 projects were Affordable workforce housing, Basalt Town Hall, and Green Initiatives, with the Police facility 4th.
 - i. Top priority was AH, Town Hall, then Green Initiatives
 - ii. Project 2 was AH, Green initiatives, then a 4-way tie
 - iii. Project 3 was Police Facility as top #3, then Affordable Workforce Housing, then a 4 way tie.
 - b. Summary of straw poll of top 3 - Affordable Housing, Town Hall, Green initiatives
6. Eric – what is a good way to get everyone’s feedback – suggested to do a round robin.
 - a. Mike
 - i. Process has gone pretty well given timelines – thank Staff and consultants for information
 - ii. Straw polls have been helpful for consensus
 - iii. A great opportunity in November to have some good choices in front of the community.
 - iv. Mike’s top 3 – Workforce Housing, Town Hall, and Police Facility, with Green included in all projects.
 - v. Advocate of land purchase for a workforce housing development and/or Town Hall/Police Facility. Town Hall antiquated. Would like to use \$ to purchase land.
 - vi. Could be an “all of the above” option to purchase land.
 - vii. Position ourselves for a new Town Hall if not now and Police Facility if not now.
 - viii. Recommendation – consider top 4 in tandem by starting with the purchase of property.
 - b. Leroy
 - i. Not enough money to do any of the project wholly. To have the voters approve \$ for a question mark is a difficult challenge for him.
 - ii. The process of this committee – not sure of what was accomplished by all of meetings. He didn’t believe they had an opportunity to come up with new projects.
 - iii. There are a lot of unanswered questions. For example, cost of Midland Avenue
 - c. Liz – In support of both Mike and Leroy’s comments.

- i. She likes the idea of Affordable Workforce Housing. That needs to be weighed heavily.
 - ii. She's not sure it's Town's place to fund the Child Care Center, but wants it noted to Council the hope to find a different way.
 - iii. Liz – green footprint is crucial.
 - iv. The 1% for the arts was removed from the Town's budget, but she wants that added back.
 - d. Cheryl -
 - i. Straw poll is on the mark
 - ii. Part of the goal is to have an immediate impact. Affordable Housing is a valley-wide issue, not only Basalt. She fears the Town putting \$\$ will not make it "affordable". It may not be something the Town citizens can get behind.
 - iii. FAB – believes the #1 priority is Town Hall. It is visible, immediate, and can meet the needs of the community for a longer time. Also is concerned we may not build a Town Hall if we don't move forward now.
 - iv. Liz – River Park and potential of Clark's Market – would we look at doing this at the same time as Midland? Ryan – Basalt River Park will likely be completed. BCC project – unknown at this time. Susan - BCC has an aggressive construction schedule. It is extremely difficult to project when something will occur.
 - e. Gerry -
 - i. Agrees with Mike – Whenever you build something it needs to be green.
 - ii. His number 1 is green initiatives.
 - iii. Battery storage green – reduces the Town's footprint
 - iv. Number 2 is Affordable Housing.
 - v. He doesn't have a 3rd choice – He thought it was staff that put the other items forward.
 - f. Paul -
 - i. Needs vs. wants – The name of the Committee is the Capital Needs Committee.
 - ii. He narrowed down what the Town actually needs.
 - iii. Green initiatives – list of wants – everyone wants that to be a part of what comes next.
 - iv. 1st choice - Town Hall – biggest need that this Town faces.
 - v. Without Town Hall as a base then we are at a loss on the other projects
 - vi. We know the estimated costs, and we know where we can put it, and we know what we need.
 - vii. 2nd choice - He agrees Affordable Housing is a huge need. However, there isn't a specific path moving forward – it is less clear of a path.
 - viii. He hasn't decided which is the 3rd – Police Facility, parking.
 - g. Ann -
 - i. She hadn't considered the idea of \$14 million to buy land. She wasn't sure how the voters would think about that, but she is considering.
 - ii. 1st choice - Largest needs is Town Hall and Police Department. She wishes a new Town Hall with a Police Facility would be first, but since that is an option, it would be Town Hall.
 - iii. 2nd Choice - Affordable Housing is important, and would like a public/private partnership so the Town isn't managing.
 - iv. 3rd choice – Police Department – location and facility are not ideal
 - h. Eric –

- i. 1st choice – Green – we have 2 big environmental organizations in the Town. Would have preferred a bigger \$ on Green
 - ii. 2nd choice – Affordable Housing, but need to do this properly
 - iii. Used-to-be 3rd choice – Midland Streetscape – perhaps need to address separately
 - iv. 3rd other choice – Town Hall – needs to be updated and not big enough, reinvigoration of downtown
- 7. Eric – Top 3 seems to be Affordable Housing, Green, Town Hall?
- 8. Mike – suggested all land as he talked about earlier
- 9. Ann – discussed the land option.
- 10. Cheryl – is the \$19mm a solid figure for PD and Town Hall? Ryan – didn't get additional costing on that idea. We only have \$14mm available so getting to a \$19+ mm project is not feasible financially.
- 11. Eric – There are limited options for land for a campus.
- 12. Ann – The Jadwin property is a central location that could work.
- 13. Mike – some of options for AH are not extremely impactful. If you get a larger parcel you could get a win-win. The piecemeal projects don't get us to the goals in the Master Plan.
- 14. Eric – How does the new proposal at the lumber yard impact in Basalt? Mike – it doesn't make as big of a dent as people believe. Working out density issues/site issues – will take time. Aspen continues to lose ground on AH inventory vs. need.
- 15. Cheryl – wants a better understanding about AH – There is a gap between the low-income guidelines vs. affording a house in this area. Ryan – area median income could be flawed. Some are privately held. There is also the issue of rent vs. own. When you take the land cost out, it helps with flexibility of what is paid for rent.
 - a. She is concerned with the \$14mm used just for land people don't see the impact.
 - b. Mike – ownership model is not necessarily effective – they are locked up for a large period of time. Ownership poses a lot of other problems. One issue is deferred maintenance.
- 16. Paul –
 - a. Workforce housing he is an advocate – however, there is uncertainty and unanswered questions. Mike has been invaluable.
 - b. make a motion to support Town Hall as a #1 priority at \$10 million. Cheryl seconds.

Discussion

 - i. Mike – yes it's a need. It wasn't the priority from the Master Plan. Not sure the community can get behind it. First take the public's interest. He strongly advises that we purchase land. AH must be the priority.
 - ii. Cheryl – agrees that holding land gives opportunities in the future. Don't know if we can sell the land only as itself without having a plan. Many of the things in the plan are not capital needs.
 - iii. Mike – don't know when we will be able to get workforce housing in the future.
 - iv. Leroy – purchasing land – just went through an ordeal for 12+ years across from Town Hall. The investment the Town made on the property, there was very little return. He is concerned about purchasing now and that the Town Council will honor the intended purpose.
 - v. Paul – We don't control any other land besides where the Town Hall is now.
 - vi. Ann – If we buy land – there is a dire need for a new Town Hall and Police station – then where does the \$ come from to build both? Would vote yes on Town Hall 1st priority.

- vii. Eric – can state the Town Hall as the first approved, doesn't need to be 1st priority.
 - viii. Leroy – Does the Town own the old WeCycle center? Ryan - We own Marino Park – to the west of the stage area. Has 8 – 10 parking spaces. Is a place to park. It does fill up daily to the general public. Reserved 2 spots for Town vehicles. You would be utilizing public parking however.
 - ix. Mike – is this for the current site for the new Town Hall? Ryan – presumably would be Lions Park – no \$ for land purchase.
 - x. Mike – no, Leroy – no, Liz – no, Gerry – no, Paul – Yes, Cheryl – Yes, Ann – Yes, Eric – no – motion fails 3 – 5
- c. Eric – motion 3 items 1. Affordable Housing, 2. Green, and 3. Town Hall, but talk to Mike first.
- d. Mike – Approve purchase of land for affordable workforce housing, new Town Hall, and Police Station, and use any funds after the purchase for building of a new Town Hall on that parcel.
- i. Mike revised the motion to purchase land for affordable workforce housing plus other uses including Town Hall and a Police Facility.
 - ii. Ann – question – cost of land in our facility. Ryan – Town recently purchased an acre for about \$1.5 million
 - iii. No second
- e. Gerry – Make a motion to combine green initiative - \$2 million, Town Hall on Lion's Park \$10 million, and \$4 million for affordable housing.
- i. Paul – is that in the order of priority? Gerry – green initiatives first. The other two are even.
 - ii. Eric – Second
 - iii. Discussion – Mike – No – Green is not the 1st priority – not convinced this will sell at ballot box.
 - iv. Paul – Can't support green being first. Can support priority order changing. Ryan – May not necessarily be an order because it's fully funded.
 - v. Liz – Does the Town has to go with the full \$14 million – a little nervous about full funding. Inclination is to not fund fully, just put out the top 3.
 - vi. Mike – agrees with Liz. Council can carve out what \$\$ they choose.
 - vii. Gerry – Council can decide on their own anyways.
 - viii. Mike – agrees with Liz to not specify \$\$.
 - ix. Gerry modified motion – to recommend to the Town Council, without priority or funding, the Town Hall with further investigation, Green initiatives, and Affordable Workforce Housing – for employees working within the Town – projects as a Council recommendation to move forward to a November ballot election. Liz noted that since this is Town taxpayer money, then it should be noted it should benefit Town citizens.
 - 1. Paul – clarified that we are putting all 3 in to one bucket.
 - 2. Ann – wants the Police Department to be included, if possible
 - 3. Liz – Affordable Workforce Housing? Mike – doesn't want to limit Council by being too specific beyond that.
 - 4. Gerry – Made a motion:
 - a. Chairman, I make a motion to approve the following projects, with no priority as to the order, as a Council recommendation to move forward to the November election

- i. Basalt workforce housing for employees working within the Town of Basalt
- ii. Town Hall – with further investigation into the Police Facility being co-located on the same parcel
- iii. Green initiatives

b. Eric second – unanimous vote

5. Mike – yes, Leroy – yes, Liz – yes, Cheryl – yes, Gerry – yes, Paul – yes, Ann – yes, Eric – yes. Motion unanimously carries

f. Christy will send the link for the August 10 Council meeting.

17. Meeting adjourned at 6:11 pm

THANK YOU FOR YOUR TIME!!