



Capital Needs Committee 7/7/2021

Zoom Only

Join Zoom Meeting

<https://zoom.us/j/98295234584?pwd=UmpFQ1hmVTNpcmFjQzZEB2hvMU5SQT09>

Meeting ID: 982 9523 4584

Passcode: 793307

One tap mobile

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+16699006833,,98295234584#,,,,*793307# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Meeting ID: 982 9523 4584



Basalt Capital Needs Committee Meeting #5 Agenda

Date &

Time: *Monday, July 7, 2021 4-6 PM*

- Call Meeting to Order – Meeting Chairperson (5 minutes)
- Roll Call (5 minutes) (List representative for this meeting):
 - BACH _____
 - Basalt Chamber _____
 - BEMC _____
 - BPAC _____
 - FAB _____
 - Green Team _____
 - POST _____
 - P&Z _____
 - VALE _____
- Approval of meeting minutes from June 21, 2021 (5 minutes)
- Discussion, Conducting meetings Zoom or in person (10 minutes)
- Community input and education (25 minutes)
 - Survey results;
 - Community discussion/ Q&A – Open House August 4 at Basalt Library 5 – 7 PM.

- Discussion/Update on Projects
 - Update on and projects and feasibility;
 - Add Affordable Housing land purchase to Matrix
 - Matrix Survey for committee members – clarify survey and finalize
 - Individual committee members rank each project's positive impact to the community
 - Additional meeting requested July 29, to include project estimates.
- Meeting Adjournment – Meeting Chairperson
- Next Meeting IN PERSON OR ZOOM – July 19, 4 – 6 PM

Capital Needs Committee Minutes
6/21/2021

1. Eric called the meeting to order at 4:17 pm.
2. Voting at the meeting –BACH – Mike Kosdrosky, BASALT CHAMBER – Sylvia Theisen, BPAC – Liz Bell, BEMC – Leroy Duroux, FAB - Cheryl Ruppel, Green Team – Pranav Lakhina, P&Z - Eric Vozick, POST - Paul Hilts, VALE - Ann Stephenson. Non- Voting - P&Z – Bill Maron, Non-Board –Ryan Mahoney, Christy Chicoine, Bill Ray, Wayne Freeman, and Laura Dougherty
3. Meeting Minutes – Affordable workforce Housing and move the “and” per Mike. Attendance Change Joe Bauer to only Voting member. Cheryl motioned to approve the meeting minutes, Mike seconded. everyone approved the meeting minutes.
4. Community input and education
 - a. Bill Ray - should hit mailboxes today. Will close July 3 and will create a presentation on results in survey. Goal is over 200 responses.
 - i. Let people know to take the survey at letstalkbasalt.net.
 - ii. Posted to Town’s home page, signs for Farmer’s Market, press release. Working to get as many responses to survey.
 - iii. Leroy – Back of survey is anonymous? How does that work? Answer – the person entering the data does not have any affiliation with Basalt. No personal identifiers go in the tabulated response. Alternatively, can be anonymous if online.
 - b. Bill Ray – Another way to get feedback from community – Opportunity to connect with community, August 4, to have open house style event to explain process, answer public questions, etc. To keep feedback loop open with the community members.
 - c. Eric – Deadline for survey? Bill – Deadline is July 3, so we can close first survey so CNC can use as a tool.
5. Construction Management Advisor
 - a. Interviewed 2 firms, and will recommend Phil Vaughan Construction Management to Council tomorrow evening. We plan to utilize Phil to assist with management of projects should they be passed through an election. He will also assist with estimates as we move forward in the process.
6. Discuss Project Matrix
 - a. Wayne –
 - i. Uses prioritization matrixes like this to weed out the information.
 - ii. Wayne reviewed the criteria and why those were included.
 - iii. Staff tried to number the criteria to the best of their ability.
 - iv. Wayne then reviewed the project lists
 1. Cheryl asked about Project Readiness – should we weight the project readiness? Wayne said that Capital Needs Committee should weight these as they choose – you are representatives should consider weighing in.
 - v. Pranav – had a question about the objectives of the projects – does each have its own project objective? Wayne – use the Master Plan as what we are trying to meet as “objectives”
 - vi. Mike – Project readiness – because a project may be more or less “ready” may not add value. Criteria weighing in Mike’s mind is value to taxpayers.

4. Liz – We need to be careful in this bond to ask for “shopping money” – need to be far enough along for people to get behind. Where did scores regarding to positive impact to the community? Ryan – staff tried to put numbers based upon what we’ve heard in the Master Plan – we did our best to put numbers in that were reflective of the community thoughts we’ve heard. Christy – We are in a climate emergency from our Council’s resolution passed, so those are all “5”. Affordable housing was ranked a 3 because it was still to be determined regarding how many people would be impacted with those projects.
5. Question- how impacts taxpayers with Town Hall – Ryan – Jumping ahead for 10 years, if we have inadequate space to work efficiently, then we will not be able to continue to provide a high level of service, which impacts the community. Public Works is lower because it’s already in the works. Also not handicap accessible, and does not meet community needs. It is a sub par facility that needs energy upgrades.
6. Should consider educating at open house and elsewhere that Town Hall is not only aesthetics, there are a lot of problems in the facility.
7. Liz – column feels that positive impact to the community – could sway how columns comes out in having energy efficiency projects as all 5.
8. Eric – This is a guidepost only. Ask if we can leverage funds from other sources as a part of some of the projects? Wayne – looking at bond – could find other sources of funds for a lot of the items – Wayne isn’t sure how definitive it would be if we added other sources of funds.
9. Liz – Dollar estimates for all of these? Do we have a budget idea? Ryan – that is the work that will be coming in the near future. Hiring a Construction Manager so we have the information.
10. Liz – Concerned about co location with police at current Town Hall facility – parking. Ryan – parking for the police department at the current location of Town Hall is a concern. More discussion needs to take place.
11. Wayne – Asked the Committee of what they would want to change?
 - a. Mike – agree with Liz – Don’t like Positive impact to community column. Cheryl – rating in the Master Plan does it include sustainability – no, it’s only a ranking from the public.
 - b. Cheryl – remove either positive impact column or sustainability column.
 - c. Liz – Child Development Facility –why wouldn’t it fit under bond? Ryan - this bond would not pay for the entire scope of the child development facility
 - d. Short time since the Master Plan was approved – affordable housing is in crisis. If we keep the positive impact to the community, need to change it or eliminate it.
 - e. Mike – wants to call it staff recommendations as a tool. Don’t want to confuse the public. Ryan – don’t want to take what staff takes at face value. We want you to engage and put your own numbers in there.
 - f. Liz – believe some things are double counted/double weighted. Suggest take Positive Impact column out, then put it together with other data to be able to make recommendation.

- g. Eric – wants to add a column for how each committee ranked these projects.
- h. Laura pulled up the citizen rankings to discuss their rankings of the projects.
 - i. Liz – said we need to have a methodology for ranking.
 - ii. Ryan – asked if it would eat up Staff time to change the methodology.
 - iii. Susan- she can mathematically change the way it's weighted so that each committee is weighted equally.
 - iv. Eric – want this to be an accurate indicator of how people vote.
 - v. Mike – not sure that each committee commenting on this may not be useful – may want to focus on their area of expertise. Ryan – our committees are very informed citizens, and some items may not have a committee to focus on them.
 - vi. Ryan – we have received a lot of input – we need some direction. Wayne – let's stick to the 1 – 5 rating within the confines of the specific committee.
 - vii. Paul – while matrixes are constructive it's only a tool.
 - viii. Susan – asking if the community input was not helpful? Liz – Would like to put the other Positive Impact to the Community in front of other committees and rank from 1 – 5. Ryan – asked if we then average each line item based on ranking the positive impact. Answer – timeframe??
 - ix. Final recommendation is that the Positive Impact to the Community would be ranked by each committee and that item would be weighted.
 - x. Christy – we are having meetings with the Construction Manager in the next few days, and I will let you know timelines of estimates on projects.
 - xi. Determining a timeline – would see if we can send a survey to committee members? - we will work on that.

7. Meeting adjourned at 6:02



Community Mail Survey

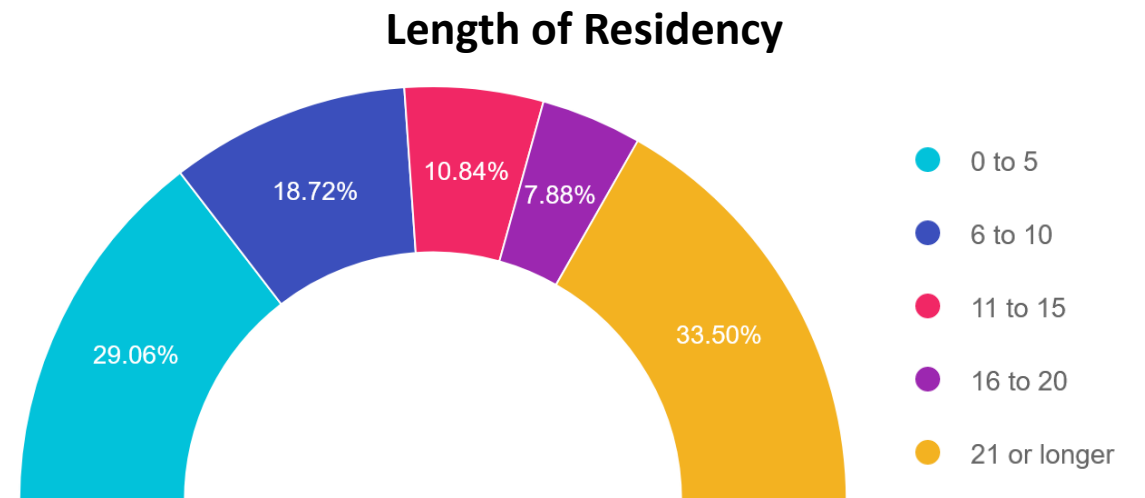
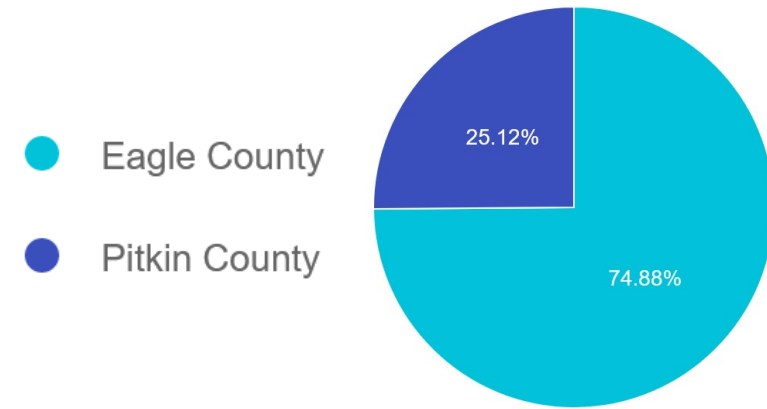
PRESENTED BY BILL RAY,
WR COMMUNICATIONS INC.

JULY 7, 2021



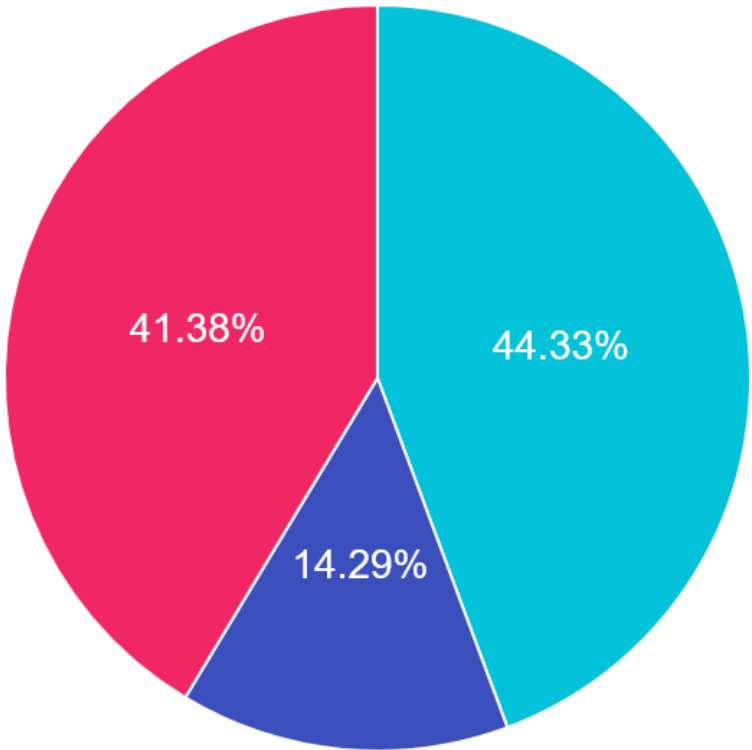
Methodology and Demographics

- Survey mailed to 2,271 Basalt households and businesses
- Respondents could complete survey online or return by mail
 - Mail surveys were entered by third-party, any identifiers were removed
- 203 completed surveys were submitted
- 11.2% completion rate
 - Typically expect a 5 to 7 percent completion rate



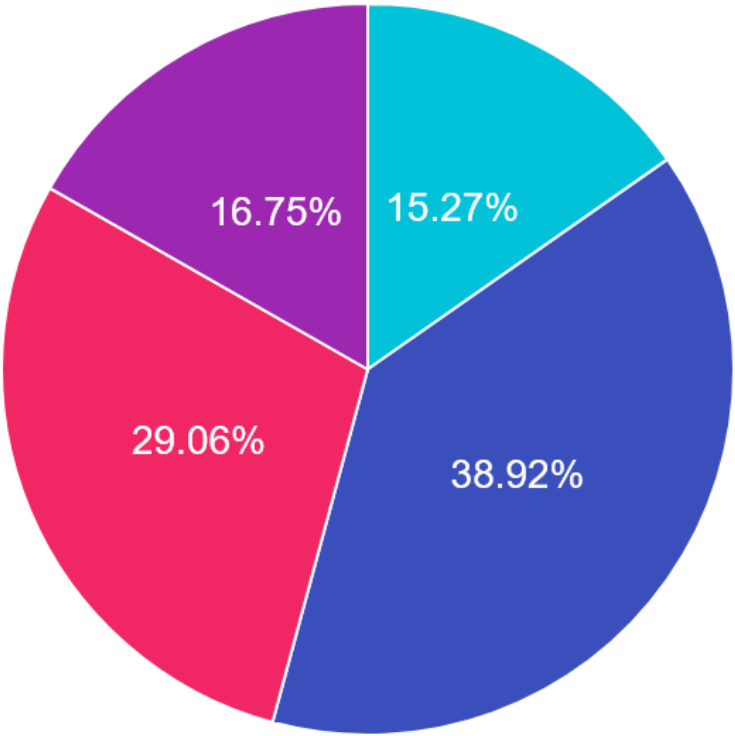
Direction and Awareness

Basalt Direction



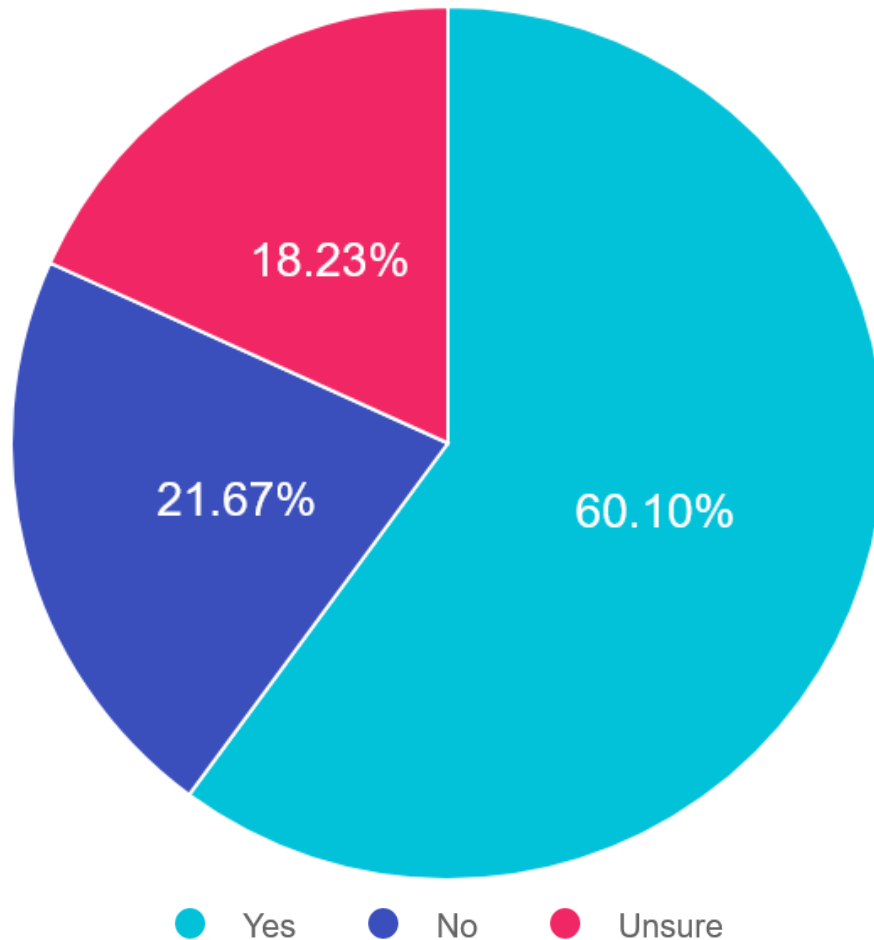
● Right track ● Wrong track ● Unsure

Awareness of Basalt Forward 2030



● A lot ● Some ● A little ● Nothing at all

Ballot Question



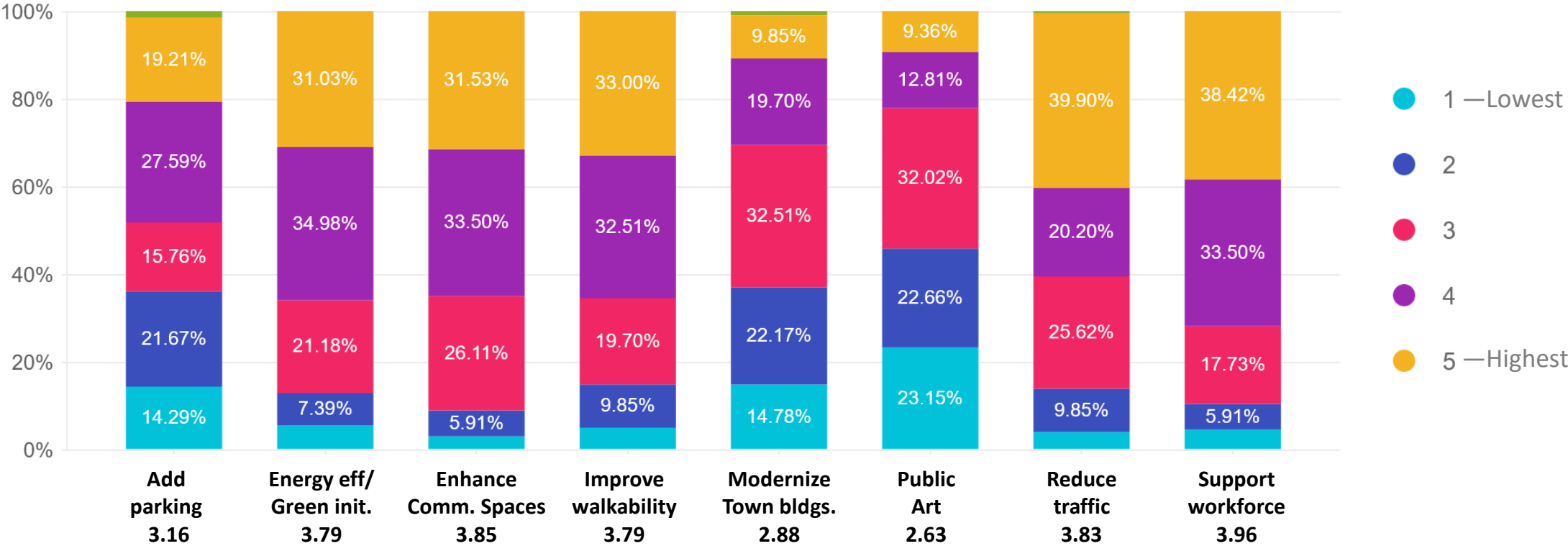
Without imposing any new tax, shall the Town of Basalt’s debt be increased \$14 million*, with a maximum total repayment cost of not more than \$18 million* for the purpose of financing the acquisition, construction, repair, improvement, and provision of one more capital projects, including:

- Completing Midland Avenue improvements, adding parking in Old Town and Willits, and making other traffic and transportation improvements;
- Partnering in the construction of affordable housing and child development center to support Basalt’s workforce, families and seniors;
- Addressing energy efficiency and Green initiatives;
- Improving Town facilities including the Town Hall, police facility, and public works facility; and

Shall the taxes authorized at the town’s bond elections in 2001 and 2013 be extended and authorized to be used to pay the debt authorized at this election in addition to the debt authorized at such prior elections; and shall the mill levy be increased in any year, without limitation of rate but only in an amount sufficient to pay the principal and with oversight of all funds by the elected town council and subject to independent audit published on the Town’s website?

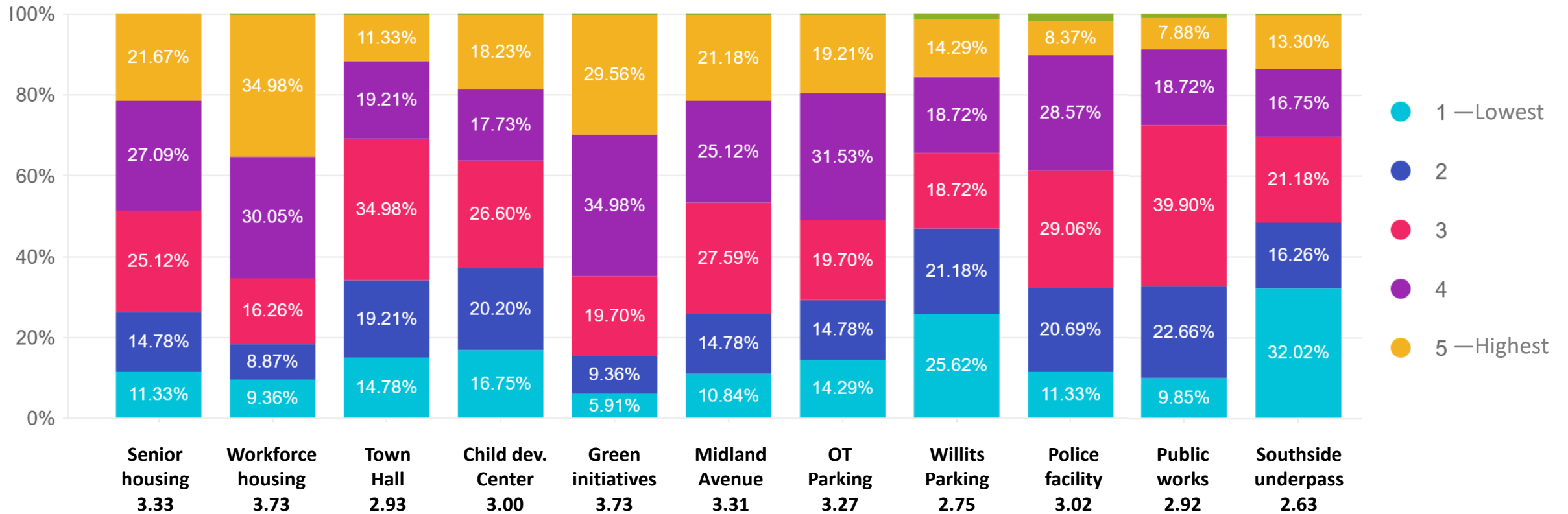
Prioritizing key considerations

Please rate on a scale of 1 to 5, with 5 being most important and 1 being least important, the following considerations as the Town prioritizes capital projects.

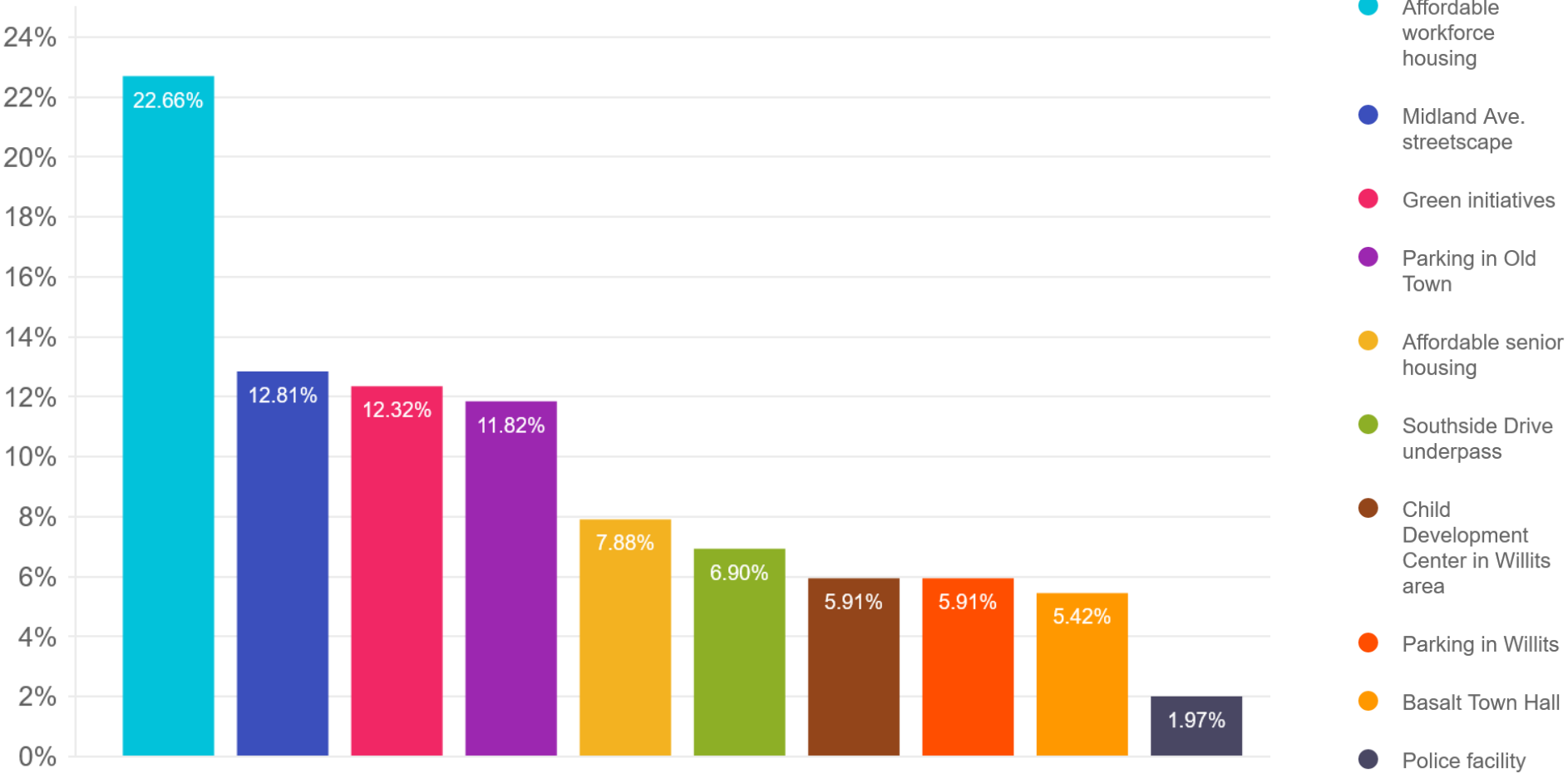


Prioritizing potential projects

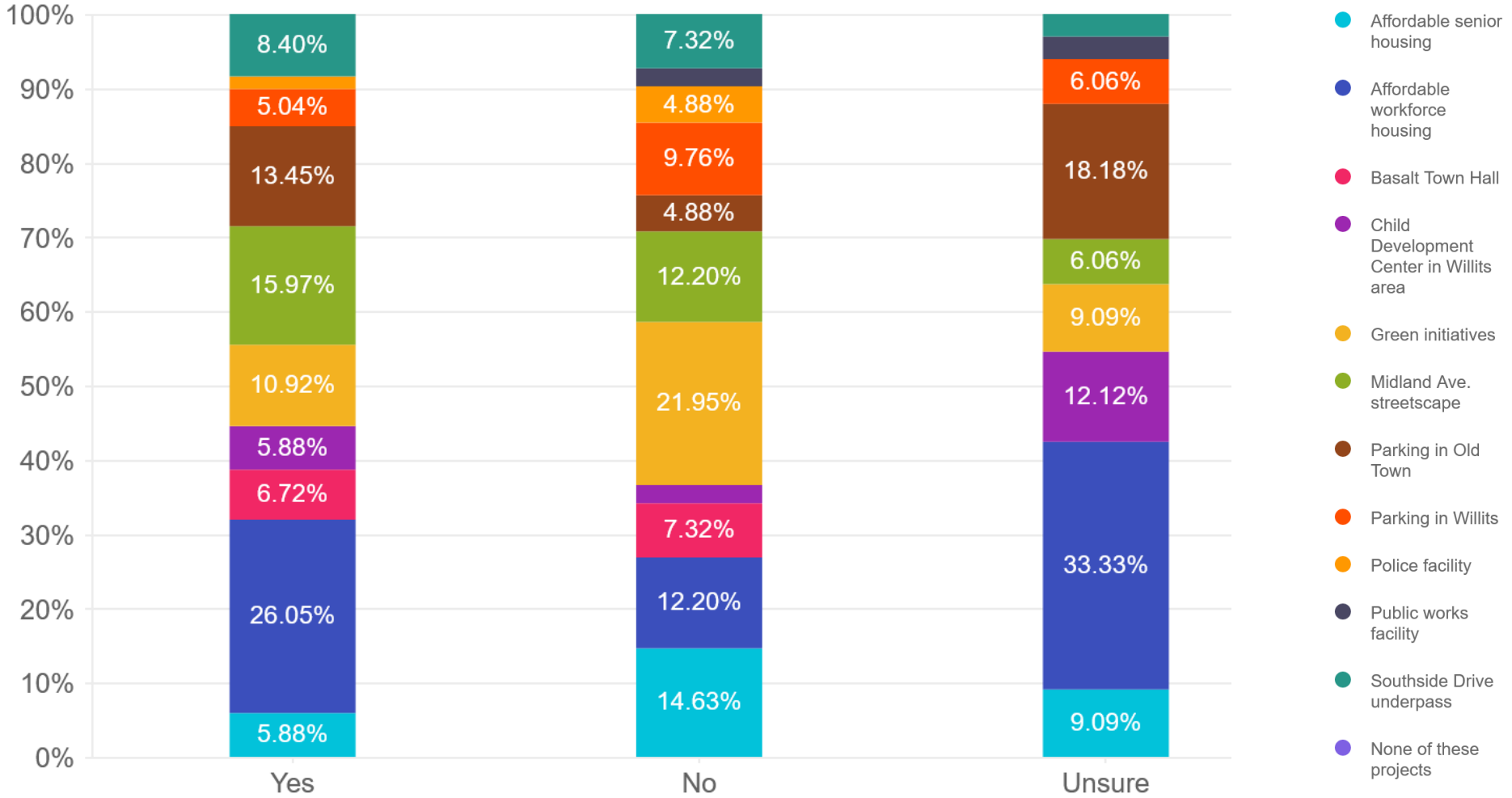
Please select a number, with 5 being highest and 1 being lowest, how you would prioritize the following projects being considered by the Capital Needs Committee and the Town to be paid for by property taxes:



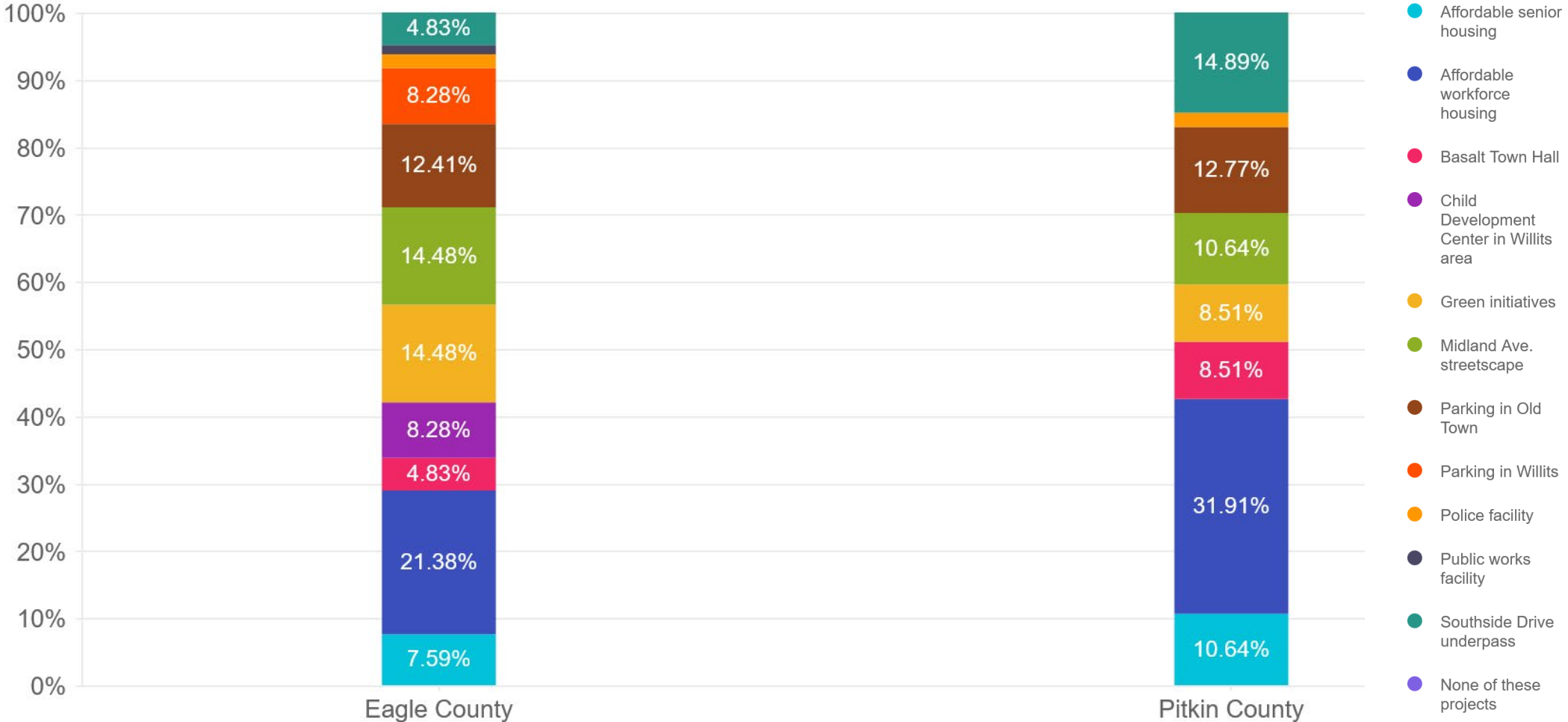
Priority No. 1—Workforce Housing



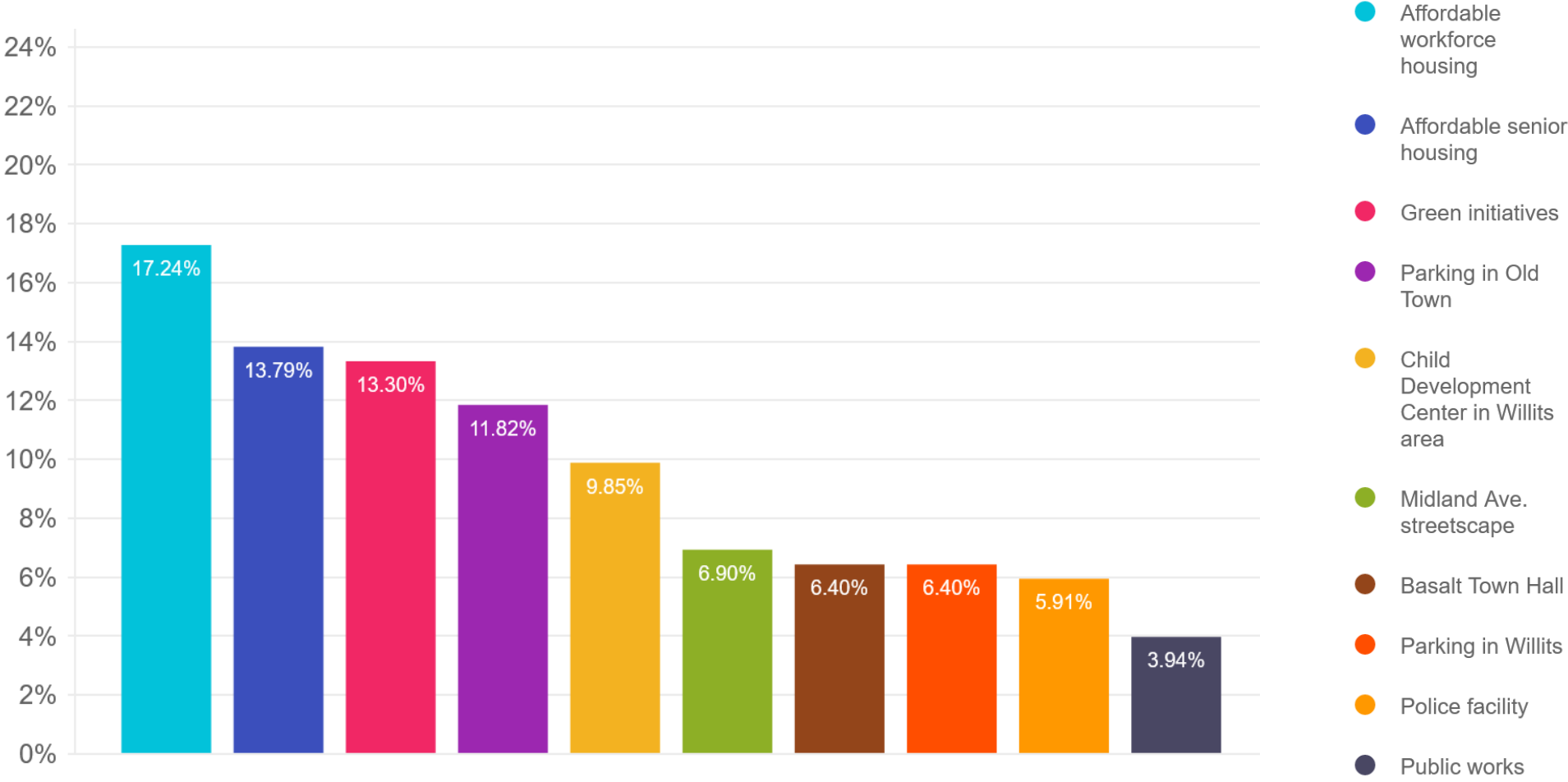
Priority No. 1—Ballot Support



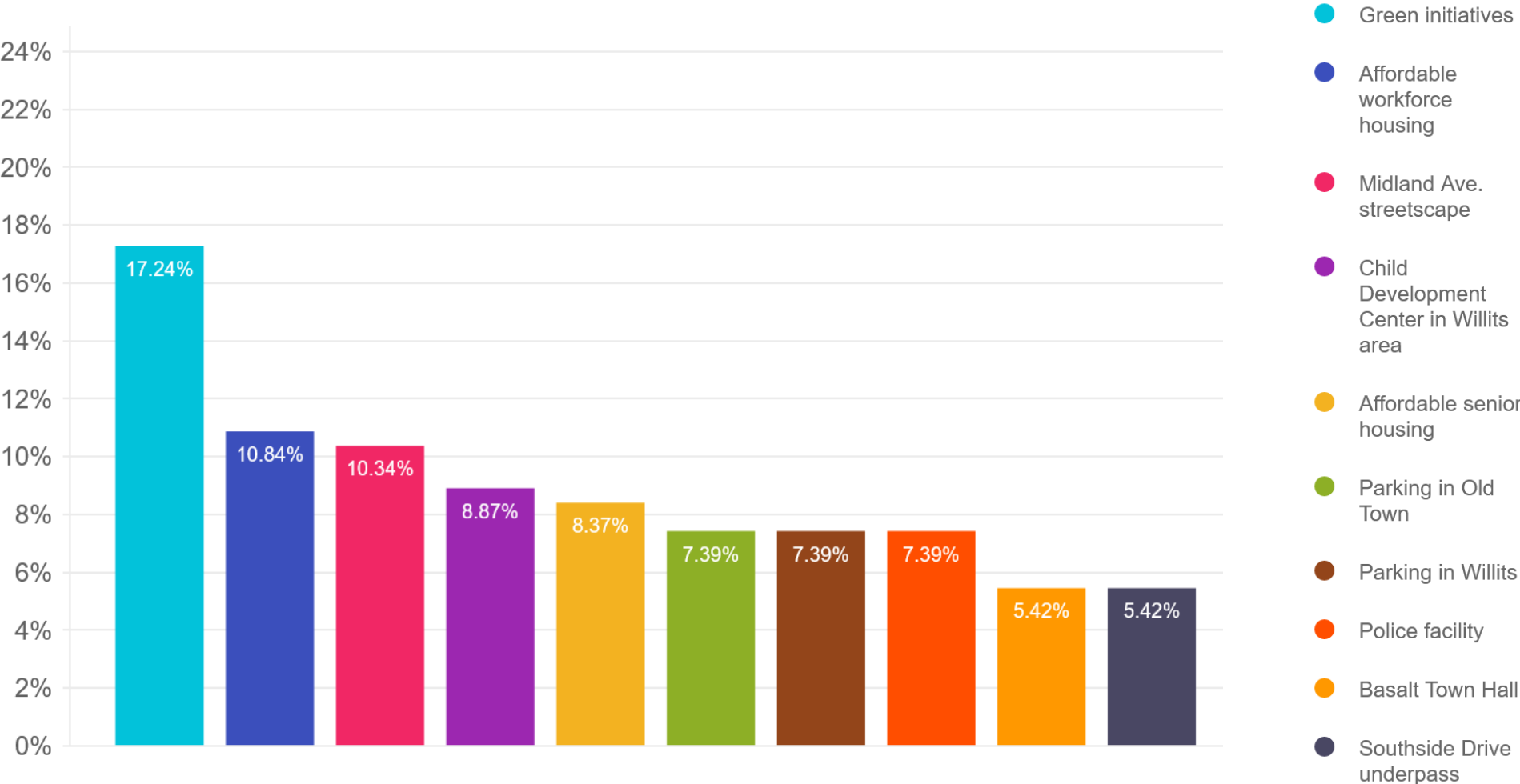
Priority No. 1—Residency County



Priority No. 2—Workforce Housing



Priority No. 3—Green Initiatives



Community center, senior center and “hang out” for teens

Shuttle bus, mobility options, traffic reduction

Open space, greenbelt, trails, planting more trees

Completing River Park

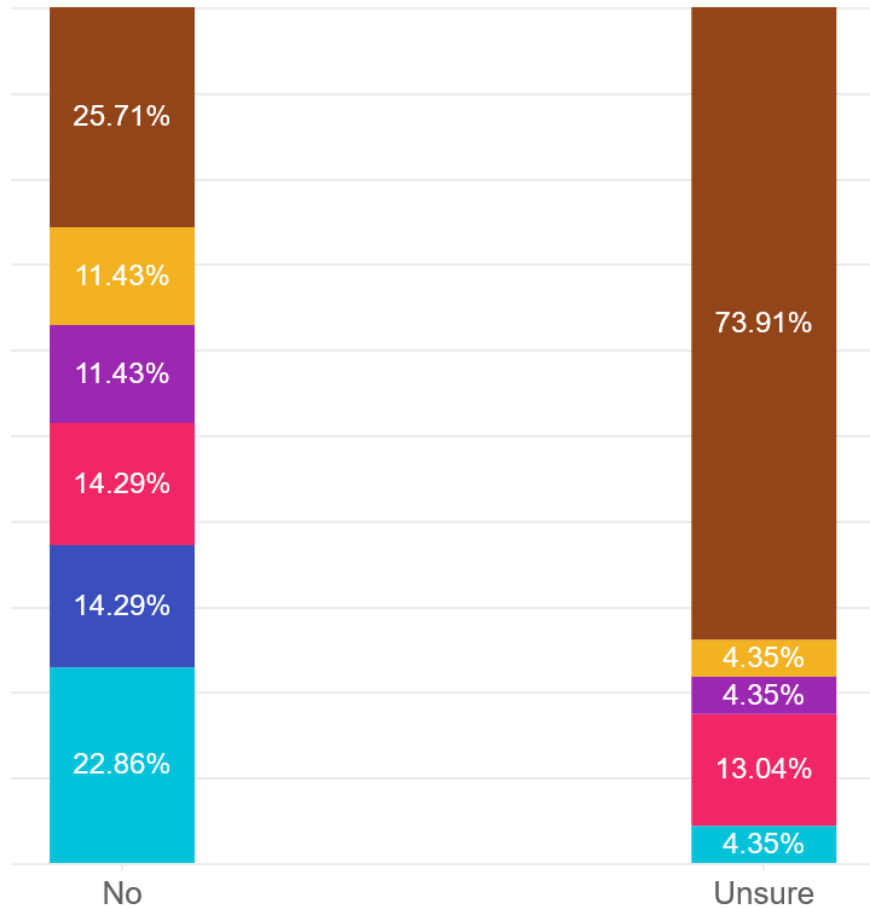
What's Missing?

Fire mitigation, reducing brush

Relocating/closing shooting range

Sidewalks, pedestrian bridge, connectivity between Old Town and Willits

Concerns with Ballot Question



- Primary concern is Need More Information, especially for those unsure about ballot question
- Several comments throughout survey focus on projects being vague or needing more clarity

- Town should tighten its belt and do more with current resources.
- Generally do not support these measures.
- Town's taxes are already too high and should be reduced.
- Do not support the projects.
- Other more important uses of our taxes.
- Concerned about economic impacts of the pandemic.
- Need more information.

Questions?

Basalt Project Priority - **DRAFT**

Revised 7/7/2021

Denotes ranked 1 - 10

Project not viable for timeline/bond

Ranking Criteria 1-5 with 5 being higher priority

CRITERIA

PROJECTS	Project Readiness	Contribute to Green Goals	Positive Impact to Community Committee Rankings	Ranking in Master Plan	Survey Ranking	Fits in a \$14M Bond	Strategic Workplan	Achieves Multiple Goals NOTE A	Total	Reason not Viable
Affordable Housing:										
Lots at Stotts Mill	4	3		5		5	5	1	23	
Purchase land AH - partnership	1	3		5		5	5	1	20	
Buy-down deed restrictions	3	3		5		5	5	1	22	Lease - not a capital cost
SkiCo Buy-down (8 child care units)	5	3		5		5	5	1	24	Lease - not a capital cost
Green Initiatives										
Solar Field @ Basalt School	1	5		4		5	5	1	21	
Solar Parking Shade	1	5		4		5	5	1	21	No location
Large battery project-Holy Cross	3	5		4		5	5	1	23	
Green Town Facilities	1	5		4		5	5	1	21	
Buy electric fleet	1	5		4		5	5	1	21	First Need infrastructure
Grants to town citizens	1	5		4		5	5	1	21	Not a capital cost
Town infrastructure vehicle charging	2	5		4		5	5	1	22	
Midland Ave Streetscape	1	3		3		5	5	3	20	
Southside Underpass (design)	1	3		3		1	1	1	10	
Child Development Facility	2	4		2		3	5	1	17	
Town Hall/Community Facility	1	4		1		5	1	3	15	
Police Headquarters	1	4		1		5	1	3	15	
Parking	1	1		1		3	3	1	10	
Public Works/Green Infrastructure	3	4		1		5	5	3	21	

NOTE: This Matrix is one tool to assist in the Capital Needs Committee's recommendations to Council. Actual recommendations do not necessarily need to be the highest ranking projects on this Matrix. Final rankings and criteria can change at the discretion of the Capital Needs Committee.

NOTE A: Projects that meet one project objective are ranked a "1", 2 project objectives are ranked a "3", and 3 or more are ranked a "5".