

**MINUTES  
CARBONDALE BOARD OF TRUSTEES  
REGULAR MEETING  
DECEMBER 11, 2018**

Mayor Dan Richardson called the Board of Trustees Regular Meeting to order on December 11, 2018, at 6:00 p.m. in the Town Hall meeting room.

**STUDENT OF THE MONTH**

Students from Carbondale Middle School, Ross Montessori School and the Carbondale Community School were in attendance to receive the "Student of the Month" award. The following students were awarded a Certificate of Achievement from Mayor Richardson:

Hadley Peery  
Gavin Price

Jacey Read  
Amythyst Ferris

**ROLL CALL:**

The following members were present for roll call:

Mayor  
Trustees

Dan Richardson  
Marty Silverstein  
Erica Sparhawk  
Lani Kitching  
Ben Bohmfalk  
Heather Henry  
Marty Silverstein

Staff Present:

Town Manager  
Town Clerk  
Town Attorney  
Finance Director

Jay Harrington  
Cathy Derby  
Mark Hamilton  
Renaë Gustine

**CONSENT AGENDA**

- Accounts Payable totaling \$364,591.86
- BOT 11/20/18 Work Session Minutes
- BOT 11/27/18 Regular Meeting Minutes

- Jaywalker Lodge Right-of-Way Lease
- Resolution No. 16, Series of 2018 – Amending Appendix A of the Municipal Code
- Gateway House New Heating System Contract
- Liquor License Renewal – The Goat
- Liquor License Renewal – The Pig
- Liquor License Renewal – American Legion
- Recommendation for Appointment – Tree Board
- Environmental Board – Request for Funding – Campaign to Eliminate Plastic Straws

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

*7 yes votes: Richardson, Yllanes, Bohmfalk, Henry Silverstein, Sparhawk, Kitching*

### **EMPLOYEE RECOGNITION**

The Board honored Gene Schilling for 35 years of Employment with the Town.

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

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

### **TRUSTEE COMMENTS**

Trustee Sparhawk stated that there is Chamber retreat on December 13<sup>th</sup>.

Trustee Sparhawk told the Board that she is the Colorado Communities for Climate Action Vice-Chair of the Legislative Committee. She will keep the Trustees apprised of the Committee's actions.

Trustee Kitching stated that she attended the Planning & Zoning Commission meeting where Clarion gave a presentation on the Unified Development Code.

Trustee Kitching informed the Board that she will be attending the Clean Energy Corridor Roundtable on December 13<sup>th</sup>.

Mayor Richardson told the Board that he took a tour of We Cycle; it's a really neat operation.

Mayor Richardson stated that he attended the Holiday Gala at the Thompson House. It was well attended. He congratulated staff, the Historic Society and the Thompson Family for the house's renovation.

Mayor Richardson told the Board that First Friday was a great event.

Mayor Richardson stated that he would like the Board to have a work session on mobility.

### **ATTORNEY'S COMMENTS**

Mark stated that he has been working on updates to the Municipal Code concerning new liquor laws.

Mark told the Board that motions are still being filed in the Tumbleweed law suit and it is moving forward.

### **COVENTURE REQUEST FOR FUNDING DISCUSSION**

Michael Lowe, Coventure Executive Director, and Kelcey Nichols, Coventure Board member, were present at the meeting.

The Board continued their discussion on funding Coventure's ask of \$25,000. The Board had the following questions:

- Who will be the managing partner? Coventure will be the managing partner; the Colorado Small Business Development Center will provide supplemental offerings (marketing plans, etc.)
- Will the employees be paid? In 2018 they worked pro bono. In 2019 they have budgeted \$250,000 for salaries.
- What is the \$5,000 mini grant for outreach in Rifle? They will be doing some programming in Rifle and they will share an incubator program and they will have a Pitch Night.
- How much space will you gain when you move? They will triple their current space.
- Are you worried about the rent increase? The overall rent will be \$5,000 a month and they estimate that tenant rents will total \$7,500 per month. The profit will be used to pay for programming.
- Why is Coventure set up a non-profit instead of a for profit business? The only working spaces that are profitable are in urban areas. Co-working spaces is not the only service they will offer. Money from the Town would be allocated to programming.
- Do you have a recession plan? You are taking a big jump with increased rent and salaries. The recession plan is they would provide an intermediary role, flex desks, they want to grow their professional services, reach out to front range businesses and other communities.
- Will Coventure impact parking on Main Street? They will push for a biking incentive, ride-share program. The bulk of their programming will occur during the school year.

- The community is 45% Spanish speaking. It appears that the tenant demographics are (usually) not very diverse and are tech oriented. Will you reach out to minorities who don't take advantage of this type of situation? They plan to provide workshops specific to the minority community. The Chamber will be involved and they will make sure that everyone is represented.

The Board made the following comments:

Mayor Richardson stated that this is a well-vetted idea. An economic down-turn may be coming soon and if we can get ahead of it this is the type of entity that people without a job would go to. We can afford to fund this in 2019.

Mayor Richardson, and Trustees Bohmfalk and Yllanes stated that they want to provide Coventure with the full \$25,000 ask.

Trustees Silverstein, Kitching, Sparhawk and Henry were not comfortable funding the entire \$25,000.

Trustee Kitching stated that she wants there to be a level of Trustee involvement (Board seat). She also wants to be able to track revenue to the Town as a result of the new business (return on investment).

Trustee Kitching made a motion to contribute \$20,000 to Coventure with the stipulation that the Town will get a seat on the Board. Trustee Bohmfalk seconded the motion and it passed with:

*4 yes votes: Yllanes, Richardson, Kitching, Bohmfalk*  
*3 no votes: Sparhawk, Henry, Silverstein*

### **PUBLIC HEARING – ADOPTION OF THE 2019 HEARING**

Renaë outlined the changes made from the November 27, 2018 Trustees meeting which include:

- Property tax values were adjusted
- Refund of expenditures increased due to insurance claims
- Attorney fees increased by \$5,000
- The cost of iPads were reduced
- The Launchpad will not replace their windows this year
- New phone system will be installed in 2019
- RVR street maintenance project was reduced

Per the request of the Board, reserves are at 75% of expenditures.

Mayor Richardson opened the public hearing. There was no one present who wished to address the Board so Mayor Richardson closed the public hearing.


Trustee Henry made a motion to approve the 2019 Budget; Community Requests; Resolution No. 17, Series of 2018 Summarizing Expenditures and Revenues and Adopting a 2019 Budget; Ordinance No. 18, Series of 2018 Appropriating Sums of Money to the Various Funds and Spending Agencies; Resolution No. 18, Series of 2018 Levying General Property Taxes for 2018; and Ordinance No. 19, Series of 2018 Appropriating Additional Sums of Money to Defray Expenses in Excess of Amount Budgeted. Trustee Silverstein seconded the motion and it passed with:

*7 yes votes: Henry, Silverstein, Yllanes, Sparhawk, Bohmfalk, Kitching, Richardson*

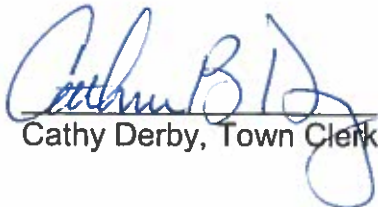
### ADJOURNMENT

The December 11, 2018, regular meeting adjourned at 7:50 p.m. The next scheduled meeting will be held on December 27, 2018, at 7:30 a.m.

APPROVED AND ACCEPTED

  
\_\_\_\_\_  
Dan Richardson, Mayor

ATTEST:

  
\_\_\_\_\_  
Cathy Derby, Town Clerk

