

**MINUTES  
CARBONDALE BOARD OF TRUSTEES  
REGULAR MEETING  
OCTOBER 22, 2019**

Mayor Pro Tem Marty Silverstein called the Board of Trustees Regular Meeting to order on October 22, 2019, at 6:00 p.m. in the Town Hall meeting room.

**ROLL CALL:**

The following members were present for roll call:

Mayor Pro Tem	Marty Silverstein
Trustees	Lani Kitching
	Ben Bohmfalk
	Erica Sparhawk
	Luis Yllanes

Arrived After Roll Call	Heather Henry
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Absent	Dan Richardson
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Staff Present:

Town Manager	Jay Harrington
Boards and Commission Clerk	Kae McDonald
Finance Director	Renae Gustine
Town Attorney	Mark Hamilton
Public Works Director	Kevin Schorzman
Parks & Recreation Director	Eric Brendlinger
Planning Director	Janet Buck
Planner	John Leybourne

**CONSENT AGENDA**

- Accounts Payable totaling: \$511,022.65

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

*6 yes votes: Bohmfalk, Silverstein, Sparhawk, Kitching, Yllanes, Henry*

### **PERSONS PRESENT NOT ON THE AGENDA**

Larry Bogats, Settlement Lane, representing the Carbondale Age Friendly Community Initiative (CAFCI), an ad hoc group of seniors, stated that AARP will be presenting CAFCI with an AARP Certificate of Participation on November 21, 2019 from 3:30 pm – 6:00 pm at the Third Street Center. He invited the Trustees and public to attend the presentation/celebration.

Sam Anderson, a Roaring Fork High School Student and member of the Youth Water Leaders Team, invited the Trustees to attend the Healthy Rivers Youth Water Summit on December 5, 2019 from 9 am – 2:30 pm at the Third Street Center. The event is not open to the general public.

Summers Scott, Main Street, stated that he opposes CoVenture receiving public funding and he feels that there are better ways to spend the money.

### **TRUSTEE COMMENTS**

Trustee Sparhawk stated that she attended “Build Day” at the Habitat for Humanity Vista Project. She highly recommends visiting the project and taking a tour of a net zero affordable housing unit. The event was attended by several elected officials in the Roaring Fork Valley. After the event they had a discussion on local policies including net zero building codes. Trustee Sparhawk attended the Chamber Board meeting where they were given an overview of the Confluence Business Conference. Trustee Sparhawk stated that the Carbondale Communities for Climate Action (CC4CA) is looking for people to join the Legislative Committee.

Trustee Kitching stated that she attended the Garfield County Public Land and Natural Resources Steering Committee. They reviewed access and Right-of-Ways, tourism, and economic viability. Trustee Kitching also attended the Ruedi Water and Power Authority (RWAPA) quarterly meeting. On November 19<sup>th</sup> there will be a meeting with Ruedi Water Reservoir contract water holders and she recommended that staff attend. They also discussed Proposition DD which proposes using gaming revenue for the Colorado River Basin Plan.

Mayor Pro Tem Silverstein attended Indigenous People Day at Sopris Park – it was a nice event.

### **ATTORNEY’S COMMENTS**

The attorney did not have any comments.

### **SPECIAL EVENT LIQUOR LICENSE – TRUE MEDIA**

True Media has applied for a Special Event Liquor License for an event to be held at the Third Street Center. The Police Department has reported no problems with the applicant or the premises.

Trustee Sparhawk made a motion to approve True Media's Special Event Liquor License. Trustee Henry seconded the motion and it passed with:

*6 yes votes: Bohmfalk, Henry, Yllanes, Silverstein, Kitching, Sparhawk*

### **SPECIAL EVENT LIQUOR LICENSE – COVENTURE**

CoVenture has applied for a Special Event Liquor License for an event to be held at their establishment. The Police Department has reported no problems with the applicant or the premises.

Trustee Sparhawk made a motion to approve True Media's Special Event Liquor License. Trustee Yllanes seconded the motion and it passed with:

*6 yes votes: Bohmfalk, Henry, Yllanes, Silverstein, Kitching, Sparhawk*

Evan Zislis told the Board that he will talk to Summers Scott about his concerns with CoVenture receiving funding from the Town.

### **PUBLIC HEARING – CRYSTAL ACRES PUD AMENDMENT**

Applicant: Jerome and Donna Dayton

Location: 315 Oak Run Road

John Leybourne explained that this a hearing for a Major PUD amendment for the Crystal Acres Planned Unit Development (PUD). The applicants have requested the amendment to update Section 12, Special Restrictions of the PUD, to better define what a "primitive footpath" is by providing a review through a conditional use permit with review criteria and providing design and construction details for a "low impact trail."

The Planning and Zoning Commission held two public hearing and, after numerous changes to the text as it relates to the primitive trail allowed in the riparian zone, recommended approval of the amendment to the Board.

John noted that after the Planning & Zoning review neighbors submitted revised language to the PUD amendment. The applicant approves of the revised language. John stated that the Board has the option: to either remand the application back to the Planning & Zoning Commission for review, or suggest that the neighbors amend the language in their Homeowners Association covenants.

Mark explained that an amended application would need to be re-filed, re-noticed, etc. He pointed out that the Code states that in order to change a PUD it requires approval of 50% +1 of the PUD households. As a result, tonight is technically not a public hearing because they do not have the required number of signatures.

Trustee Henry made a motion to remand the Crystal Acres PUD Amendment to the Planning & Zoning Commission. Trustee Sparhawk seconded the motion and it passed with:

*6 yes votes: Henry, Yllanes, Silverstein, Kitching, Sparhawk, Bohmfalk*

**RESOLUTION NO. 13, SERIES OF 2019 – INTEGRATED WEED MANAGEMENT PLAN**

Gwen Garcelon, a member of the weed task force who spearheaded the Plan, was present at the meeting.

Eric explained that the State signed the Noxious Weed Act in 1990. The Act directs that each municipality shall adopt a Noxious Weed Management Plan for all lands (public and private) within the municipality. Staff and volunteers have been working on a Plan for several years. The proposed plan focuses on soil and land management, the re-introduction of native species to help crowd out the invasive species, and non-chemical innovative weed management strategies utilizing the expertise of local land managers and the increasing knowledge of natural weed management and options available to staff.

Gwen stated that the Plan allows for specialists to use protocols to eliminate weeds before the Board decides the next step. She said that it is imperative to keep herbicides and pesticides out of public parks. We need to focus on soil health.

Mayor Pro Tem Silverstein opened the meeting to public comment.

Sara Larose, works for Garfield County Vegetation, thanked everyone responsible for a very detail, well written document. She looks forward to seeing the results, a strong partnership, and exchanging ideas.

Gwen stated that she hopes other municipalities can use the Plan.

It was noted that the Parks and Recreation Commission and the Environmental Board are very supportive of the Plan.

The Board stated that they appreciate the amount of work has gone in to creating the document and they appreciate the document itself.

Gwen would like to hold a press conference and pursue educational opportunities (Dandelion Day, Farmer's Market) to inform the community of the plan.

Trustee Sparhawk made a motion to approve Resolution No. 13, Series of 2019 approving the Integrated Weed Management Plan. Trustee Henry seconded the motion and it passed with:

*6 yes votes: Yllanes, Silverstein, Kitching, Sparhawk, Bohmfalk, Henry*

Jay informed the Board that the clerk has received an inquiry on how to file a petition proposing to ban the use of all herbicides and pesticides in Carbondale.

## **PROPOSED BUDGET REVIEW**

### **MAJOR CAPITAL PROJECT**

Kevin gave an overview of the proposed major capital projects for 2020. They include:

- Red Hill Parking
- Street re-surfacing including street light replacement in the Hendrick area
- Trail maintenance
- River Valley Ranch road maintenance
- Sidewalk construction
- The Bike/Pedestrian/Trails Commission has recommended spending \$90,000 to study 8<sup>th</sup> Street improvements, the money would be used on a study, engineering and construction
- Mobile stage for community events
- Replace the 2001 backhoe
- Replace the light plant
- Replace a police car

Combined, the proposed budget totals \$638,000.

### **ADMINISTRATION**

Renaë Gustine presented the proposed Administration budget. The key expenditures are:

- The seasonal streets position will change to a full-time position
- April Election
- The Town will undertake a salary survey
- Money has been put in the budget for a public relations consultant
- 3% cost of living increase – salary adjustment
- Provide funding for high School clinician
- Funding for (possible) professional salary recruitment (police)
- Risk management insurance increase
- One HVAC unit
- Blinds for Trustee Chambers and Room 2
- Water Heater
- Flooring
- Affordable housing \$50,000 to Red Hill Lofts
- Economic development efforts – Chamber, CoVenture, WeCycle
- Garfield County Clean Energy membership
- Increase community requests to \$70,000
- Affordable Housing Coalition membership

Michael Lowe of CoVenture was asked to provide a clear list of businesses that CoVenture has helped. The Board wants to be able to measure the return on investment of taxpayer dollars.

**MISCELLANEOUS**

Jay thanked Kae McDonald, the new Boards and Commission Clerk, for her detailed minutes.

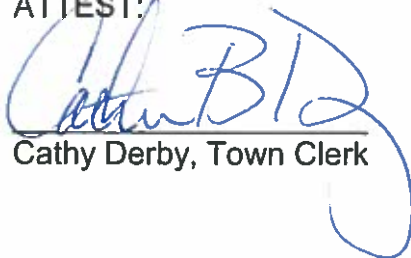
**ADJOURNMENT**

The October 22, 2019, regular meeting adjourned at 8:45 p.m. The next scheduled meeting will be held on November 12, 2019 at 6:00 p.m.

APPROVED AND ACCEPTED

  
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Dan Richardson, Mayor

ATTEST:

  
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Cathy Derby, Town Clerk

