



Basalt & Rural Fire Protection District

“Protecting Our Community Since 1970”

RECORD OF PROCEEDINGS

BASALT & RURAL FIRE PROTECTION DISTRICT BOARD MEETING November 14, 2023

Roll Call:

Basalt Meeting Roll call: President Van Walraven, Vice President Duroux, Board Member Williams (Lifesize), Chief Thompson, Financial Director Thompson, Deputy Chief of Operations Cornelius, Executive Administrative Assistant Diamond, Attorney Cole (Lifesize), Deputy Chief of Administration Issel, Fleet Supervisor Cody Espinosa and Treasurer Young.

Call to Order:

Noting a quorum was present, President Van Walraven called the BFD Meeting to order at 4:59 on November 14, 2023.

President Statement:

President Van Walraven took time to thank everyone in this room; it's been a heck of a year—Kudos to the first responders for their professionalism. President Van Walraven says your responders are the face of the Authority; without that camaraderie with the public, our citizens would not have voted for our bond. President Van Walraven also thanked the Board for supporting the first responders.

Approval of October 17, 2023 minutes:

Board Member Duroux motioned to accept the October 17th meeting minutes; Treasurer Young seconded the motion. All were in favor, with no discussion, and non-opposed to accepting the October minutes as written.

Chief Report: Chief Thompson said the bond passed and thanked Hillary Fletcher and Courtney Sievers for helping us all gain support from our citizens. Chief Thompson said

there were a couple of negative calls throughout the election, but nothing was in the paper, and every day, our (SOG) guidelines helped earn and keep the public trust. Chief Thompson thinks in a better economy, it would have had a higher supporting percentage, but if we waited two years, the cost would go up even more. Chief Thomson said we are in a good situation; this allows us to accomplish what's in the master plan.

Treasure Young contacted Jadwin Properties LLC about property on old Emma Rd just west of the Basalt Post Office. Chief Thompson said the Jadwin Property will cost three million in infrastructure; we can buy and sell units to our employees. Chief Thompson agreed to a field subdivision and a letter of intent. Chief Thompson thinks the Board President should sign with the town. Chief Thompson said it's a win-win for us. Treasurer Young said it's a great location near the river; you can see and hear the river, and as long as the numbers work, he suggests we should move forward. Treasurer Young stated we need to take the first step in two weeks with the town council. Treasurer Young said Jadwin Properties LLC wants to see us with a letter of intent to work out all the details and reach the next level. Treasurer Young suggests that when an RFFR employee purchases a unit and separates from the Authority, RFFR will repurchase the housing at an agreed appreciation rate. Treasurer Young said this is one-way employees can build equity. Board Member Duroux asked what the downside is. Treasurer Young said there is no guarantee an employee would make any money on this project; if we came to a point where no one wanted to purchase the units, we could always rent them out. Treasurer Young said a sales contract would have the language written to get employees out of the housing should their employment be terminated with RFFR. Treasurer Young says, for example, if we cap 3% and the employee puts \$100,000 down with a cap 3% cap, they would walk with \$60,000. Attorney Cole says he can tailor a contract for us as needed.

Attorney Report:

President Van Walraven asked Attorney Cole to add a resolution for reimbursement to be signed at the next meeting.

Chief Thompson's touched on his vision for housing at Station 42 his vision is townhouses, but we need to carve out 5 acres to build townhomes at Station 42; we have miles to go in hopes of not getting any pushback from Eagle County. Treasurer Young said we will have money to act when we sell our bonds in February. Treasurer Young said we must contact the Crawfords for a land purchase agreement. Chief Thompson said the Crawford estate wants some things in the contract, like the first right to buy back the land if we sell it. Chief Thompson said the school district took two years for phase 1, but we will take less time since we already have a location to build. Chief Thompson said that by the first of the year, RFFR needs a builder and an architect; they must wait for the bond money. Chief Thompson said the preferred way to track the funds is to keep them in one account, which will be in the contract for the agreed-upon architect and the builder.

Chief Thompson said the need to design the shop area needs employees to have a say and address it to ensure it works the way we plan. Attorney Cole said Eagle County could slow our process, but if the Board sticks to a unanimous vote, we can proceed; we don't want to burn trust and would only need to do this if we get roadblocked. Attorney Cole said he has a good relationship with the Eagle County Manager. Chief Thompson said Eagle County needed to understand that we could condemn our current property as part of the required 35 acres. President Van Walraven requested a motion for the Jadwin letter of intent subject to Attorney Coles' review. Treasurer Young motioned to authorize Chief Thompson and Attorney Cole for the Letter of Intent to the Jadwin Property LLC. Vice President Duroux seconded the motion. The motion passed unopposed.

Finance Report:

Finance Director Thompson said everything is the same as before; nothing has changed.

Public Comments: None

Board Member Comments:

Vice President Duroux asked for a water tank update. Chief Thompson said the lowest bid was \$57,000 for four tanks. Chief Thompson said they are trying to finish it before winter, and the tanks were ordered yesterday. Chief Thompson said we may obtain an earthmoving permit to move quickly. Attorney Cole will work on figuring out who will pay for the tanks.

Treasurer Young thanks Chief Thompson for his leadership, saying he, brought the team together and got the bond. Vice President Duroux agrees. Vice President Duroux thanks the responders for their goodwill. Treasurer Young says there is so much to be proud of. Vice President Duroux added that a thank you note would be in the paper, and Chief Thompson said he was still determining which date it would be published.

HR Comments: None

Staff comments: Chief Thompson says now, with 26 million going into the bank, there will be a need for more Basalt meetings. Chief Thompson says the Board will need to meet to choose contractors, etc. Chief Thompson said they would only call meetings when required, when the Snowmass Board was under construction. Vice President Duroux said he would like 12 meetings set for next year, the third Tuesday of every month, and they can be canceled if needed. The Board members agreed to this schedule. Treasurer Young, as treasurer, wants to be involved with the bonds area. Treasurer Young said he has the experience and will work with the bond counsel on Monday's first discussion. Treasurer Young will attend with Chief Thompson, Attorney Cole, the Crawfords, and the rest of the legal counsel. Chief Thompson said for the third go around, they will be using the same team staff; Kim Crawford is the top in the state and paid by the bonding company; it's a good team. Chief Thompson said they knew what they were doing and would lead us in the right direction. Chief Thompson said the timing was the trick to get a low-

interest rate now and sell in a rush at another time. Treasurer Young has a meeting with Elise tomorrow.

Chief Thompson reminded Board Members that up to two members can work together per state statute unless a special meeting is called. Vice President Duroux will happily step up with his knowledge and help where needed.

Old Business: None

New Business: None

Adjournment: Treasurer Young motioned to adjourn the meeting; Vice President Duroux seconded the motion, and the meeting ended at 5:42 p.m.

To watch this meeting in its entirety, please follow the link below.

<https://youtu.be/XZef93q4vP0>