

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JULY 26, 2022
CARBONDALE TOWN HALL
AND VIA ZOOM**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on July 26, 2022, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Ben Bohmfalk
Trustees	Erica Sparhawk
	Luis Yllanes
	Lani Kitching
	Chris Hassig
	Marty Silverstein
	Colin Laird

Staff Present:

Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Public Works Director	Kevin Schorzman
Parks and Recreation Director	Eric Brendlinger
Finance Director	Renae Gustine

Police Chief Kirk Wilson presented newly promoted police officers Bill Kirkland promoted to Lieutenant, Ciarra Chacon and Jerry Alcorta both promoted to Sergeant to the Board.

CONSENT AGENDA

- Accounts Payable totaling: \$346,593.00
- Ordinance No. 4, Series of 2022 – Main Street and 66 N. 2nd Street Rezoning

Trustee Sparhawk made a motion to approve the Consent Agenda. Trustee Kitching seconded the motion and it passed with:

7 yes votes: Yllanes, Sparhawk, Silverstein, Laird, Kitching, Hassig, Bohmfalk

PERSONS PRESENT NOT ON THE AGENDA

There was no one present who wished to address the Board.

TRUSTEE COMMENTS

Trustee Sparhawk thanked Kevin Schorzman for his persistence dealing with a postal delivery issue during the 8th Street construction. Trustee Sparhawk thanked staff for their work on saving water and energy. Energy consumption at the waste water treatment plant has been reduced by 50%. Trustee Sparhawk thanked John Leybourne for covering during the planning department staff shortage.

Trustee Kitching thanked staff for their help on the Ruedi Water and Power Authority request for the town to release/contribute water from the Town's Ruedi reserves. The release of water has made a favorable difference including lowering the water temperature of the river. Trustee Kitching attended the GCE meeting where they received an update on the 2017 Energy Action Plan. They are focusing on building energy consumption. Trustee Kitching attended the Garfield County Public Health Focus Group meeting where they discussed the shortcomings of Carbondale's access to health care. Trustee Kitching also took a tour of the Sopris Lodge during their open house.

Trustee Sparhawk told the Board that she and Lauren attended a Language Justice Workshop. They wore ear translators and the technology worked really well.

Trustee Silverstein wished Janet Buck well in her retirement and he thanked John Leybourne for filling in this past month. Trustee Silverstein stated that the Post Office is having a hiring event on Friday.

Trustee Hassig also thanked John Leybourne for his help this past month.

Trustee Laird informed the Board that he and Lauren attended the Regional Housing Coalition meeting. The items they are discussing dovetails with the town's ideas.

ATTORNEY'S COMMENTS

Mark was not present at the meeting.

MANAGER'S REPORT

Lauren informed the Board that the town agreed to release 100 acre feet of contract water in Ruedi. A total of 880 acre feet (from all of the stakeholders) will gradually be released. Lauren told the Board that she hired Jared Barnes as the planning director. He will start work on August 22nd. Lauren is also interviewing for finance director and public information officer this week.

SPECIAL EVENT LIQUOR LICENSE

Roaring Fork Sports Foundation/Cowboy Up has applied for a Special Event Liquor License for a fundraiser to be held at the 4th Street Plaza. All fees have been paid and the Police Department has reported no problems with the applicant or the premises.

Trustee Hassig made a motion to approve Roaring Fork Sports Foundation/Cowboy Up's Special Event Liquor License. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Sparhawk, Bohmfalk, Hassig, Kitching, Yllanes, Laird, Silverstein

RELEASE OF SECURITY – SOPRIS LODGE

Kevin explained that in 2019 the Board approved the Development Improvement Agreement (DIA) for Sopris Lodge. As part of the approval, the owners were required to provide the town with a security deposit to ensure completion of the public improvements associated with the development. The total security for the project was \$251,048.64. The DIA did not allow for partial releases of the security as work was completed, but it does allow for 90% of the security to be released once all of the conditions listed have been satisfied:

- 100% completion of public improvements
- Certification from the developer's engineer that the public improvements were completed per approved design
- As-built files showing the public improvements
- Required documents and title insurance for dedication of easements

All of the required items except the documents and title insurance related to the easement dedication were completed. Staff recommends the Board approve a partial release of \$225,943.78 of the security for the public improvements related to Sopris Lodge.

Trustee Kitching made a motion to approve the partial release of \$225,943.78 of the security for the public improvements related to Sopris Lodge and accept the public improvements effective July 1, 2021. Trustee Sparhawk seconded the motion and it passed with:

7 yes votes: Silverstein, Laird, Hassig, Bohmfalk, Kitching, Yllanes, Sparhawk

ORDINANCE NO. 5, SERIES OF 2022 – AUTHORIZING ISSUANCE FOF PARKS AND RECREATION SLAES AND USE TAX REVENUE BONDS

Representatives from Butler and Snow (attorneys) and Hilltop Securities (financial advisors) were present for the discussion.

Lauren explained that the town is proceeding with the selling of the bonds authorized in the April 2022 election to build a new aquatics facility.

The next step is to present the bonds to rating agencies to rate the bonds. It is anticipated that the funds will be available on September 27th. Currently the interest rate is 4.3%. Hilltop Securities is confident that the full \$8 million in funding will be issued.

Mayor Bohmfalk commented that the interest rate looks attainable.

Trustee Sparhawk made a motion to approve Ordinance No. 5, Series of 2022, authorizing the Town of Carbondale to issue Parks and Recreation sales and use tax revenue bonds. Trustee Hassig seconded the motion and it passed with:

7 yes votes: Yllanes, Hassig, Bohmfalk, Kitching, Laird, Sparhawk, Silverstein

Discussion ensued on the pool construction timeline.

- Hire an owner's representative by October 2022
- Finalize design and construction documents by July 2023
- Construction bidding by September 2023
- Demolition by October 2023
- Construction October 2023 – May 2024

The Board made the following comments:

- The owner's rep should address energy efficiency immediately
- Like the separate lap pool
- Consider a building design that will allow for an employee unit to be built in the future

CONTINUED DISCUSSION ON THE SHORT TERM RENTAL (STR) LODGING TAX

Carbondale Chamber of Commerce and Tourism Council Executive Director Andrea Stewart stated that the Tourism Council is requesting the Board put a 2% tax increase question on the November ballot. The additional revenue can be viewed as a Destination Stewardship Tax. The Tourism Council is shifting away from promotion to the management of tourism.

At the last meeting the Board reached consensus that they would like to put a STR tax question on the November ballot, but they did not agree at that time to put a lodging tax increase on the ballot.

Discussion ensued on the appropriate STR tax percentage.

The Board agreed to place a question on the November ballot requesting a 6% tax on STR's. The Board agreed not to put a lodging tax increase question on the November ballot.

Trustee Laird made a motion to place a question on the November ballot requesting a 6% tax on STR's. The revenue would be allocated to affordable housing. Trustee Hassig seconded the motion and it passed with:

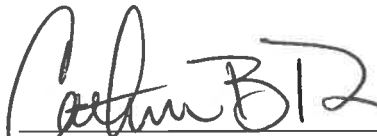
7 yes votes Kitching, Bohmfalk, Hassig, Silverstein, Sparhawk, Yllanes, Laird

ADJOURNMENT

The July 26, 2022, regular meeting adjourned at 8:00 p.m. The next regular meeting has been scheduled on July 26, 2022, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST


Cathy Derby, Town Clerk


Ben Bohmfalk, Mayor

