

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
CARBONDALE TOWN HALL
AND VIA ZOOM
SEPTEMBER 28, 2021
MEETING**

Mayor Richardson called the Board of Trustees Regular Meeting to order on September 28, 2021, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Ben Bohmfalk
	Marty Silverstein
	Lani Kitching
	Erica Sparhawk
	Luis Yllanes

Arrived After Roll Call	
Trustee	Heather Henry

Student Trustee	Boden Hamilton
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Staff Present:

Interim Town Manager	Kevin Schorzman
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Town Attorney	Mark Hamilton

CONSENT AGENDA

- Accounts Payable totaling \$264,491.95
- BOT 9-14-2021 Regular Meeting Minutes
- Liquor License Renewal – White House Pizza

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

6 yes votes: Bohmfalk, Silverstein, Kitching, Yllanes, Richardson, Sparhawk

PERSONS PRESENT NOT ON THE AGENDA

Doc Philip, Carbondale, stated that Carbon Dioxide is increasing in the atmosphere and people will start dying. He asked the Board to consider reducing the population of Carbondale.

Will Hodges, Carbondale resident and 350 Roaring Fork Coordinator, thanked the Board for being receptive to the petition to divest from fossil fuel companies. He asked the Trustees to write a letter to CSAFE and let them know the Town doesn't want to invest in fossil fuel companies.

TRUSTEE COMMENTS

Trustee Sparhawk informed the Board that she attended the Colorado Municipal League conference last week. She attended a presentation on a re-development project. A vacant mall, on a transportation corridor, was turned into affordable housing and mixed use. She presented on climate change and what Carbondale has been doing to combat it. The keynote speaker talked about equity and diversity. She also attended an immigrant communities panel where they talked about barriers and to be careful not to make people "tokens." The climate was discussed at almost every session. Trustee Sparhawk also attended a Northglenn board meeting. Northglenn has a great handout on their budget. She stated that she would like the Town to produce a similar brochure. Trustee Sparhawk also attended the Chamber Business Confluence where Mayor Richardson gave a short presentation on the "State of Carbondale."

Trustee Bohmfalk told the Board that he attended the climate portion of the Comprehensive Plan. It was a very productive meeting, but he wished that more people had attended. Trustee Bohmfalk stated that the RF School District would like to be on the next agenda to discuss their mill levy override ballot question. Mayor Richardson replied that the October 12th agenda is full but they can be scheduled on the October 26 agenda.

Trustee Silverstein said he attended the Convergent Circus – it was a lot of fun! He announced that KDNK is holding their fundraising drive. KDNK will be hosting a disc golf fundraising tournament. Trustee Silverstein stated that he attended the Chamber Business Confluence - almost every business owner he talked to is having a problem finding employees.

Trustee Kitching stated that she attended the Ruedi Water and Power Authority Board meeting. They had a successful season and intercepted mussels on 19 boats. Pitkin County would like to install solar panels on the Ruedi Water surface. The RWAPA Board approved the Intergovernmental Agreement. Trustee Kitching did not attend the Sr. Matters meeting but she noted that they are having a solid resurgence and have updated their programming. Trustee Kitching attended the AVL party at the Coffman Ranch. She applauded the uncomplicated lifestyle embraced by the (previous) owners. Trustee Kitching informed the Trustees that Coventure Board member Rob Gavrell died in a motorcycle accident. A celebration of Rob's life is scheduled for October 3rd.

Trustee Yllanes stated that he also attended the Convergent Circus. He announced that the last Farmer's Market will be held tomorrow. He thanked parks and recreation staff, KDNK and the Chamber for all of their help with the Farmer's Market.

Mayor Richardson thanked the Chamber for hosting the Business Confluence. He also thanked the speakers. Workforce presented on the current labor shortage. Mayor Richardson informed the Board that the Town Manager application deadline was yesterday. The Town has received 35 applications. Mayor Richardson stated that Will Hodges has requested the Trustees sign a letter to CSAFE requesting they divest in fossil fuel companies. The Board agreed to sign the letter. Mayor Richardson stated that he and Trustee Henry were discussing speeding enforcement and she would like to know when the new speed variable trailer will be operational. The trailer collects data. Once we have enough data she would like the Board to have a work session with the police department to discuss speed enforcement strategy.

Boden announced that Roaring Fork High School Homecoming is back! They will be having a truck rally, etc.

ATTORNEY'S COMMENTS

The Attorney was not present for this portion of the meeting.

RECOGNITION OF SERVICE – MICHAEL DURANT

The Board thanked Michael Durant for his 10 years of service on the Planning and Zoning Commission. Mayor Richardson stated that Michael was influential and instrumental in creating the Comprehensive Plan, the Unified Development Code and the 2017 Zoning District map. Michael is a model of service to the community, and he has a knack for helping people think about what is best for the Town.

SPECIAL EVENT LIQUOR LICENSE – LITTLE BLUE PRESCHOOL

Little Blue Preschool has applied for a Special Event Liquor License for an event to be held at their preschool. All fees have been paid and the Police Department has reported no problems with the applicant or the premises.

Trustee Sparhawk made a motion to approve Little Blue Preschool's Special Event Liquor License Application. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Silverstein, Richardson, Bohmfalk, Kitching, Yllanes, Sparhawk

FIRE DISTRICT – APPEAL OF WATER METER REQUIREMENT

Fire District representatives Chief Rob Goodwin, Michael Hassig and Sydney Schalit (via Zoom) were present for the discussion.

Rob explained that the Fire District Board is questioning the Town's requirement to install a meter on the hydrant at the new training facility. Rob stated that the meter costs \$30,000 and they are anticipating that they will only use 20,000 – 25,000 gallons of water per year. Michael Hassig noted that the Town produces 325 million gallons a year and loses approximately 32.5 million gallons.

Sydney Schalit stated that when the Town did work on an existing hydrant there was no consideration of metering it. She believes this is "coming out of left field." The meter cost outweighs the use of water. Sydney stated they will be using 11,000 gallons a year, not 25,000 gallons as previously stated.

Kevin stated that it's important that the Board understands that the hydrant needs to be metered, the decision is who will pay for it. All non-emergency water sources need to be metered.

Boden stated that training is more important than a meter.

Rob stated that 20,000 gallons is the accurate usage per year.

Trustee Sparhawk stated that it's possible that the Fire District might do more trainings than predicted and we could see an increase in water usage. She understands why staff wants to meter the hydrant – we are tracking our water more carefully. She suggested the Town and Fire District split the cost.

Trustee Silverstein made a motion to split the cost of the meter with the Fire District not to exceed \$15,000. Trustee Sparhawk seconded the motion and it failed with:

3 yes votes: Yllanes, Sparhawk, Silverstein

3 no votes: Bohmfalk, Kitching, Richardson

Trustee Bohmfalk made a motion to waive the meter requirement on the basis that the hydrant is directly related to emergency use. Trustee Kitching seconded the motion and it failed with:

2 yes votes: Bohmfalk, Kitching

4 no votes: Silverstein, Sparhawk, Richardson, Yllanes

Trustee Kitching made a motion to reimburse the Fire District for 50% of the cost of the meter up to \$15,000. Trustee Silverstein seconded the motion and it passed with:

4 yes votes: Kitching, Sparhawk, Yllanes, Silverstein

2 no votes: Richardson, Bohmfalk

RESOLUTION NO. 9, SERIES OF 2021 – AMENDING MUNICIPAL CODE APPENDIX A FEE SCHEDULE

Kevin explained that Resolution No. 9 addresses two matters outside of the normal schedule for fee amendments: waste hauling and Gateway RV Park fees. The waste hauling contract allows for a fee increase on the contract's anniversary date. The RV park needs to establish rates now because staff starts taking reservations for 2022 in October 2021.

Kevin explained that the waste hauling fees are governed by the CPI-U. The CPI-U is capped at 4%. The CPI-U for August was 5.0%. The contractor has requested a 4% increase based on the CPI-U. Additionally, the contractor has requested an additional 0.605% increase due to uncontrollable costs (fuel prices).

Trustee Yllanes made a motion to approve Resolution No. 9, Series of 2021 Amending Municipal Code Appendix A Fee Schedule. Trustee Sparhawk seconded the motion and it passed with:

6 yes votes: Richardson, Bohmfalk, Kitching, Sparhawk, Yllanes, Silverstein

Trustee Henry arrived at the meeting.

2022 BUDGET – DISCUSS PROCESS, REVIEW REVENUE PROJECTIONS, YTD FINANCIALS, FUND BALANCE REVIEW

Renaë stated the purpose of this discussion is to receive direction on revenues. Historically staff budgets revenues conservatively and budgets expenditures realistically. Sale tax is the major source of the Town's revenue. Sales tax revenue increased 30% over 2020.

Staff is recommending to utilize a 5% increase in sales tax for the initial revenue projection for 2022. Renaë explained this is a cautious, but it can always be readjusted. The Board agreed to use 5% as the initial revenue projection.

Renaë noted that there are extra expenditures that are currently not in the budget which need to be addressed:

- Housing – currently there is \$50,000 in the budget – at a previous meeting Trustee Bohmfalk suggested that an additional \$50,000 be added to the fund - **the Board agreed to add an additional \$50,000 to the 2022 budget for a total of \$100,00**
- Chamber - \$40,000 is currently in the Budget - the Chamber requested \$50,000 **the Board agreed to contribute \$40,000 of the 2022 budget**
- Coventure - The Town has fulfilled its three-year financial obligation – Coventure requested \$20,000 for 2022 – **the Board agreed to allocate \$5,000 of the 2022 budget to Coventure**

- Creative District **The Creative District requested \$15,000 – the Board agreed to contribute \$10,000 from the 2022 budget to the Creative District**
- Carb. Pub Arts **CPAC requested an additional \$2,250 – the Board agreed to allocate an additional \$2,250 from the 2022 budget**
- ATV – Water **Staff request \$30,000 to purchase an ATV for usage at the Nettle Creek Water Plant – the Board agreed to earmark \$30,000 of the 2022 budget for the purchase of an ATV**
- Comp Plan **The Board agreed to allot \$25,000 of the 2022 budget for Comp Plan recommendations**
- Electric Mower **The Board agreed to defer the purchase of an electric mower in 2022**
- Sidewalk Maint. **The Board agreed to add an additional \$25,000 of the 2022 budget for sidewalk maintenance**

Renae informed the Board that she purchased a platform so the Town may have an interactive budget on the Town's website.

8TH STREET UPDATE

Kevin explained that at the April 20th meeting the Board provided guidance related to design elements of 8th Street north of the Rio Grande Trail. Based on that feedback a survey was conducted and plans were developed. The Board requested to review the plans prior to finalization. The attached design features include:

- 10-foot driving lanes
- 8 foot parking lanes
- 6 foot attached (most areas) sidewalks
- Bulb outs for traffic calming and tree protection
- A raised pedestrian crossing at the Rio Grande Trail

Kevin noted that trees and right-of-way encroachments will need to be removed. The Board will need to decide who will be responsible for the cost of removing and replacement of items that are encroaching into the existing 8th Street right-of-way.

Mayor Richardson opened the meeting to public discussion.

Holly Buell, Carbondale resident, stated that she obtained 160+ signatures asking for a narrower street. This design does not narrow the street. She would like the Board to address speeding by installing a slightly narrower gutter – 3 foot gutters feel to big – and a 34 wide street measured edge of gutter to edge of gutter.

Heather McDonald, Carbondale resident, asked if a standard gutter is 3 ft. She thinks 8 ft. is excessive for a parking space.

Rose Rossello, Carbondale resident, wants a narrower street and smaller gutters. She asked the Board to review what the neighbors were asking for.

Boden suggested that a speed variable trailer be placed on 8th St. to deter speeding.

Holly Buell stated the plans are good, but she would like to see the sidewalk narrowed so we can save trees.

Trustee Henry stated she wants a narrower street, and she wants narrower sidewalks. Mayor Richardson responded that if we narrow the streets too much it will make it unsafe for bikers. Trustee Henry stated she wants 9.5 ft. travel lanes. Trustee Bohmfalk stated that this plan is a happy medium. The street will be striped, making it more defined.

Prior to the financial discussion, Trustee Henry, who lives on 8th Street, recused herself and left the meeting.

Mayor Richardson stated that if someone chose to construct a fence, etc. on the Town's right-of-way that property owner should be responsible for the cost of removing and replacement of items; the Board concurred.

Trustee Henry returned to the meeting.

EXECUTIVE SESSION

At 8:45 p.m. Trustee Silverstein made a motion to go into an Executive Session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a). Trustee Yllanes seconded the motion and it passed with:

7 yes votes: Yllanes, Bohmfalk, Kitching, Richardson, Sparhawk, Silverstein

At 8:56 p.m. Trustee Sparhawk made a motion to adjourn the Executive Session and return to the regular meeting. Trustee Kitching seconded the motion and it passed with:

7 yes votes: Sparhawk, Bohmfalk, Kitching, Richardson, Silverstein, Yllanes, Henry

Trustee Bohmfalk made a motion to purchase land, adjacent to the existing public works yard, from the Roaring Fork Valley Cooperative Association. Trustee Sparhawk seconded the motion and it passed with:

7 yes votes: Kitching, Yllanes, Bohmfalk, Richardson, Silverstein, Henry, Kitching

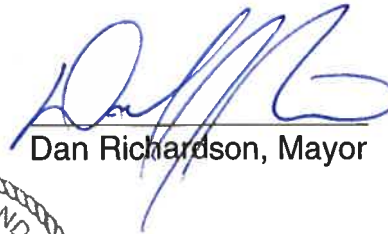
ADJOURNMENT

The September 28, 2021, regular meeting adjourned at 9:20 p.m. The next regularly scheduled meeting will be held in person and virtually on October 12, 2021, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST


Town Clerk, Cathy Derby


Dan Richardson, Mayor

