

**MINUTES
CARBONDALE BOARD OF TRUSTEES
VIRTUAL WORK SESSION
NOVEMBER 17, 2020**

Mayor Dan Richardson called the November 17, 2020, virtual Work Session to order at 6:00 p.m.

ROLL CALL:

Mayor
Trustees

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

Staff Present:

Town Manager
Finance Director
Town Clerk
Parks & Recreation Director
Recreation Center Manager
Recreation Coordinator

Jay Harrington
Rena Gustine
Cathy Derby
Eric Brendlinger
Jessi Rochel
Margaret Donnelly

AQUATIC FACILITY REVIEW

Design Workshop planners Darla Calloway and Jessica Garrow presented the Aquatic Master Plan, which is 90% complete.

The proposed aquatic facility will feature: a multi-purpose pool, lap pool, connection to Sopris Park, hot tub, bathhouse, a separate food vending and updated east – west orientation. The goal is to make the building LEED Platinum, and reduce water and energy consumption by 40%.

At the last meeting the Board had asked the consultants to explore the possibility of locating the pool behind the Recreation Center.

Discussion ensued on the preferred location. The consultant listed the reasons why the Recreation Center is not the best location including: staff feels it is important to maintain land for a future expansion of the Recreation Center or Town Hall, it would reduce pedestrian circulation, there would be a lack of parking, and a reduction of Carbondale's inventory of open space. Noise and privacy are also concerns due to the proximity of residential areas.

The facility is estimated to cost \$4-\$6 million. Funding sources include: grants, Recreation Sales & Use Tax, future bonding and existing reserves to enable earlier bonding. The facility could also be constructed in phases.

The consultants made the following recommendations: maintain the current location at Sopris Park, extend the hours and season, implement the therapeutic principle and move forward with the full kit of parts in the next phase of planning and budgeting.

The Trustees made the following comments:

Trustee Silverstein agrees that Main Street is the better site. He likes the extended hours, but he is not keen on putting affordable housing in the building. He likes the idea of using the building for meeting rooms, exercise studios and having a therapist on site.

Trustee Henry congratulated the steering committee, design team, etc. for a great design. She supports all of the recommendations. She appreciates that the consultants considered the Recreation Center location and listened to the neighbors. Trustee Henry likes the Main Street location. She asked the consultants to add bike racks to the Master Plan. She would also like a spreadsheet on revenue and expense for the building space to be added to the Master Plan. She asked what the cost recovery rate will be. Jay answered in a good year it's 50%. Swim lessons are a revenue generator. Trustee Henry stated she is willing to accept a lower cost recovery if we offer affordable programs.

Trustee Yllanes stated that it's important to offer swim lessons because swimming is a life skill. He stated perhaps the building can bring in revenue.

Trustee Kitching stated she supports the swim lessons. She asked what the multi-use facility would be used for that we don't already have. Margaret answered dedicated studio space for exercise classes (Yoga, etc.), birthday party space, and classroom space.

Mayor Richardson asked if parking will have significant impacts. Jay stated that when the Forest Service redesigns their building they will allow public parking during the evening and weekends. Trustee Sparhawk stated that if parking gets troublesome maybe we can offer incentives.

Trustee Bohmfalk asked if the seasonality can be decided later. Currently they propose to add a month on each end of the summer. Trustee Bohmfalk stated that people want a year-round facility to lap swim. Margaret explained that if the building is designed to be fully seasonal we will have the potential for year round swimming and we can expand class offerings. Trustee Bohmfalk noted that an uninsulated building limits use tremendously. He asked is it not possible to have a net zero, net carbon building? The

consultant responded that they have never seen a net zero pool. However, energy consumption should be considerably lower than at the current facility.

Mayor Richardson asked the consultants to focus on being as net zero as possible. He is willing to give up the LEED certification in order to move towards net zero.

The Board said if they are to consider a year-round building they will need financial modeling.

Mayor Richardson thanked the Parks and Recreation Commission for their efforts on this project. Parks & Recreation Commission Chair Hollis Sutherland thanked the Board for their thoughtful comments.

COMMUNITY REQUESTS

Jay stated that the one-time 2021 contribution to Community Requests is \$140,000 as opposed to \$75,000 in other years. The Parks and Recreation requests have no major changes. Most of the grant requests are modest in size.

Discussion ensued on Community Requests.

Mayor Richardson stated that he is not sure of the future of Senior Matters so he asked if we can pay in increments. Trustee Silverstein stated that Senior Matters was originally designed to be a senior center. Senior Matters owes the Third Street Center back rent. Trustee Silverstein would like them to maintain a presence at the Third Street Center. He would hate to see it disappear.

Trustee Sparhawk stated she is appreciative that we are giving everyone almost what they asked for. She does not want restrictions place on the grants, we assume they are going to use the money for what they said they would.

Trustee Kitching stated an evolution is taking place at Senior Matters due to COVID. It makes sense to do mobile services because they are a vulnerable population. She gave Senior Matters what a CARES Act grant would have been (\$7,500). She hopes they pay their rent.

Trustee Bohmfalk stated he had a hard time allocating the funding because he feels the applicants use arbitrary numbers. He suggested there should be two main categories: small grants of \$1,000 or less and bigger grants which would only be justified if it is a community institution. He would like the Board to give applicants direction. Mayor Richardson stated that Trustee Bohmfalk's suggestion would require the Board to prioritize the non-profits. He feels the current system is the best way to accomplish the allocation.

Trustee Silverstein stated that he likes the current system because it gives each Trustee the chance to emphasize which non-profits are important to us. The non-profits have been having a hard time raising funds because the special events have all been cancelled.

Trustee Yllanes stated that he thinks there should be a bar. If a non-profit has raised \$1 million he would rather give others the money. We should create guidelines to help define who is eligible for funding.

Jay noted that we provide other support to some non-profits (Carbondale Arts, Dance Initiative, etc.) through facility rental discounts, etc. He added that the Garfield County Discretionary Grant Fund will be reduced in the next two years.

Trustee Kitching stated that each Trustee has a different knowledge/perspective on the backgrounds of the non-profits. However, we don't share our knowledge. She suggested the Trustees have a brief discussion to share what we know about the various non-profits.

Trustee Bohmfalk wants staff to create a press release and let the Town know what we have done for those impacted during COVID.

Jay acknowledged and thanked the Garfield County Commissioners on how fairly they allocated the CARES Act money. The Town received \$592,000 in funding. The Town has provided \$100,000 in rent relief; contributed \$20,000 to both Lift-Up and the Aspen Foundation; and provided \$402,000 of CARES Act funding through the Business Program (total \$542,000). The remainder of the money was spent on the Town's COVID expenses.

MISCELLANEOUS

Jay informed the Board that the State made it clear that Garfield County needs to move to Orange COVID status. The Commissioners didn't agree to the restrictions that would be placed on restaurants (decreasing from 50% capacity to 25%). Orange status impacts gyms, restaurants and bars. Studies show that most COVID is caught at social gatherings. COVID is spiking at the wrong time (Thanksgiving). Jay noted that municipalities are welcome to impose stronger regulations. The Garfield County municipalities are working on a county-wide effort on COVID messaging.

Jay announced that Garfield County is contributing \$200,000 towards the purchase of the Coffman Ranch. He thanked them for the generous contribution.

ADJOURN

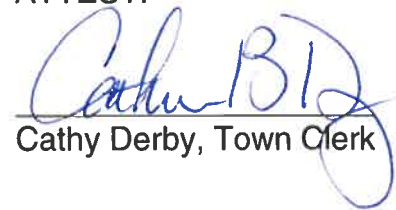
The November 17, 2020 work session adjourned at 7:49 p.m. The next regularly scheduled meeting is November 24, 2020 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk