

Memorandum

To: Mayor and Council
From: Tom Baker, Town Administrator
Date: January 20, 2015
Re: Topics for Discussion with Board of County Commissioners

Purpose: The purpose of this item is to develop agenda topics for our joint meeting with the County Commissioners scheduled for February 3rd.

Background and Discussion: Andrew Gorgey, County Administrator requested the town forward its topics for discussion at the joint meeting. I, in turn, requested that the County identify topics that they wish to discuss, as well.

As you know, the agenda is structured as follows – 1 hour for joint discussion, and 1 hour for a joint town hall style meeting with community members.

I have identified three topics for discussion:

1. Thank you for County help with Flat Tops Bridge and Talbott Trail.
2. Invitation to New Castle's 1st Annual Founders Day Celebration. 11-1:30, Saturday February 21st.
3. Senior Housing on town Owned – While it is premature for the town to make a specific request of the County, this meeting is an opportunity to provide the Commissioners with an update on project progress. Last year the Mayor, Mayor Pro Tem and staff met with Commissioner Martin and county staff to give the county an understanding of our goals and efforts regarding Senior Housing. At that meeting Commissioner Martin made observations and offered the services of Kate Gazunis, Housing Authority Director, to vet the initial proposal of CRHDC. Ms. Gazunis has considerable experience on both sides of development deals and was quick to point out areas where detail was needed and areas where equity between the town and developer could be enhanced. As a result of Ms. Gazunis' comments staff requested several clarifications, more detail and a revised proposal.

As you may remember, the original proposal from CRHDC used the 4% tax credit vehicle; however, after additional consideration of likely town needs and project requirements CRHDC returned with a proposal that used the 9% tax credit vehicle for financing the project. In April of 2014, Council agreed to work with CRHDC on "gap" funding. CRHDC needed this commitment in order to secure \$50,000 of pre-development grant funding. Currently, the Town Attorney is working with CRHDC to revise the lease/purchase option, which when finalized will give CRHDC the necessary commitment to pursue tax credit applications for the 9% vehicle. Additionally, the Town Attorney and CRHDC are working on an appraisal for the property.

Tim Cain will provide an overview of the project for the Council and Commissioners.

4. Youth Corp – Commissioner Jankovsky has encouraged the Town to come before the BOCC and request Youth Corp assistance for building soft trails. Bruce Leland and Tim Cain have walked two new trail alignments, which can be extensions of the Jolley Trail. These trail alignments were developed with assistance from RFOV trail building staff. At this time staff has requested dates when RFOV can be available to supervise the trail design and construction so that we can ask for specific dates for Youth Corp assistance.

5. County Road 335 – the Council may ask if the commissioners have any new information on an approach to CR 335 improvements. Staff has attached Council’s proposal, which we presented at the 2013 joint meeting. My recollection is that the County Commissioners began the survey work to clarify ownership.

Request: Staff requests Council direction on agenda items and staff will inform the County.

**Joint Town Council/Garfield County Meeting
New Castle Community Center
February 5, 2013**

Haul Route Discussion: The Town Council wants to continue our successful partnership with the County Commissioners on a variety of projects including CR 335 designation as a Haul Route. Additionally, the Town Council would like to address the capital improvement and repair problems of CR335 that have occurred in part due to the uncertain and conflicting questions of ownership. In order to develop an approach to the above statements Town Council has developed the following goals and strategies for consideration.

Goals:

- **To create a seamless Haul Route designation system between Garfield County and the Town of New Castle.**

- **To develop a conceptual approach to address CR 335 maintenance, capital improvement and ownership.**

<u>Strategic Elements</u>	<u>Proposed Approach</u>
Designation	<ul style="list-style-type: none"> • Designate CR 335 through New Castle as a Haul Route, including allowing county permits for over weight and over width vehicles. • Request that GarCo include New Castle roads as additional candidates for utilizing Oil and Gas bonding for road repairs in the event of damage from oil and gas traffic.
Maintenance	<ul style="list-style-type: none"> • New Castle is responsible for all maintenance of CR 335 through the town.
Ownership	<ul style="list-style-type: none"> • Task town and county attorneys to work together and develop an approach, develop plats, etc., for the Town Council to act on annexation of CR 335 through the town. • The Council's desire is to formally accept ownership of CR 335 once it is in good repair.
Capital Improvement/Repairs	<ul style="list-style-type: none"> • Task town and county engineers to develop a plan and budget for repairing CR 335. • Once a plan and budget is developed, the Town Council and County Commissioners can develop a cost sharing partnership. This cost sharing partnership can include grants and other funding sources.