

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
CARBONDALE TOWN HALL
AND VIA ZOOM
FEBRUARY 8, 2022
MEETING**

Mayor Richardson called the Board of Trustees Regular Meeting to order February 8, 2022, at 6:00 p.m.

STUDENT OF THE MONTH

The following students from Crystal River Elementary School, Carbondale Middle School, and Ross Montessori School were presented a Certificate of Achievement Award from Mayor Richardson:

Diego Medina-Carranza
Sebastian Miller
Gael Castro Barrera

Melissa Arellanes
Caroline Cole
Leia Salcedo Gomez

ROLL CALL:

The following members were present for roll call:

Mayor
Trustees

Dan Richardson
Ben Bohmfalk
Marty Silverstein
Lani Kitching
Luis Yllanes

Arrived After Roll Call

Heather Henry

Absent

Erica Sparhawk

Student Trustee

Boden Hamilton

Staff Present:

Town Manager
Town Clerk
Finance Director
Town Attorney
Public Works Director

Lauren Gister
Cathy Derby
Renaë Gustine
Mark Hamilton
Kevin Schorzman

CONSENT AGENDA

- Accounts Payable totaling \$ 274,430.18

- BOT 1/18/2022 Work Session Minutes
- BOT 1/25/2022 Regular Meeting Minutes
- Lassiter Electric Proposal and Contract – Gateway Park

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

5 yes votes: Bohmfalk, Silverstein, Kitching, Richardson, Yllanes

PERSONS PRESENT NOT ON THE AGENDA

Doc Philip asked the Board what is the Town doing about climate change? Our air, water and food are disappearing. He told the Board “we need to make Carbondale a happy town.”

TRUSTEE COMMENTS

Trustee Silverstein stated that First Friday was very well attended. He announced that Carbondale Arts will be hosting Light Up the Night on February 11 and 12. He congratulated Carbondale Clay Center on celebrating their 25th anniversary.

Boden stated that he met with Trustee Bohmfalk to discuss giving the Student Trustee position more structure.

Trustee Bohmfalk stated that he attended the Bike/Pedestrian/Trails Commission meeting where they discussed the Comprehensive Plan and Access Control Plan. He informed the Board that they have a new member.

Mayor Richardson congratulated Trustee Bohmfalk on becoming Carbondale’s next Mayor as he is running unopposed.

Trustee Yllanes told the Board that he attended the Carbondale Public Arts Commission meeting. The call for entries is in process. He also attended the Parks and Recreation Commission meeting and noted that the Pro and Con Statements for the aquatics facility TABOR question deadline is February 18th at noon. Trustee Yllanes stated that he is now a member of the Latino Leaders Cohort.

Trustee Henry arrived at the meeting.

Trustee Kitching told the Board that she attended the Garfield County Water Forum where they discussed the burn scar surrounding the Colorado River in the Glenwood Canyon. She also attended the Redstone to McClure Trail Extension Meeting because she wanted to make sure there will not be any negative impact to our current water flow. She said there is a fair degree of acceptance for the trail extension and it will be reviewed one final time.

Mayor Richardson thanked Lauren for attending the meet and greet the new Town Manager on First Friday. He also thanked the eight people who are running for Trustee. Mayor Richardson announced that Roaring Fork High School Basketball Senior Night is February 12th.

Trustee Henry stated that the Regional Housing Coalition discussion has been scheduled on the March 8th agenda. Once the Letter of Intent is signed they will be seeking a financial contribution. She asked the Board to send any comments on the letter to her.

ATTORNEY'S COMMENTS

The Attorney did not have any comments.

PUBLIC HEARING – NEW RETAIL MARIJUANA STORE - GOODFLOWER

Applicant: Sean Ritchey

Location: 1101 Village Road., UL4B and UL5B

Sean Ritchey and Brandon Turner, representing Goodflower, were present for the discussion.

Trustee Silverstein, who lives within 300 feet of the proposed business, recused himself and left the meeting.

Cathy explained that Goodflower would be located in the interior of the building, you would not be able to see it from the street.

The Board expressed concern about odor since many of the units share an HVAC system. Trustee Bohmfalk suggest that they should install a carbon filter and be proactive concerning odor; Mayor Richardson concurred.

Mayor Richardson opened the public comment portion of the meeting. There was not one present to address the Board so Mayor Richardson closed the meeting to public comment.

Trustee Yllanes made a motion to approve Goodflower's new retail marijuana store application. Trustee Henry seconded the motion and it passed with:

5 yes votes: Yllanes, Henry, Bohmfalk, Kitching, Richardson

Trustee Silverstein returned to the meeting.

TOWN ENGINEERING CONTRACT EXTENSION

Kevin explained that the Town entered into a five-year agreement with Roaring Fork Engineers (RFE) with no renewal clause. Staff is recommending the Town approve an

amendment to the original agreement to extend the contract for five additional years. RFE is located in Carbondale, many of their employees live in Carbondale and they have consistently performed high-quality work for the town.

Mayor Richardson asked Kevin if any firms have requested that we put the contract out to bid? Kevin answered no.

Trustee Kitching asked if people in the industry knew the contract was expiring? Kevin stated that staff did not publicize it.

Trustee Bohmfalk made a motion to authorize the Mayor to execute the Amendment to Agreement for Professional Services with Roaring Fork Engineering. Trustee Silverstein seconded the motion and it passed with:

5 yes votes: Bohmfalk, Kitching, Richardson, Silverstein, Yllanes

1 Abstain: Trustee Henry, attending the meeting via Zoom, was experiencing audio difficulties

TOWN FACILITY WASTE HAULING CONTRACT EXTENSION

Kevin explained that in 2019 the Town entered into a three-year contract for trash and recycling collection at Town facilities with Mountain Waste & Recycling. The contract contains language that allows the Town and contractor to renew the agreement for two consecutive two-year renewal periods. Staff reviewed their performance and they have been very responsive to the needs of the town. Staff believes their price increase is consistent with the residential contract. Staff recommends the Town extend the contract for two more years.

Mayor Richardson asked if any companies contacted staff about an RFP? Kevin responded no. Trustee Kitching asked if a recent personnel change at Mountain Waste would affect the contract? Kevin answered no.

Trustee Kitching made a motion to authorize the Mayor to execute the Agreement for Trash and Recycling Collection at town facilities. Trustee Bohmfalk seconded the motion and it passed with:

5 yes votes: Kitching, Richardson, Silverstein, Yllanes, Bohmfalk

1 Abstain: Trustee Henry was experiencing audio difficulties

SEASONAL YARD WASTE CONTRACT EXTENSION

Kevin explained that the seasonal yard waste was part of the initial RFP. The contract was for two years with the potential for three, two-year renewals. The contract stated in 2020. The program has been very popular. They have been very successful in educating consumers and managing the service without having to provide staff on-site on Saturdays. They provide great customer service, and the price will remain the same for the next two years. Staff recommends that the contract be extended for two years.

Mayor Richardson opened the meeting to public comment.

Dave Reindel, Chief Operating Officer of Evergreen Zero Waste, asked the Board to put the contract out to bid. He explained that when the initial RFP was advertised they did not have a roll-off, they now have one. Evergreen has a tremendous amount of experience. Dave thinks the program could be improved, and they may be able to offer a cheaper price. They are a local business, not a corporation. Mayor Richardson disclosed that some of his clients work for Evergreen. The Board did not feel that Mayor Richardson had a conflict of interest. Dave asked what are the down sides of putting the contract out to bid?

Kevin stated that he has reservations with a new RFP if we do the contract for two years. The current contract has the potential to continue for eight years. We would be doing an RFP in an inflationary economy, and he struggles to see it being any cheaper without the service being subsidized. The current yard waste contract provides consistency with the residential and yard waste contracts – you only need go to one place for information. Kevin suggested the Board extend the contract for two years and then do an RFP.

Board discussion ensued.

Trustee Kitching stated that she agrees with Kevin, there would be impacts to the current service. She supports local businesses but there is value in multi-year contracts – you get better pricing.

Trustee Silverstein agrees with Kevin's suggestion – extend it for two years and then put out an RFP. We wanted consistency and he feels it is too late to be putting out an RFP.

Mayor Richardson stated that if no one is interest it is easy to justify not putting it out to bid, but someone is interested so we should put it out to bid.

Trustee Bohmfalk stated he would be interested in seeing bids if the process is not too onerous.

Trustee Henry stated that she is leaning towards staff's recommendation. We are just barely into this contract. She supports a two-year extension and then look at a whole new contract.

Trustee Yllanes stated that if someone is interested in bidding on the service we should do an RFP.

Trustee Bohmfalk made a motion to put the Seasonal Yard Waste Contract out to bid. Trustee Yllanes seconded the motion and it failed with:

3 yes votes: Bohmfalk, Yllanes, Richardson
3 no votes: Kitching, Henry, Silverstein

The Seasonal Yard Waste Contract item was scheduled on the February 22nd Agenda.

TOWN CENTER DISCUSSION

Mayor Richardson stated, as most people know, the Town recently received a very generous land donation for which the Town is grateful. Mayor Richardson suggested the Town hire a consultant to explore the options for use/development of both Town Center and the 4th and Colorado lots; the Board agreed. The Board noted that it is critical to keep the public informed and there will be a major public outreach component to the process.

Boden told the Board that he surveyed Roaring Fork High School students on what they would like to see happen to the 4th Street Plaza. The majority of students responded that they want it to remain as a park.

The Board scheduled a discussion for the March 15th Work Session.

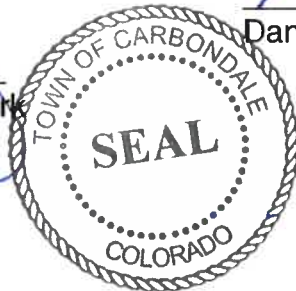
ADJOURNMENT

The February 8, 2022, regular meeting adjourned at 7:45 p.m. The next regular meeting has been scheduled on February 22, 2022, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST


Cathy Derby, Town Clerk




Dan Richardson, Mayor