

MINUTES
CARBONDALE PARKS & RECREATION COMMISSION
August 9, 2023

Hollis Sutherland called the meeting of the Carbondale Parks & Recreation Commission to order at 7:01 p.m. at Carbondale Town Hall on August 9, 2023.

ROLL CALL

The following members were present for roll call:

Members:	Hollis Sutherland, Chair Rose Rossello, Vice-Chair Drew Sorenson, Member (Late) Ashley Hejtmanek, Member John Williams, Member Leslie Keery, Member
Town Staff Present:	Eric Brendlinger, Parks and Recreation Director Luis Yllanes, Board of Trustees Liaison (Late) Kelley Amdur, Town of Carbondale Planner Kae McDonald, Boards & Commission Clerk
Guests:	Eli Cohen, Prospective Parks & Recreation Youth Member Applicant Ramsey Fulton, Building Seed Architects Lisa DiNardo, 182 N. 10 th Street Unit C Delilah Cullwick, Carbondale Community School "The Difference" Club Violet Enzer, Carbondale Community School "The Difference" Club Ava Thompson, Carbondale Community School "The Difference" Club Camille Malloy, Carbondale Community School "The Difference" Club Diana Alcantara, 30 Pinon Lane, Carbondale Lisa McKenzie, 3700 Mountain Drive, Glenwood Springs

CONSENT AGENDA

Motion Passed: John Williams *moved* to approve the minutes from the July 12, 2023, meeting. Drew Sorenson *seconded* the motion, and it was *unanimously approved*.

ITEMS FROM CITIZENS PRESENT NOT ON THE AGENDA

There was no one present, not on the agenda, to address the Commission.

358 MAIN STREET BUILDING ALTERATION DESIGNS

Ramsey Fulton, Building Seed Architects, explained that he was attending the meeting on behalf of the new business owner at 358 Main Street and the concept for the proposed design grew out of conversations between the Board of Trustees and business owner during the liquor license hearing. He noted that the concept is to open the west side of the building up and improve its appearance to take advantage of the frontage along Chacos Park. Ramsey pointed out that they were sensitive to the directives of the Unified Development Code and carried the character of the Main Street side of the building to the west side. He added that the impetus to bring the design forward at this time was to avoid interrupting the Farmers Market and other summer events with construction and their hope is to move this process forward in a timely manner. Ramsey confirmed that the design was already reviewed by the Historic Preservation Commission at their August 3rd meeting. He highlighted the design, noting that there are two bi-fold doors that open out with a railing that demarcates the property boundary; the doors are separated by sheer wall panels that would be available for temporary art installations.

Kelley confirmed that the Historic Preservation Commission was generally supportive of the design and the improvements won't affect the historic frontage along Main Street. She noted that Historic Preservation Commission members passed along suggestions for the door detail and suggested the development of a maintenance plan for the historic façade. She added that the proposed design would improve the appearance of

the current stucco wall and could offer a lot to activate that area of downtown.

Ashley asked how the site plan aligns with the property boundary.

Ramsey replied that the sidewalk would run flush with the property boundary.

Ashley asked if they would work to influence the Master Plan process.

Ramsey replied that they developed the concept before they knew about the planning process. He added that they are looking at what's best for their property and aren't proposing the design to influence what happens in the park space.

Ashley asked if there will be outdoor seating.

Ramsey replied that there isn't depth for outdoor seating on the sidewalk but thought that there might be some consideration for opening the space up under the right conditions.

Hollis asked if there would be some type of border to prevent access to the park. She asked if the doors open inwards or outwards.

Ramsey replied that there will be a railing along the property boundary. He added that the doors do open outward, but that they are aware that they can't transgress over the property line.

Eric expressed his concern over how porous the indoor and outdoor space would be, noting that it has been challenging to reign in the open container law post-covid.

Ramsey explained that this was a topic during the liquor license hearing and that the Board of Trustees pointed out the longer path from streetside seating to the front door compared to utilizing the space on the western side of the building. He added that what they are proposing is a similar use and porousness as other restaurants along Main Street.

Eric noted that they are just beginning the Master Plan and don't know what the outcome will be. He pointed out that the park has hosted many different uses over the years and there is some potential that a permanent structure will be erected near the shared property boundary. He complimented them on the design and their desire to bring more activity to that corner.

Hollis stated that she thought their design was very attractive and if they are willing to move forward not knowing the outcome of the planning process, she supported it.

John pointed out that in the late 1970s, the space that is now Chacos Park was a parking lot for TJoies restaurant. He noted that the intersection of 4th and Main has always been a focal point for Potato Days.

Eric reminded Ramsey of the park irrigation located next to the building.

UPDATE ON POLLINATOR FRIENDLY RESOLUTION

Lisa DiNardo thanked the Commission for another review of the Pollinator Friendly Resolution. She introduced representatives from Carbondale Community School's "Difference" club.

Delila introduced herself and stated she is a member of the Difference club. She explained that Difference is an activist group that focuses on world problems such as global warming, climate change, pollution, racism, and pollinator extinction. She explained how important pollinators were to the Town of Carbondale in the web of life. She added that Carbondale is amazing, and the youth leaders plan to protect the town.

Ava stated that she was glad to be part of the club and it meets to discuss ways to prevent world problems. She pointed out that the club isn't only worried about pollinators but also the Town of Carbondale and its environment. She explained that without pollinators Carbondale would struggle to provide enough food for wildlife. She added that Carbondale is so amazing, and it made her sad to think that it might not be the same for future generations.

Camille explained that she was inspired to join Difference because she thinks kids can make a difference. She pointed out that the world is a web and if one thing is threatened everything is threatened, noting that if pollinators are endangered, all the food sources are at risk.

Violet thought it would be a great idea to join Difference because she loves nature and wants to make a difference in the world. She added that the youth of the community won't have a nice place to live if adults keep using chemicals on the weeds and grass. She pointed out that pollinators are a big part of the ecosystem, and she doesn't know what would happen without them. She hopes that everyone will stand with her and realize that now is the time to save the pollinators, bugs, insects, and plants.

Diana explained that she had lived here for fifteen years and has taught at Carbondale Community School for twelve years. She added that nine years ago she started a learning garden at the school with the students embracing it. She related that many of the local beekeepers are her friends and they have told her that they all lost their hives over the winter. She supports the Resolution's proposals, but also asked that the Town go further by educating those property owners and developments about the risks of continued chemical applications.

Lisa McKenzie noted that she has been a co-teacher with Diana for the last few summers, noting that this past June as they read a story about environmental issues the kids looked onto the pollinators. She added that each child shared what they believed would help protect the pollinators and those became part of the resolution. She noted that one of the ideas was to establish a pollinator and butterfly sanctuary in Carbondale.

Lisa DiNardo asked how to improve the resolution language and next steps.

Eric replied that in referring to the Integrated Weed Management Plan, there is language that supports the Resolution and suggested referring to it in the final "Whereas" phrase:

"Whereas, the Town of Carbondale who is tasked with creating and maintaining our parks and open space have committed to following the policies of the approved Integrated Weed Management Plan which details measures and land management practices that support pollinators and their Habitats."

Eric added that this spring he thought there was a need to use chemicals to eliminate noxious weeds, but public comment convinced him that he needed to reach out to other natural land managers, and after this most recent experience he has been convinced of the efficacy of their techniques and hopes to continue the Dandelion Day event moving forward.

Rose thanked the members of The Difference for coming to the meeting and explained that Carbondale's use of chemicals is minimal.

Motion Passed: Rose ***moved*** to accept the new language as expressed by Eric. John ***seconded*** the motion, and it was ***unanimously approved***.

Eric commented that this is a good moment that is raising the collective conscious, but he cautioned that with the recent discovery of the Emerald Ash Borer in Carbondale, use of chemicals to save certain trees may be the only option.

Hollis added that based on the recent Town-sponsored meeting on the EAB, there have been studies that demonstrated the use of those chemicals poses a minimal risk to pollinators.

Eric advised that he would check with the Town Clerk and sponsor the presentation of the Resolution to the Board of Trustees.

Ramsey commented that the Resolution will be great for the Town to embrace but suggested looking at other chemical uses – particularly in River Valley Ranch – where homeowners are required to treat their lawn when dandelions pop up. He also pointed out that items sold in local stores are also controlled by what the community wants.

Eric pointed out that he continues to correspond with RVR, especially as it concerns the two parks available for public use in that area.

CHACOS PARK MASTER PLAN PROPOSALS EVALUATION CRITERIA

Eric commented that two great local proposals were received for the Chacos Park Master Plan, and they are included as part of the meeting packet. He noted that the interviews will be on Thursday and Friday and asked that anyone interested in submitting an evaluation, do so by Monday, August 14th. He also asked if anyone wanted to participate in both interviews, to please let him know. Eric pointed out that while they are already behind on the timeline, he will include a line item on the budget as a placeholder for any planned work in 2024. He added that there are a lot of infrastructure upgrades that will need to be completed before anything else and he thought those were a strong possibility for the 2024 budget expenditure.

Leslie commented that she read through both proposals and while both were very good, they each had their own style.

Hollis agreed that both satisfy the project requirements, and both “get” Carbondale. She thought the Land proposal contained a visionary vibe –what the park means and where it is located. She added that it might come down to the interview and “who can best view a familiar place with new eyes.” She commented that her opinion was that the park space needs to be flexible so the “furniture” can be moved around to accommodate various activities and events.

John explained that he was a simplistic guy and thought all the park needed was trees for shade and open space.

Luis pointed out that because the proposals are so competitive, when the recommendation is presented to the Board of Trustees, they need to show a clear delineation of one over the other.

Drew commented that he appreciated the Concept 1 philosophy and their previous designs.

DRAFT PARKS & RECREATION DEPARTMENT BUDGET GOALS 2024 & 5-YEAR CAPITAL IMPROVEMENT PLAN

Eric explained that the draft Parks & Recreation Department draft budget goals and the five-year capital improvement plan are included in the meeting packet. He asked if the commission members thought anything was missing or if there were items that should take priority. Eric highlighted various items:

- Parks and Recreation Administration
 - Closing out the Youth Art Park GOCO Mini grant, noting that the project is moving slowly because they are utilizing volunteers to complete the project.
 - Complete the Colorado Meadows Playground Equipment upgrade.
 - Remodel and replace the Gianinetti Park bathrooms. Eric explained that he had received many quotes and there are a lot of options to sift through. He noted that other bathroom replacements will need to wait until after the aquatic facility has been completed.
 - The Aquatics Facility is currently in the project cost analysis, but additional funding will be needed to complete the project. Eric related that they are hiring a Capital Campaign Manager and exploring available grants.
 - The Crystal River Restoration and Weaver Ditch Efficiency Project will roll over into 2024 because the upland planting won't take place until next spring.
- Parks Department
 - A consultant has been hired to work on the dog park signage plan and a prototype will be reviewed at the September meeting. Eric noted that part of this project will include a review a branding of all signs
 - The Conservation Trust Fund will be utilized to purchase bear-proof containers for the rodeo grounds
 - The Aspen Valley Land Trust endowment maintenance fund will be used to hire the Roaring Fork Outdoor Volunteers trail crew to complete some of the Red Hill trails maintenance.
 - The mow equipment continues to be replaced with electric versions and the next replacement will be the diesel-powered 60” sit-on-top mower. Eric noted that the maintenance crew is adapting to the process of charging batteries regularly. He added that his goal is to add solar panels to the

- maintenance shed.
- Eric is working to develop a strategy for the intermittent maintenance of North Face Bike Park using local subcontractors.
- Eric is adding money to the Integrated Weed Management Plan budget for public education. He noted that the Bee Happy Lands treatment seems to be succeeding and hopes to repeat the public education and work day that took place in conjunction with Dandelion Days. He is also augmenting the temporary worker line item because there is marked success in manual extraction. Eric pointed out that a current problem spot is the Red Hill trailhead and that will be a target for manual extraction.
- The CemSites software has been purchased and Staff is undergoing training. Eric noted that there will be an annual expense to maintain the software. He also noted that additional funding will be included in the 2024 budget to purchase more topsoil.
- Recreation Department
 - The Recreation Department is continuing to provide a variety of programming for all ages and is working to bring back pre-Covid programming including the overnight backpack trips.
 - The bathhouse roof will need to be replaced at the Gateway RV Park.
 - The Recreation Department anticipates maintaining two ice rinks during the upcoming winter and will continue to support self-produced special events.
- Recreation Center
 - Eric noted that pre-Covid the cost recovery at the Recreation Center was 61% but for 2023 the cost recovery was only budgeted at 46%.
 - The skylights will need to be replaced.
- Swimming Pool
 - The current plan is to begin construction in March or April of 2024 with an anticipated opening in early summer of 2025.
 - They are in the process of value engineering existing equipment that can be transferred to the new pool.

Hollis asked for confirmation that the 10-year Master Plan wouldn't be undertaken until the new pool is complete.

Eric answered in the affirmative.

Ashley asked about the new pickleball courts.

Eric replied that the line item for that project will be in the 2024 budget, explaining that it is a Town project funded by Roaring Fork Pickleball Association. He noted that RFPA would like to move on with this project quickly, but the Memorandum of Understanding must be finalized first and RFPA will need to follow all the Town's procurement requirements. He added that there are some infrastructure requirements that will need to be addressed before construction on the pickleball courts can begin.

Hollis pointed out that there is a placeholder in 2027 for the lighting project at North Face Park and wondered why it was being included.

Eric replied that there may be a need to replace the existing lights and it is a maintenance line item.

Ashley suggested adding the Pickleball court addition to the work plan since it will involve staff time.

AQUATICS FACILITY DESIGN UPDATE: FUNDRAISING PLAN AND GRANT POTENTIALS

Eric related that they had met with the Capital Campaign manager, and he is confident they have found the right person for the job. He noted that she will train all who are interested to "sell" the pool, explaining that her strategy for fundraising is a sequential process. Eric pointed out that after the programming/pricing exercise the project is 3.8 million dollars over budget and in addition to value engineering as much as possible, another funding strategy will be to pair pool features with grants.

Drew asked what the timeline for the "add" items would be, reminding the commission members about previous statements that the longer the project sits in design, the more expensive it will be.

Eric replied that they will have a first look at all the items at the upcoming coordination meeting. He thought that it was also possible to make up time in the design and while the capital campaign should essentially be complete before construction begins, it can continue beyond that time if needed.

NEW COMMISSION BY-LAWS AND RULES, BOARDS & COMMISSIONS OPEN HOUSE

Eric explained that the new Boards and Commissions Ordinance will go into effect on August 26th.

Hollis asked what the deadline was for people to turn in applications.

Eric replied that everything is currently in flux, but suggested September.

Hollis, in turn, suggested nominating and voting for the Chair and Vice-Chair in October.

Eli Cohen, a candidate for the Youth representative, introduced himself as a rising Senior at Roaring Fork High School.

Eric announced that there is an opportunity to participate in the Boards and Commissions Open House that will take place at 7:00 pm on Tuesday, August 15th immediately following the Board of Trustees Work Session.

John and Drew volunteered to be available for the open house.

REPORTS AND UPDATES: STAFF AND COMMISSION MEMBERS

Eric Brendlinger, Parks and Recreation Director:

- Eric encouraged everyone to participate in the MAP Carbondale public outreach; it is ongoing until the end of August.
- August special events include the Summer Concert Series in Sopris Park.
- The pickleball courts will be rented both Saturday and Sunday for Jaywalker and Alpine Bank tournaments, respectively.
- There will be a gymkhana at the rodeo grounds.
- Our Town, One Table is August 20th.
- There was a press release on a five-to-ten-gallon diesel fuel leak into the Crystal River. The contractors for the Crystal River Restoration Project have engaged ECOS Restoration with the mitigation effort. The Division of Wildlife determined that the leak was not large enough to warrant a fish study and they did have to notify Glenwood Springs because they do have a drinking water source downstream in the Roaring Fork River; fortunately, Glenwood wasn't utilizing that source at the time of the leak. Overall, however, the project is progressing fast, and the contractors are doing good work.

ADJOURNMENT

The August 9, 2023, meeting adjourned at 9:02 pm. The next regular meeting is scheduled for September 13, 2023, at 7:00 p.m.

Respectfully submitted,
Kae McDonald