

**MINUTES
CARBONDALE BOARD OF TRUSTEES
SPECIAL MEETING
MAY 21, 2019**

Mayor Dan Richardson called the Board of Trustees Work Session to order on May 21, 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	Lani Kitching
	Erica Sparhawk
	Ben Bohmfalk
	Heather Henry
	Marty Silverstein

Absent Trustee	Luis Yllanes
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Staff Present	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Town Attorney	Mark Hamilton
Public Works Director	Kevin Schorzman
Planning Director	Janet Buck
Planner	John Leybourne
Intern	Angie Sprang

SENATOR RANKIN AND JOYCE RANKIN (STATE BOARD OF EDUCATION)

Senator Rankin and Joyce Rankin addressed the Board.

Senator Rankin served on the Joint Budget Committee this past session. He also focused on health care and education. He was pushing for a single geographic health insurance rate but it didn't come to fruition. They passed a re-insurance bill which will reduce private health insurance premiums by 30% next year. They also passed a hospital transparency bill.

Joyce Rankin told the Board about the Read Act which ensures that K-3rd grade are reading at grade level. They also funded full day kindergarten.

Senator Rankin asked the Board what issues are important to them. They responded de-Brucing TABOR, regionalize HUD AMI calculations, affordable housing, supporting

the CORE Act, combating tobacco/vaping usage, and giving local jurisdictions the ability to collect sales tax from internet sales

AFFORDABLE HOUSING UPDATE

Mayor Richardson asked the Board what were their "take-aways" after reading the Affordable Housing Study. And does the Board want to have additional discussions on housing topics, and if so, what are the topics.

Trustee Henry:

- The gap analysis – Carbondale was included in the upvalley AMI so the AMI was higher.
- Resident Occupied (RO) housing was left out of the study.
- Do we want to adjust the category priorities?
- Are there ways to tackle the economic burden of housing.
- Second homes/investment properties are the elephant in the room.
- How much revenue does the Real Estate Tax Assessment (RETA) generate?
- Revisit fee-in-lieu?
- Discuss strategy of buy-downs

Trustee Kitching:

- The study has a flaw – it states that human capital and job availability are interchangeable.
- Economic drivers are different and they are not factored in
- There is no clear understanding of seasonality
- She is not convinced a multi-jurisdictional housing authority should be created

Mayor Richardson:

- Focus efforts on 60% AMI
- Discuss aging in place housing units
- Monitor the impact of short-term rental impacts
- Discuss non-local ownership of homes
- Quantify town fees (building, EQR's, etc.)
- HUD calculates AMI – how does it affect deed restricted housing

Trustee Bohmfalk:

- Revisit RO housing
- Discuss investment homes/second homes

Trustee Silverstein:

- Revisit RO Housing
- Discuss rentals versus homeownership – market is dictating demand for rental as people are priced out of homeownership
- Second homes/VRBO's are a concern as homes sit empty it takes away from the Town's vibrancy
- Disparity on AMI's
- What's our goal? Creating more rentals? First time home buyers?

Jay Engstrom (Planning & Zoning Commission)

- Commented on the amount of export workers from Carbondale

Jade Wimberley

- Concerned about VRBO's

John Leybourne

- There is a disparity among the Roaring Fork Valley municipalities and their requirement for affordable housing (i.e. Glenwood Springs doesn't have any requirements, Carbondale and Basalt do)

Jay Harrington

- We need to be careful not to have projects that hide behind an affordable housing guise. Make sure the affordable housing is real and we are increasing our inventory.

Mayor Richardson identified the common take-aways which are: AMI, RO, reducing cost burden, aging in place housing, investment homes/short term rentals, creating a multi-jurisdictional housing agency.

Trustee Silverstein stated we need a housing fund so if a project becomes available we can take advantage. Trustee Henry asked what is the financial mechanism?

Mayor Richardson believes it would be beneficial to have a discussion on creating a multi-jurisdictional housing agency; the majority of the Board agreed.

The Board agreed to the following:

- Discuss short term rentals – wait a year
- Revisit RO's – within six months

- Discussion on encouraging aging in place – within six months
- Explore multi-jurisdictional collaboration – soon

WASTE HAULING UPDATE

Angie informed the Board that the Town has hired PR Studio to undertake the public relations campaign for the new trash service. Staff has estimated the cost to be \$10,000. Their plan is to put it on Facebook, create flyers, public service announcements, newspaper ads in the Sopris Sun for five weeks, create scripting for Sherrie to use, they are creating an on-line sign-up form, and they will schedule three pop-up events.

Discussion ensued.

Trustee Bohmfalk stated that staff should relay that it is OK to do nothing and get the medium can.

Next year ads should be run explaining the yard waste benefit.

The compost haulers should be encouraged to advertise or come to the pop up events.

EXECUTIVE SESSION

At 8:20 p.m. Trustee Kitching made a motion to go into an executive session for the purpose of discussing a potential real property acquisition pursuant to C.R.S. Section 24-6-402(4)(a) to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest

Trustee Henry disclosed that her company has a financial interest in the Town Center project. She recused herself and left the meeting.

Trustee Sparhawk seconded the motion and it passed with:

5 yes votes: Sparhawk, Richardson, Kitching, Silverstein, Bohmfalk

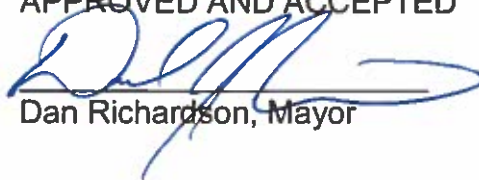
At 8:50 Trustee Kitching made a motion to adjourn the executive session and return to the special meeting. Trustee Sparhawk seconded the motion and it passed with:

5 yes votes: Richardson, Kitching, Silverstein, Bohmfalk, Sparhawk

ADJOURNMENT

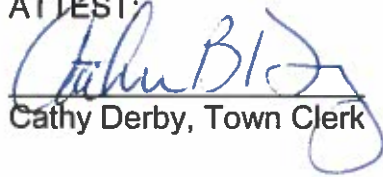
The May 21, 2019, special meeting adjourned at 8:50 p.m. The next scheduled meeting will be held on May 28, 2018 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Cathy Derby, Town Clerk

