



Basalt & Rural Fire Protection District

“Protecting Our Community Since 1970”

RECORD OF PROCEEDINGS

BASALT & RURAL FIRE PROTECTION DISTRICT REGULAR BOARD MEETING March 19, 2024

Call to Order: Noting that a quorum was present, President Van Walraven called the meeting to order at 5:00 pm on March 19, 2024.

Roll Call: President Van Walraven, Vice President Duroux, Treasurer Young, Director Williams, Chief Thompson, Finance Director Thompson, Executive Administrative Assistant Diamond, Deputy Chief Cornelius, (Lifesize) Attorney Cole and Director Foster.

Approval of Minutes: Treasurer Young motioned to accept the regular meeting minutes from February 20, 2024; Director Williams seconded the motion. There was no discussion, and all were in favor; none opposed. The motion carried 5-0.

Chief report- Chief Thompson told the Board he is working on the Crawford contract for the land purchase and has changed the signature page from Chief Thompson to President Van Walraven.

Chief Thompson reminded the Board that the Crawfords had already ordered the elk fencing, which would be moved later.

Chief Thompson told the Board the new ambulance out front will be ready in three weeks.

Attorney Report:

Purchase Contract from Crawfords: Attorney Cole said the primary points of the contract with the Crawfords include a three-million purchase price with five percent down, equaling \$150,000. Attorney Cole noted that \$2,850,000 will be needed at the

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closing. Attorney Cole said this is a standard real estate form for vacant land, and typical provision for title documents and surveys/reports related to the property need to be provided within ten days of execution, and then the district has seven days if there are objections. Attorney Cole said there is a process for timelines to resolve objections. Attorney Cole said you can do an inspection, including a phase one environmental audit, which you will have thirty days to do unless you know the property well. Discussion ensued regarding the ecological aspects of the property. Chief Thompson advised that he would need to converse with the Crawfords before deciding if an environmental audit is needed. Attorney Cole advised that by having the assessment done, you have some liability protection that will go beyond the cost of the environmental assessment.

Treasurer Young asked if there is a settlement statement in the works that we will see before closing that identifies what cost the district is responsible for vs. the Crawfords. Attorney Cole said the contract allocates those costs, and some of them are shared, but yes, the title company would prepare a settlement statement. Attorney Cole advised Chief Thompson would review it and sometimes the attorney, but we usually do not bring it back to the Board.

President Van Walraven requested a motion to accept the contract to buy and sell real estate. Treasurer Young motioned to accept the contract with the earlier amendment, in which President Van Walraven would sign the contract instead of Chief Thompson. Director Williams seconded the motion. There was no more discussion, and the motion passed 5-0, all in favor and none opposed. Chief Thompson told the Board that President Van Walraven would sign the contract before a notary.

Discussion ensued regarding Exhibit C's first right of refusal. President Van Walraven requested a motion to accept Exhibit C's first right of refusal. Treasurer Young motioned to accept Exhibit C. Vice President Duroux seconded the motion. There was no more discussion, and the motion passed 5-0, with all in favor and none opposed.

Treasurer Young suggested doing something ceremonial to let the public know what the bond money was for.

President Van Walraven asked about the time frame for closing. Chief Thompson said the closing is up to the buyer and seller. Chief Thompson said he would work with Crawfords, and once everyone signs the contract, you have seven days to give them the earnest money.

Public Comments: None

Board Comments:

Willow Structure Fire -Treasurer Young thanked the Roaring Fork Fire Rescue and other responding agencies for their efforts on the Willows structure fire, a significant event; 47 firefighters from the valley responded, and the building next door was saved. Chief Thompson said the after-the-action review for this event will be the following Friday. Discussion ensued about the positive teamwork from all agencies working

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together on the structure fire. Chief Thompson said having the same terminology for agencies from Rifle to Aspen is terrific. Chief Thompson said they have standardized air bottles, so everyone uses the same size, making it easier to trade them out when empty.

Chief Thompson told the Board that the ladder was damaged at the structure fire and taken out of service; it took in lots of rocks from the water system and put the pump out of service. Chief Thompson told the Board that the ladder electronics were melted at the tip. Chief Thompson said the ladder would be moved to Station 42 tomorrow to assess the damage. Chief Thompson said he would move ladders around and call for a ladder from the Carbondale Fire Department if required.

Finance Report:

Finance Director Thompson said the taxes came in with no issues, and getting the earnest money from Colo Trust takes 24/48 hours.

Staff comments: None

New Business:

AI Cameras: Chief Thompson told the Board that Roaring Fork Fire Authority signed an agreement to share the cost of the AI cameras on top of all the mountains with the City of Aspen, Pitkin County, Snowmass Village, Aspen Fire, and Roaring Fork Fire Rescue at \$32,000 a year. Chief Thompson said he is working on a grant to put an AI camera on Crown Mountain in the summer of 2024. Chief Thompson said the cost of the Crown Mountain AI will run an additional \$50,000 per year. Chief Thompson said the information we get from the cameras is vital to public welfare. Chief Thompson said in many locations where it takes 30-45 minutes to respond, we can immediately see the information on the camera. Chief Thompson said using these cameras in the past has helped pinpoint the time when the fire started.

Dispatch—Chief Thompson told the Board that the Pitkin County Regional Dispatch Center is looking at putting the center here at Station 42 with the rebuild. Chief Thompson added that if they move forward, Pitkin County will bear the cost of that construction, keeping in mind that we are still a year out from construction on this building.

Vice President Duroux moved to adjourn. Director Foster seconded the motion, and the meeting ended at 17:37 unopposed.

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

<https://youtu.be/0L0aGQNiC98>