

**MINUTES
CARBONDALE BOARD OF TRUSTEES
GARFIELD COUNTY COMMISSIONERS
JOINT WORK SESSION
JUNE 18, 2019**

Mayor Dan Richardson called the Joint Work Session to order on June 18, 2019, at 6:00 p.m. in the Town Hall meeting room.

ROLL CALL:

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Heather Henry
	Ben Bohmfalk
	Lani Kitching
	Marty Silverstein
	Luis Yllanes
	Erica Sparhawk
Garfield County Commissioners	Mike Sampson
	John Martin
	Tom Jankovsky

Staff from both the Town and the County were also present at the meeting.

The Board and Commissioners covered the following topics:

AFFORDABLE HOUSING

Discussion ensued and the following points were made:

Trustee Henry stated that most of the Trustees attended one of the Greater Roaring Fork Regional Housing Study presentations. Take aways from the presentation included: awareness of community patterns; there is a greater need for rental units than single family housing units; the biggest gap for housing is the 60% AMI category; we need 4,000 – 6,000 units to fulfill our housing needs – it's a big void to fill.

The County is in the process of identifying goals and objectives for their Comprehensive Plan.

The County has changed their regulations for ADU's. If they are less than 1,000 sq. ft. they are in the build by right classification. They also removed the size limitations for tiny homes.

The Commissioners asked the Board how they feel about tiny homes. Jay stated that the Town has also eliminated minimum sq. ft. restrictions. However, not many people in Carbondale are interested in tiny homes. There is more interest in multi-family developments, infill triplexes, and developers want to use the full height allowance. Developers are building smaller residential rentals.

Trustee Henry asked the Commissioners if they think that a multi-jurisdictional affordable housing effort is a good idea. They responded that it doesn't have to be just within the County; we should collaborate with Pitkin and Eagle Counties. The Commissioners feel that development should be located within city limits to avoid rural sprawl.

KT Gazunis, Garfield County Housing Authority Executive Director, stated that housing is a regional problem and will require a regional solution. She wishes that there could be a Battlement Mesa to Bells Regional Housing Authority. She noted that housing authorities are a very powerful tool.

Developer Doug Pratt stated that projects often take two years to reach the Commissioners. He suggested that private sector projects with housing should be given the capacity to interact with the Commissioners. The Commissioners stated that staff needs to interact with the developer, they can't interact because they are presiding in a quasi-judicial role.

UPDATE ON RED HILL IMPROVEMENTS

Discussion ensued and the following points were made:

Kevin Schorzman and Wyatt Keesbery gave an update on the re-alignment of the Red Hill parking lots project. Kevin stated that the goal is to complete the project this year but it may happen next year because they need CDOT Access Permits and permission from the Army Corp of Engineers.

Staff stated that during construction the trails and parking lots will be closed. The consensus was that coordinated outreach is imperative. However, staff needs to wait to see what CDOT approves. The Commissioners stated that Sherriff Lou Vallerio should be involved in the outreach process

Wyatt stated the trails may be closed for 2-3 months but staff hopes to complete the project in one month.

MISCELLANEOUS

The Commissioners stated that the strip mine will be taking up a lot of their time.

Trustee Bohmfalk informed the Commissioners that the Town is moving to a single trash hauler with volumetric pricing.

Trustee Henry told the Commissioners that the Town participated in a water resiliency planning drought workshop (VCAPS). They looked at scientific data and applied the information to scenario planning exercises. They developed action items as a result of the exercises.

Mayor Richardson told the Commissioners that teen nicotine usage has quickly become an epidemic. The lack of regulations on the federal level is having resounding effects locally. The Town has raised the age to possess and purchase nicotine products to 21. The Board is also considering licensing the sale of nicotine products and banning flavored nicotine. Mayor Richardson stated that reducing (or eliminating) teen nicotine usage is a high priority for the Board. He asked the Commissioners what are their thoughts on this topic. The Commissioners stated that they will discuss it in the near future.

Trustee Kitching thanked the Commissioners for touring the storage facility sites, for taking on County Age Friendly Designation and she personally thanked Tom Jankovsky for his leadership in GCE.

The Commissioners left the joint work session. The Trustees continued with their work session.

VCAPS

Discussion ensued on the VCAPS study and the following points were made:

- The Board agreed to rename VCAPS to Drought Resiliency Plan
- Trustee Bohmfalk asked if we should focus on (reducing) demand, not just on supply – Jay noted that the Town has a Water Conservation Plan in place which results in consistent messaging and consistent restrictions during a drought
- During the budget process the Trustees should consider funding identified VCAP action items
- The Board should have a long-term discussion on ditch usage
- It's important to let surrounding municipalities know that we have this information Mayor Richardson will let the Garfield County Mayors know of the study at their next meeting

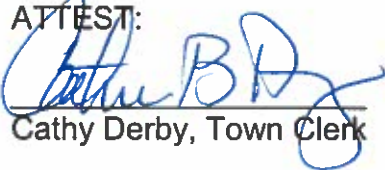
ADJOURNMENT

The June 18, 2019, work session adjourned at 8:30 p.m. The next regularly scheduled meeting will be held on June 25, 2019, at 6:00 p.m.

APPROVED AND ACCEPTED


Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk

