

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
SEPTEMBER 27, 2022
CARBONDALE TOWN HALL
AND VIA ZOOM**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on September 27, 2022, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

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

Staff Present:

Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Town Attorney	Mark Hamilton
Finance Director	Christy Chicoine

CONSENT AGENDA

- Accounts Payable totaling: \$234,997.46
- BOT 9/13/2022 Regular Meeting Minutes
- BOT 9/20/2022 Work Session Minutes

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

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

PERSONS PRESENT NOT ON THE AGENDA

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

TRUSTEE COMMENTS

Trustee Kitching told the Board that she attended the Chamber Confluence Conference. A variety of topics were covered, and the new Garfield County Manager was introduced. Colorado Mountain College had an interesting presentation on expanding the budding Latino

business community. Trustee Kitching stated that at the last meeting Michael Lowe of Coventure did not mention that Coventure operates under a two-tiered business model - they rent out work space, and they offer help with new business development and work force recovery. Trustee Kitching stated that she participated in the Coffman Ranch trail work; they improved the wayfinding signs. Trustee Kitching also attended a Global Mountain Partnership conference session on environmental challenges.

Trustee Yllanes stated that tomorrow is the last Farmer's Market of 2022. He thanked Jamie Wall for all of her work with the market. Trustee Yllanes announced that Potato Day is October 1st.

Trustee Silverstein stated that several trustees attended the staff going away lunch. He noted that we don't have a succession plan for when people age out.

Trustee Laird told the Board that CDOT is offering a Revitalizing Main Street Grant. The town and CDOT have scheduled a site visit to Highway 133 on October 3rd from 11am – 1pm to identify areas for (safety) improvement. Trustee Laird attended the Department of Local Affairs (DOLA) housing webinar. There is a lot of money in the America Recovery Act Fund that is being allocated to affordable housing and preventing homelessness. Next year they will distribute grants that require a 25% match. They will consider buy-down efforts and there will be rolling applications every month. Trustee Laird informed the Board that he is working with CLEER on a grant for ground source heating. Trustee Laird is also working on a draft Affordable Housing Plan memo for the October 3rd Trustee work session.

Trustee Hassig announced that the KDNK Fall Membership Drive is underway. KDNK will be selling records at Potato Day.

Trustee Bohmfalk stated that on October 3rd the Board will be holding an affordable housing work session. Potato Day is October 1st and any Trustees interested in serving food should contact Jessi Rochel.

ATTORNEY'S COMMENTS

Mark stated that Susan Ryan will be attending the October 8th Board of Trustee meeting.

MANAGER'S REPORT

Lauren informed the Board that a customer service representative and assistant finance director have been hired. Interviews for recreation center director are scheduled for tomorrow. The salary survey is in process; once it is received staff will evaluate it. Lauren announced that the Potato Day Contra Dance is Friday night.

PROSECUTOR APPOINTMENT

Lauren congratulated prosecutor Angela Roff on her judgeship. Lauren introduced Stephanie Bergner, staff's choice for prosecutor.

Trustee Silverstein made a motion to appoint Stephanie Bergner as the Town Prosecutor. Trustee Kitching seconded the motion and it passed with:

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

SENIOR MATTERS

John Hoffman, Udelle Stuckey, Sue Zislis, and Ron Kokish, representing Senior Matters, were present for the discussion.

Senior Matters informed the Board that they have moved out of the Third Street Center and into a space at the Sopris Lodge. In 2007 the Trustees started to financially support Senior Matters and they are very grateful for the funding. They also thanked Trustee Silverstein and Trustee Kitching for being the Town liaisons.

During COVID Senior Matters started doing projects on Zoom to reach out to isolated seniors. Senior Matters included questions on the Parks and Recreation Survey. From the survey they discovered that the biggest reason people don't participate in Senior Matters programs is because there is too much to do.

Trustee Laird thanked Senior Matters for all of their great work.

SPECIAL EVENT LIQUOR LICENSE - KDNK

Trustee Laird recused himself from the discussion because the event is being held at the Third Street Center.

KDNK has applied for a Special Event Liquor License for an event to be held at the Third Street Center. 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 KDNK's Special Event Liquor License. Trustee Yllanes seconded the motion and it passed with:

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

SPECIAL EVENT LIQUOR LICENSE - RIVER BRIDGE REGIONAL CENTER

River Bridge Regional Center has applied for a Special Event Liquor License for an event to be held at the Thunder River Theatre. 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 River Bridge Regional Center's Special Event Liquor License. Trustee Kitching seconded the motion and it passed with:

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

DETOX CENTER MEMORANDUM OF UNDERSTANDING (MOU)

The Detox Center MOU was tabled until October 25, 2022.

ALLOCATION OF TOBACCO/MARIJUANA TAXES IN 2023

At a previous meeting Mayor Bohmfalk suggested the Board have a discussion on tobacco and marijuana tax revenue allocation for 2023.

Trustee Silverstein noted that tobacco tax revenue is declining but it won't go away.

Lauren suggested that the Board leave some of the revenue unallocated in case a special funding request like funding the Detox Center comes up. Currently, the town funds the mental health counselor at Roaring Fork High School and the Hope Center at a cost of \$130,000 annually. In 2022, \$246,000 was committed to the Youth and Family Council. The Board discussed funding youth programming at the recreation center, providing scholarships for youth athletics, and funding school outdoor trips.

SHORT TERM RENTAL (STR) DATA/REGULATION UPDATE

The Board received data from the 65 STR applications. Lauren stated that no corporations are listed as owners of an STR. Lauren told the Board that she visited the Airbnb and VRBO websites and there are Carbondale STRs listed that are not licensed. Lauren noted that enforcement was not included in the STR ordinance. The data shows that there are not a lot of clusters in residential neighborhoods. STRs account for 2.5% of the total housing units in Carbondale.

Discussion ensued.

Brittany Hailey, Carbondale, informed the Board that Pitkin County sent a letter to every STR listing explaining the laws for STRS. STRs are not an overwhelming problem in Carbondale. She noted that expensive houses will never be work force housing.

Nina Pedersen, Carbondale, told the Board that during the application process it was hard to prove that taxes are being paid because VRBO and Airbnb do not provide separate tax reports.

Kevin Rayes, Carbondale, told the Board that he looked at some STRs on VRBO and Airbnb and they do not include their license number on their advertisements. Kevin suggested the town investigate purchasing a computer program that scans for STRs – it's worth the cost. He noted that full time STRs are operating in residential areas and should be paying the commercial property tax rate. Kevin said the Town's mitigation numbers need to be updated. Kevin noted that ADU's go through a special use

approval, and if someone is building a house with an ADU the ADU should be deed restricted.

Mary Margaret Kober, Denver, asked the Board to consider an exemption for medical personnel who offer medical services but do not meet the criteria to be a full-time resident and therefore cannot apply for a STR license.

Trustee Laird stated that there are a lot of doctors who come from the front range to provide needed health services. He believes that offering an exemption to medical personnel is worth a discussion. Trustee Yllanes stated that he does not agree, he believes that an exemption would set a bad precedent. Trustee Yllanes agrees with Kevin that the STR tax is too low.

Mayor Bohmfalk wants to see if the STR tax passes before taking other action.

Trustee Silverstein agrees that an exemption would set a bad precedent – it places values on professions.

Trustee Hassig likes the idea of sending a letter to all STR owners informing them of the town's laws.

Trustee Sparhawk stated that perhaps a medical exemption will fit in later – maybe the second round of regulations.

The Board agreed to not change the regulations at this time. They suggested staff enforce the STR licenses when the town is fully staffed.

CLEER UPDATE

Zuleika Pevec and Heidi McCullough, representing CLEER, and Jeff Dickinson of Bio Space, were present for the meeting.

Zuleika gave an overview of CLEER's accomplishments, work still in progress, Garfield Clean Energy Goals, and financing.

Key points from the discussion included:

Progress to Date

- The Comprehensive Plan has been updated with goals from the 2021 climate meeting
- IGCC 2018 updates with renewable requirements, energy efficiency and BE measures
- Investigated EcoBlock and took the information to the EBoard for guidance
- Explored financing for community-wide beneficial electrification
- Developed and will be launching a campaign to promote financing and rebates
- Provided a report on emissions forecast and progress to date

Still in Progress for 2022

- Proposal from REG for a complete beneficial electrification plan for town-owned buildings
- Continue working with the town on code and path to net-zero
- Working on a grant from the Department of Energy to implement a net-zero district
- Considering a “Thermalize” style heat pump bulk purchase program for res BE
- Developing benchmarking program for commercial buildings

Future Goals

1. 12% total savings county-wide by 2030 over 2019 baseline
2. Garfield County electricity will be 100% carbon-free by 2030
3. 15% of registered vehicles will be zero-emissions, hybrid or alt-fuel by 2030, and and modeshare will increase for biking, walking and transit
4. Reduce greenhouse gas emissions related to energy supply by 30% by 2030
5. Accelerate and harness the economic benefits of energy efficiency, clean energy, and clean mobility for the benefit of the residents and communities of Garfield County

Funding

A number of provisions in the Infrastructure Investments and Jobs Act and the Inflation Reduction Act will change the funding and rebates landscape. There may be funding from:

- The Neighborhood Access and Equity Program
- Environmental and Climate Justice Block Grants
- Greenhouse Gas Reduction Fund
- Significant residential and commercial rebates and tax incentives

Future Projects

- Home Energy Score as a tool to push residential action
- Xcel Energy’s Partners in Energy Program would provide the necessary deep dive into Carbondale-specific energy use data
- Heat pump bulk purchase program – could be Carbondale specific or county-wide
- Continue to develop code language and adopt code that helps Carbondale reach its goals
- EBoard to identify specific projects that will help achieve Climate Action Plan goals

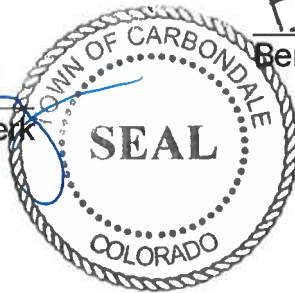
ADJOURNMENT


The September 27, 2022, regular meeting adjourned at 8:40 p.m. The next regular meeting has been scheduled on October 11, 2022, at 6:00 p.m.

ATTEST

APPROVED AND ACCEPTED


Cathy Derby, Town Clerk




Ben Bohmfalk, Mayor