

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
AND VIA ZOOM
JUNE 21, 2022**

Mayor Bohmfalk called the Board of Trustees Work Session to order on June 21, 2022, at 6:35 p.m.

Present:

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

Absent	Marty Silverstein
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Staff Present:

Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Town Attorney	Mark Hamilton

TOWN CENTER PROPERTY DISCUSSION

Lauren explained that the town has been seeking public input as to how to develop the Town Center property. They have held a few events at First Friday, the rodeo, etc. The summary of the comments received is in the packet. There has been a lot of conversation about affordable housing, live/work space, and art space. Staff has received really creative ideas for commercial and non-traditional buildings. This evening is another opportunity for the Board to talk to the public about the next steps.

Mayor Bohmfalk said the Board needs to possibly make decisions on: housing - should there be an ownership component or rentals only; should we reserve some units for town employees; should affordable units be restricted to people who already live/work in Carbondale; what does community-oriented commercial mean; provide something for kids and teens to do; commitment to making the project net zero; should it have a vibrant community feel with gathering spaces, should there be a lodging component; should it be consistent with the Historic Commercial Core?

Discussion ensued.

Trustee Sparhawk stated the project should include some childcare space and small commercial spaces (up to 1,000 sq. ft.) to get businesses started.

Trustee Yllanes stated that we can't address everything – the common thread is community and housing - we have a worker shortage and will for a while.

Mayor Bohmfalk opened the meeting to public comment.

Gail Schwartz, President of Habitat for Humanity, and Johnathan Rubin Fox stated that Habitat already has a template for building net zero homes. They are looking to line up more projects. They already have a 20 condo/townhome project in Rifle, and they are building 22 units in Glenwood Springs. Habitat prioritizes ownership over rentals and they rely heavily on volunteerism.

Shane Shubert suggested the town consider building tiny homes as an option similar to what the Aspen Skiing Company did in Basalt. They are high efficiency, low impact and affordable.

Eric Doud stated that the layout of the project should be the same as the layout of the downtown. The project should be 2.5 stories opposed to three – you can get a significant amount of housing and commercial space in 2.5 stories. The side facing the alley could be set back with three stories. If you do this you maintain the small town feel. He suggested a building with a permanent roof, that houses a community market with temporary stalls similar to Davis, California. The market in Davis is a magnet and makes other businesses vibrant. It's a 3-4 season facility with small-scale businesses.

Kate Bradely stated that she is retired and is struggling trying to find affordable housing. She asked the Board to consider retired people looking for affordable housing. The town needs to take care of people currently living here.

Maura Masters asked what is 80% AMI? Trustee Sparhawk explained that you can't earn more than \$49,520 for a single person and \$75,000 for family up to four people.

Kade Gianinetti asked how many socioeconomic groups can we reach? The project should be mixed use, the use of alleys and corridors is vital. He suggested the town investigate inquiring a green municipal bond for infrastructure needs. Allow several smaller developments.

Next Steps

- A master plan for the property already exists
- Consider density – 80 units will drastically reduce parking, 60 units will be a graceful development, and 40 units will be less dense
- Consider AMI's and the effect it will have on different financing partners
- Ownership versus rental? Both
- Lodging component: No, leave that up to private developers
- Option for restricting units to Carbondale residents

LODGING TAX PRESENTATION AND DISCUSSION

Andrea Stewart, Executive Director of the Carbondale Chamber of Commerce and Sarah Jane Johnson, Tourism Consultant, were present for the discussion.

Andrea gave a presentation on the Tourism Council of Carbondale (TCC). They are funded by the 2% lodging tax. They have used the funding for destination promotion, public relations, economic development and tourism management. Carbondale is a year-round destination. Impacts of tourism include environmental degradation, disruption to wildlife, noise, etc. Sustainable tourism takes into consideration social and environmental impacts. The TCC began strategic planning for sustainable tourism in February. TCC is moving away from promotion and marketing and moving toward sustainable tourism. They believe that a 2% increase in the lodging tax will help ensure that tourism carries its weight.

Discussion ensued on the possibility of raising the lodging tax and/or the Short Term Rental (STR) tax.

Mayor Bohmfalk stated that at 2% tax increase would double TCC's budget. What would they do with the money? Andrea answered they would develop their website, and offer a grant program to support agricultural and transportation opportunities.

Mayor Bohmfalk asked if TCC has sought input about the tax increase from the hotels and lodging partners?

Trustee Hassig stated that he feels confident that the voters will support a lodging tax increase for affordable housing.

Trustee Yllanes stated that he believes voters will vote to increase the lodging tax for sustainable tourism.

Trustee Laird asked what would TCC's budget look like going forward?

Mayor Bohmfalk explained that with a 2% lodging tax increase a customer would pay a 10.4% lodging tax. The state average is 14.2%.

Amy Kimberly noted that Carbondale Arts and the Creative District are instrumental in marketing/promoting tourism in Carbondale.

Lauren read a statement from Trustee Silverstein. Trustee Silverstein supports raising the lodging tax by 1% to support sustainable tourism and to increase the STR tax by 5% which would be dedicated to affordable housing.

The Board agreed to put a STR tax increase question on the November ballot. The revenue would be dedicated to affordable housing. The TCC is not certain if they are ready to put a lodging tax increase question on the November ballot.

ADJOURNMENT

The June 21, 2022, work session adjourned at 9:00 p.m. The next regularly scheduled meeting will be held on June 28, 2022, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST

Ben Bohmfalk, Mayor

Cathy Derby, Town Clerk

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JUNE 28, 2022
THIRD STREET CENTER
520 S. THIRD STREET**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on June 28, 2022, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

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

Absent	Colin Laird
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Staff Present:

Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Town Attorney	Mark Hamilton
Town Planner	John Leybourne

CONSENT AGENDA

- Accounts Payable totaling \$105,463.51
- BOT 5/31/2022 Special Meeting Minutes
- BOT 6/14/2022 Regular Meeting Minutes
- Amendment to Ordinance No. 4, Series of 2022
- Liquor License Renewal – Beijin Tokyo
- Liquor License Renewal – Sopris Liquor and Wine
- Tasting Permit – Sopris Liquor and Wine
- Modification of Premises – Street Side Dining – Pour House

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

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

PERSONS PRESENT NOT ON THE AGENDA

Allyn Harvey and Eric Smith, representing Mountain Partnership, explained that the Aspen International Mountain Foundation will be hosting the Mountain Partnership meeting in Aspen in September 2022. Four hundred and fifty organizations, and sixty countries will attend the event. Eric asked Carbondale to join Mountain Partnership at no cost, but they asked for an unspecified contribution. The Board will consider a contribution to Mountain Partnership at their July 12th meeting.

TRUSTEE COMMENTS

Trustee Yllanes stated that he attended the Thunder River Theatre Silver celebration. It left him with the impression that it's important to leave green space when the Thunder River parcel is developed. He thanked Parks and Recreation staff for a first month of successful Farmer's Markets.

Trustee Hassig stated that he attended the Colorado Municipal League (CML) conference.

Trustee Kitching told the Board that she attended the State of the Rivers meeting hosted by the Colorado River District. Wilderness Workshop was involved, and they discussed the Crystal Wild and Scenic initiative.

Mayor Bohmfalk stated that he too attended the CML conference. It was really informative to be in a room with people who do what we do, and to realize that some of the community struggles are the same (housing, lack of work force, etc.)

ATTORNEY'S COMMENTS

Mark did not have any comments.

MANAGER'S REPORT

Lauren did not have a report.

PUBLIC HEARING – CARBONDALE CENTER PLACE AMENDMENT TO MAJOR SITE PLAN REVIEW

Applicant: Carbondale Center Place, LLC
Location: 900 and 920 Highway 133

John explained that this is a public hearing to consider an amendment to the Major Site Plan Review of Carbondale Center Place to allow construction of 52 carports.

In 2021, the town approved a major site plan review to allow construction of two mixed-use building to include 76 residential units and 10,370 sq. ft. of commercial space. The two buildings are currently under construction at the corner of Colorado Avenue and

Highway 133. The property owners, Carbondale Center Place, LLC, are requesting that the town approve the installation of 52 carports on the east side of the property and the northeast corner of the site. The building design, mass, scale and site plans which were approved in 2021 would remain intact. The only change would be the addition of carports.

The proposed carports comply with the zoning parameters, including setback and lot coverage. The carports would provide an amenity to the future residents of the development.

Staff is supportive of the request to add the 52 carports to the mixed-use development.

The applicant did not have any additional comments.

Discussion ensued.

Mayor Bohmfalk commented that when the Board was considering the major site plan, they paid a lot of attention to beautification and the living wall in case the storage facility went up first. The detail of the living wall is now less critical because the two mixed use buildings are under construction. John noted that the Unified Development Code (UDC) requires breaking up a large expanse of wall. The living wall accomplishes this requirement. The two property owners have a maintenance agreement to take care of the living wall.

Mayor Bohmfalk opened the public hearing to public comment. There was no one present who wished to address the Board, so Mayor Bohmfalk closed the public hearing. He thanked staff and the applicant for taking this amendment to the major site plan seriously.

Trustee Sparhawk made a motion to approve the amended Site Plan to allow construction of the carports with the conditions and findings listed below:

Recommended Conditions of Approval

1. All development shall comply with the plans submitted with the letter of request dated May 30, 2022.
2. All representations made by the applicant in the application and at the public hearing shall be binding as conditions of approval.
3. All other conditions from the previous Planning Commission and Board approvals remain in effect.
4. The applicant shall pay and reimburse the Town for all other applicable profession and Staff fees pursuant to the Carbondale Municipal Code.

Findings for Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as the area is designated New Urban which envisions a flexible mix of retail, restaurants, service commercial and multi-story mixed-use buildings with buildings being the focal point of the site by locating them close to the street. The carport will provide an amenity to the future residents. The purposes stated in the Unified Development Code have been met;
2. The site plan is consistent with the purposes section of the MU zone district as this development will provide a compact, mixed-use development that provides people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. There would be multimodal access to and from Downtown. The development includes both a vertical and horizontal mix of land uses, and provides an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency; and
3. The site plan complies with all applicable development and design standards set forth in this Code; and
4. The traffic generated by the proposed development is adequately served by existing streets within Carbondale.

Trustee Kitching seconded the motion and it passed with:

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

2021 AUDIT

Kelsey Roper and Paul Backes of McMahan and Associates were present for the discussion. Kelsey explained the procedures the accountants follow while conducting an audit. Carbondale's audit was clean and unmodified. Additionally, the auditors did not have any recommendations for better accounting practices.

Paul noted that the revenues exceeded expenses, and all fund balances are positive.

Mayor Bohmfalk asked Paul if anything stands out concerning reserves and fund balances? Paul answered no, Carbondale's funds are stable and reasonable. In case of a downturn, no crisis management would be required.

Trustee Kitching made a motion to accept the 2021 audit. Trustee Sparhawk seconded the motion and it passed with:

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

WE-CYCLE BIKE SHARE

Roaring Fork Transit Authority (RFTA) Executive Director Dan Blankenship explained that in 2018 the voters approved a 2.65 mill property tax within the eight jurisdictions that are members of RFTA. The RFTA property tax is expected to generate approximately \$10 million in annual revenue, which is designated for the Destination 2040 program of operational and capital improvements. Among these improvements is the expansion of the We-cycle bike sharing program to serve Carbondale and Glenwood Springs.

Dan noted that there has been discussion of increasing the circulator bus route. Dan explained that the circulator runs on a 15-minute frequency. If the route is expanded it would degrade the timing of the service, making it less convenient for the commuter, and it would be extremely expensive. Dan added that there is nowhere for the bus to turn around by the high school.

Mirte Mallory, We-Cycle Executive Director, explained that their proposal initially calls for 15 stations, 167 docks, 50 pedal bikes and 25 e-bikes. Carbondale's investment totals approximately \$213,000. However, Carbondale would be eligible to apply for RFTA First/Last Mile Mobility (FLMM) Reserved funding that could cover up to 50% of its proposed cost of the 2023 bikeshare service. Additionally, Carbondale could apply for FLMM funding in 2024 and 2025.

Discussion ensued.

Trustee Yllanes asked if there is an age limit for riding the bikes? Yes, 16 years. He commented that the town lacks 4-way stop signs and it may not be safe for bikes. He noted that the bikes would be a great addition for First Friday. He asked the Board if we should put the decision to the voters?

Trustee Hassig asked if the bikes would replace the circulator bus or be an addition? They will be an addition. He stated that he would be reluctant to alter the circulator route without a study.

Trustee Silverstein asked about the possibility of an in-kind trade to reduce costs. Mirte said it's possible.

Ted, asked if the circulator runs on fossil fuels? Dan answered that it runs on natural gas. Ted asked if there is a possibility if they could change out the buses for electrical buses in the future? Dan noted it's possible, but electric buses are extremely expensive.

Ron Kokish, representing Carbondale Age Friendly Community Initiative (CAFCI), stated that after reading the Board packet he likes We-cycle. However, Carbondale just spent a lot of money updating the Comprehensive Plan. The update calls for a

Master Transportation Plan. He thinks it's unwise to consider adding We-cycle until the transportation place is created.

Kendal Riley stated that she doesn't live on the circulator route. Every morning she sees people walking past the Third Street Center on their way to the BRT. She noted that bikes aren't accessible to everyone. It's hard for people to get to the schools and that side of town.

Sue, representing CAFCI, said bikes are great but not everyone can ride a bike. She is concerned that the service is not year-round, and that it limited to riders over 16 years of age. She thinks the Board should delay their decision. Think more about the circulator – it needs to serve people who are not currently getting service, and the bikes won't solve what's lacking. She asked if the 15-minute frequency is more important than offering the service to everyone who needs it. Dan replied that the 15-minute service is pretty fixed and changing the route would require a discussion. Also, expanding the route will probably result in Carbondale paying more for the service.

Anna, We-cycle employee, said her daughter told her that we need less cars and more bikes. Also, riding a bike is good for your mental health.

Lauren stated that Basalt's "Downtowner" is operated by a private contractor. The service runs from 6:00 – 9:00 am, and 3:00 – 10:00 pm, 8 months of the year at a cost of \$400,000.

Mayor Bohmfalk stated that we will need to budget \$130,000 per year. Can we find the money, or is it unachievable? Lauren answered that sales tax is leveling off but revenue is still up 10% over last year. We have a healthy revenue balance, but it is not normally used for operating costs.

Mayor Bohmfalk asked the Board if they are interested in moving forward? He stated that he would hate to be the only community in the valley who doesn't offer We-cycle. There is a cost to action, but also a cost to no action. He believes it's a worthwhile investment.

Trustee Silverstein stated that originally he had reservations, but now he believes it will serve one part of our overall mobility needs. It's a reasonable financial project – at least for the first three years.

Trustee Sparhawk stated that Basalt is a great example that it works. We need to help get people to transit. She supports the project, and she supports the Glenwood Springs to Carbondale connection.

Trustee Hassig likes the fact that We-cycle would be modifiable. He noted that Village Road is a dangerous intersection and bikes could possibly conflict with buses. He supports bringing We-cycle to Carbondale.

Trustee Yllanes supports moving forward with We-cycle, but he does have safety concerns.

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Trustee Kitching stated that We-cycle points to the diverse nature of the community. She believes it's timely to introduce We-cycle because of the demographic joining us.

Mayor Bohmfalk stated that the budget reflects the values of our community. We value getting away from cars. The equity proposition is strong, and the 80% - 20% split is a great deal.

Lauren noted that the Comprehensive Plan asks for more mobility connections.

ADJOURNMENT

The June 28, 2022, regular meeting adjourned at 8:42 p.m. The next regular meeting has been scheduled on July 12, 2022, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST

Ben Bohmfalk, Mayor

Cathy Derby, Town Clerk