

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
AND VIA ZOOM
APRIL 18, 2023
MEETING**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on April 18, 2023, at 6:02 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Ben Bohmfalk
Trustees	Lani Kitching
	Colin Laird
	Chris Hassig
	Erica Sparhawk
Arrived Late	Marty Silverstein
Trustees Absent	Luis Yllanes
Staff Present:	
Town Clerk	Jessica Markham
Town Manager	Lauren Gister
Planning Director	Jared Barnes

DOLA UPDATE

Jonathan Godes from Glenwood Springs Northwest COGS presented the board with a presentation on his role at COGS.

He explained that he is the Grants Navigator. He also lined out several agencies that offer grants. Those include:

- Inflation Reduction Act direct to consumers.
- USDOT Many projects would need to have regional significance.
- USDA Rural - Carbondale is qualified as rural.
- EDA – public works include expansion, industrial site assessment, and redevelopment.
- RISE Grant – requires 20% grant
- ARPA – mostly for COVID Recovery – most funds have been distributed.

Mayor Bohmfalk asked if there is someone out there who can help us access these funds.

Mr. Godes explained that his role is to understand communities' needs and help find grants that can help. He does not help write grants. His advice to the board is to ask a grant writer if they have Colorado clients. He suggested a company named Sustainable Strategies because they are contracted to write grants for several communities and KLM. He also explained that he will review grants.

Mayor replied that it sounds like we have some talking to do about how we need to approach grants.

Lauren asked if this was for federal grants only.

Jonathan confirmed that this is for federal grants only. He also stated that if Carbondale were to join, COGS would be much more in line with Carbondale's values.

Trustee Hassig asked how realistic do we need to be on a time frame.

Mr. Godes responded that projects in the next 5-6 years should be looked at. Not too late, as some grants don't even have a department to disburse funds. There is an urgency because deadlines are approaching.

ART SPACE UPDATE

Consultants from ArtSpace were in front of the board to present their findings from conducting interviews with firms who submitted responses to community affordable housing RFQ. 5 teams were chosen to be interviewed. Lauren, Bob Shultz, & other members of the community were also on the interview committee. The committee was tasked with finding the best fit for the project. They hope to discuss and select a team later this month or early May. They had had some conversations about planning, zoning, and access. The selected firm should include some public charrettes. They should have a sense of what is feasible and wanted for the remainder of this year. 2024 should see the very beginning of construction. You won't see construction on site, but work is still happening behind the scenes.

Trustee Kitching asked ArtSpace if they have a scoring matrix.

Andrew responded not necessarily, and the interviews were mostly discussion, is there a subjective clear winner? Objectively a clear winner? We do have a key list of things that we would like to get from them.

The absolute timeline depends on the company that is hired.

PLANNING & ZONING COMMISSION UPDATE

Members present from the Planning and Zoning Commission were:

Jay Engstrom, Jess Robison, Jarrett Mork, Kim Magee, Nick Miscione, and Nicholas DiFrank.

Jay Engstrom, Chair of the commission, updated the board on the commission's work. He explained that the large project in 2022-23 was working on the Comprehensive Plan. They plan to start updating the code, making fewer regulations on ADUs and HCC, downtown north zoning, and EV parking requirements. The commission will be meeting soon to talk about solar-ready roofs.

Trustee Sparhawk stated that if SB 23-213 passes, some recommendations from the state could be considered in our code. She would like to see eased restrictions on ADUs, looking at limits on boarding houses.

Jay asked how does town allow ADUs without giving every property ADU by Right.

Trustee Laird asked if issues arose in the comp plan process.

Jay replied that issues did come up in HCC and downtown North. Two areas that need to be focused on. Vertical variations on buildings on 133. They are excited to see what comes about with M3AP. People have a lot of opinions on 133. The community's attention was on 133 rather than what the commission wanted to focus on.

Nicholas DiFrank mentioned that the commission has had discussions on zone districts along 133. Some zones seem that the town has outgrown those districts.

The mayor responded that they just brought up a huge issue that was not part of the comp plan. What are your next steps for addressing those issues?

Jay stated that the commission would like to see a full rewrite of the comp plan as soon as possible.

The mayor asked to clarify that they are asking for a whole comp plan rewrite asap rather than just looking at 133.

Nicholas replied that maybe The commission could do a front load of the comp plan and look at those parts more with a transportation master plan.

Trustee Silverstein stated that in the last 8-10 years, the board was told that they wanted new development along 133. Highway 133 is a main corridor and a transportation hub. We can't recreate it into a main street but we can limit what goes there. The last thing I want to see is another storage center with no housing.

Trustee Hassig turned the conversation to the Historic Commercial Core (HCC) zoning, by asking if the commission has been in touch with the Historic Preservation Committee, regarding zoning in that district.

Nick Miscione replied that the Historic Preservation Commission (HPC) wants to promote vitality. The two commissions have not had any discussions to this date.

The mayor stated that the HPC should be included in zone changes to the HCC.

The mayor concluded that the purpose of this update is to see where the commission is and if the Board of Trustees is on the same page. SB23-213 is going to be passed or failed quickly. He directed the commission to wait to work on ADUs to see if that goes through.

E-BOARD UPDATE

Hannah-Hunt Moeller, Chair of the Environmental Board
Deena is part of a subcommittee focused on landscape ecology called Bee Friendly.

Deena: explained that Bee Friendly is looking at ways to tap into native and regionally adapted plants.

Hannah-Hunt explained that the E-Board is working with CLEER and formalizing what that relationship looks like. She explained that the ecology group, bee-friendly initiative is threefold:

1. Education- bringing back the education tent at dandelion days. How to bring better resources to the western slope and Carbondale.
2. Policy and Landscape Standards – What is in the UDC and what is in the Comp plan? Looking at adjacent communities to see what they are doing.
3. Demonstration – high level of awareness of projects that have not gone well.

Hannah-Hunt also stated that the E-Board is partnering with the town arborist and the adopt-a-garden program. They are working with town staff to develop a plan.

Trustee Sparhawk stated that she is excited about the Bee Friendly program. Our community is interested in this topic.

Trustee Silverstein stated that this seems like a collaborative effort. He applauds town staff and the E-Board for working together towards a common goal.

The Mayor asked if the E-Board needs support or guidance from the Board of Trustees.

Hannah-Hunt replied that the 2022 house bill around turf replacement will require matching grant funds from the town. \$8000 would need to come from town.

The Mayor responded that he looks forward to hearing more about that. It would require more conversations. The staff has mentioned in the past that they think certain programs like turf programs could reduce water usage.

Trustee Sparhawk stated that turf replacement is one thing that residents have been asking for. It seems like a doable amount. She stated that she would be supportive of pursuing more.

Trustee Silverstein asked if the funds could come from water department funds. He stated that if it's a one-time grant program let's get what we can and apply for it.

The mayor responded that it sounds like the board supports it, but his concern is who will be doing the work.

Lauren also wanted to be clear on whether it's going to be a Xeriscape or Pollinator Garden.

Deanna responded that they can be the same but, part of the education piece of our work is to educate the public on those differences.

Hannah-Hunt stated that the E-Board would like the Town to make a pledge or public statement, committing to net zero for the pool and affordable housing projects.

The Mayor responded that he doesn't think the town is ready for that yet. He followed up stating that the town will not commit to going net-zero because that could mean that the town does not get a pool or affordable housing. He confirmed that those conversations are at the forefront of these projects.

Trustee Sparhawk added that both projects are going through a very public process and the E-Board should give their feedback during those sessions. Bringing housing downtown also has a huge climate impact. We may not have the perfect net zero building, but we've reduced emissions by having all these families walking. We need to look at it from a larger perspective as well.

The mayor finished, saying that the town is going to strive for it and make it a priority, he's just not going to make a pledge.


Hannah-Hunt stated that the E-board would like a standard check-in and budget schedule. So that they are prepared and clear in our process.

ADJOURNMENT

The April 18, 2023, work session adjourned at 8:17 p.m. The next regular meeting has been scheduled on April 25, 2023, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST



Jessica Markham, Town Clerk



Ben Bohmfalk, Mayor



