

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, RESPONDING
TO THE CITIZEN PETITION REVIEWED BY THE COUNCIL AT ITS JANUARY 26,
2016 COUNCIL MEETING CONCERNING PURCHASE OF THE CDC PROPERTY**

**Town of Basalt, Colorado
Resolution No. 04
Series of 2016**

RECITALS

Whereas, the Town of Basalt has spent considerable time discussing and taking public input on the appropriate land use and park development of the various areas shown on **Exhibit A** purchased by the Town and the CDC in 2011.

Whereas, the Town of Basalt through various Council actions, including Resolution No 19, Series of 2015, Resolution No. 34, Series of 2015, and Resolution No. 55, Series of 2015 have identified a portion of land owned by the Roaring Fork Community Development Corporation (RFCDC) which could be considered for buildings and portion for Town Park.

Whereas, the Town Council acknowledges that noteworthy number of Basalt citizens have signed a petition to require the Town to place two ballot questions for vote by the Basalt Electorate to purchase the CDC property for 3 million dollars.

Whereas, the petitions also spell out the amount of development to be allowed on the Property.

Whereas, the Town of Basalt Staff and Financial Advisor have developed a set of economic scenarios which the Town Council has been reviewing as part of the Council's overall decision making process on the RFCDC Property.

Whereas, the Planning and Zoning Commission has adopted the Our Town Planning Master Plan amendment, has conducted special studies, and is now working on the zoning provision that could be used in the Our Town Planning Area.

NOW, THEREFORE, BE IT RESOLVED by the Basalt Town Council of Basalt, Colorado, as follows:

Section 1. The Town Council directs staff to schedule the necessary meetings to enable the P&Z and Town Council to consider adopting zoning district regulations for the CDC property in accordance with the schedule presented at the Council's

February 9th meeting.


- Section 2.** The Town Council directs POST and Staff to continue to prepare park plans and construction documents based on the configuration of park, and proposed building area included in the Our Town Master Plan Amendment and Town Council Resolutions Nos. 19, 34 and 55 which frames the development of a park from the downtown to the Roaring Fork River.
- Section 3.** The Town Council directs Staff and its Financial Advisor to work with the CDC and the CDC's Developer to develop a strategy to enable the Town Council to consider acquisition of the park area shown in Resolution No. 55, Series of 2015 for a public park, and to allow a reasonable amount of development on the remaining CDC Property to meet the Town's goals as outlined in the Our Town Master Plan Master Plan Amendment.
- Section 4.** The Town Council finds that the public interest would be served by appraising the CDC property and identifying other financial considerations prior to any negotiations for purchase of all or any portion of the CDC property.
- Section 5.** As the CDC has affirmed that they purchased their property based on reliance on the then current Master Plan, the Town Council agrees that the appraisal should consider the Master Plan then in place, which is the 2007 Basalt Master Plan.
- Section 6.** The Town Council directs the Town Manager to outline the conditions that should be considered by the appraiser in preparing the appraisal.
- Section 7.** The Town agrees to pay for the appraisal, referenced herein. Nothing prevents the CDC from preparing its own appraisal for the Town Council's consideration.
- Section 8.** A referendum election would be necessary in order to approve public financing for purchase of all or a portion of the property.
- Section 9.** The Council directs Town Staff to work on a phasing, relocation and upgrade plan for the buildings currently located on the Lions Park Parcel. The Town has currently budgeted \$50,000 to begin this work.
- Section 10.** The Town Council directs the Town Manager to take action to schedule the activities outlined in this resolution as soon as practical and no later than July 12, 2016 to enable the Town Council to consider adopting an ordinance placing a ballot question on the November election to address financing the

acquisition of all or a portion of the property.

Section 11. The Town Manager is directed to work with the petitioners to identify petition issues that may have been missed in this Resolution. The Town Council will continue to provide opportunities for the public to provide input before the Council makes any final zoning and financial decisions on development for the CDC property or for any of the other properties outlined in Resolution Nos. 19, 34, and 55, Series of 2015.

READ AND ADOPTED by a vote of 7 to 0 on February 9, 2016.

TOWN OF BASALT, COLORADO

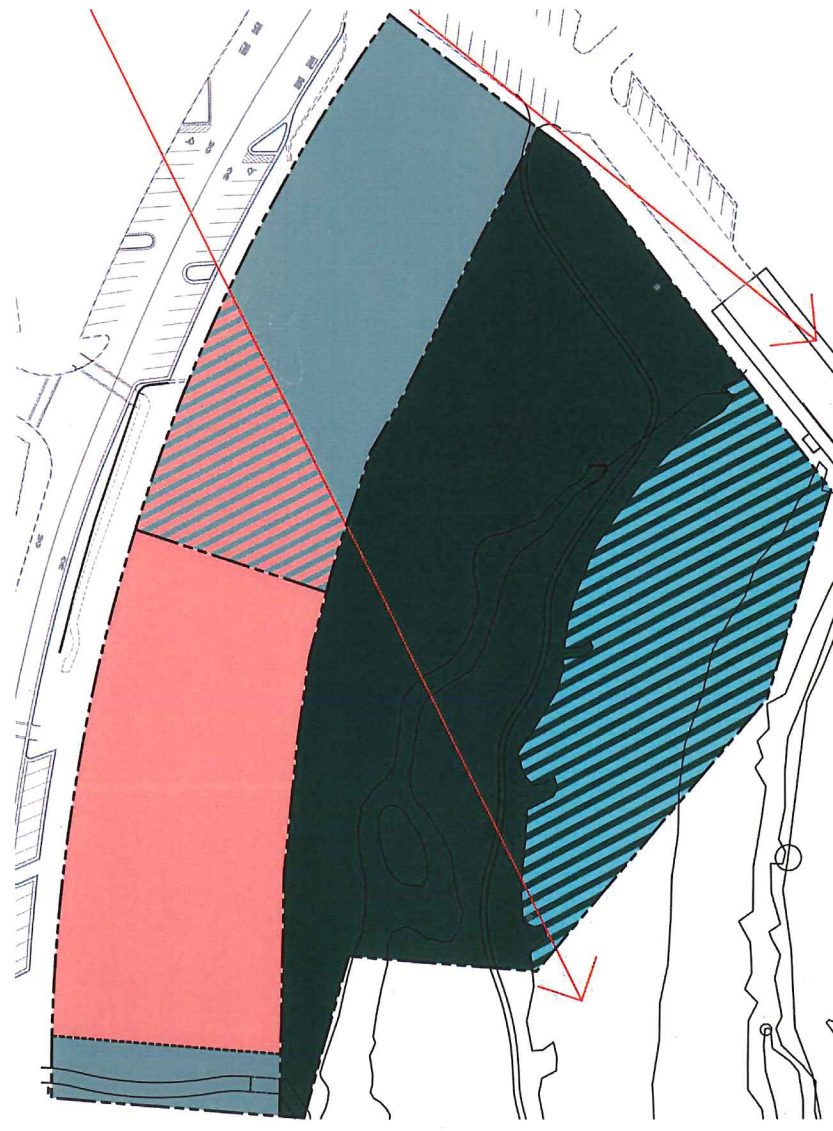
By: 
Jacque R. Whitsitt, Mayor

ATTEST:
By: 
Pamela K. Schilling, Clerk



BASALT RIVER PARCEL AREAS

EXHIBIT A



CDC OWNED
2.32 ACRES TOTAL

BUILDING PARCEL
1.08 ACRES

POLYGON / EVENT AREA
.34 ACRES

FUTURE PARK
.90 ACRES
(.14 ACRES +.76 ACRES)

CURRENT TOWN OWNED
2.96 ACRES TOTAL

LAND
2.07 ACRES

WATER
.89 ACRES

