MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
August 20, 2019

Mayor Dan Richardson called the Work Session to order on August 20, 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
                            Luis Yllanes

Arrived After Roll Call Heather Henry

Absent Marty Silverstein

Staff Present:

Town Manager Jay Harrington
Town Clerk Cathy Derby

CARBONDALE CHAMBER OF COMMERCE UPDATE

Andrea Stewart, Executive Director of the Carbondale Chamber of Commerce, gave an update on 2019 year-to-date highlights and the following points were made:

- **First Friday** – the have partnered with sponsor 1st Bank, they have rebranded, and they have a new logo, have expanded advertising and she noted it’s helpful having the street closed
- **Membership** - the Chamber has 450 members and 56 members have joined in the past year
- **Retention Rate** – They have an above average retention rate of 89-91%
- **eCommunications** - all communications sent from the Chamber are electronic; They have over 1,000 email addresses in their data base
- **Tiered Membership** – They have a three tiered system and the amount of marketing a member receives determines their tier
- **Partnerships** – The Chamber has partnered with the Third Street Center, CoVenture, Carbondale Arts, and Andrea is on the Colorado Chamber Executive Board
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Trustee Henry arrived at the meeting.

- **Programming & Education** – the Chamber hosts monthly Business After Hours, Power Hour (quarterly luncheon); and the annual Business Conference (9/18)
- **Ride the Rockies** – the Chamber served as the lead host of Ride the Rockies and the event left an economic footprint in the community
- **Tourism Council** – the Council is 100% funded by the 2% lodging tax
- **Colorado Creative Corridor** – the Tourism Council partnered with Carbondale Arts on the Creative Corridor – it’s a tourism vehicle to drive the economy; they have applied for a $25,000 matching grant; they are working with the Creative District to install additional signage leading to the Third Street Center
- The Chamber has a presence in ten state tourist centers
- The Chamber distributes lots of relocation packets
- They are working on a tourism farm map
- The Chamber is looking for a senior (citizen) to serve on their Board
- **Chamber Healthcare Task-Force** – the Chamber is a member of a Healthcare Task Force; they have created a healthcare in the workplace survey

Discussion ensued.

Mayor Richardson asked Andrea if Special Events are a good way to boost the Town’s economy. She responded that it depends upon the promoter. The Chamber doesn’t host special events, they focus on marketing.

Trustee Sparhawk asked Andrea to explain the Healthcare Task Force. Andrea explained that the Chambers in the valley are united and are trying to find affordable health care for members of the valley’s work force.

Mayor Richardson asked Andrea if she thinks that CoVenture is a good thing. She replied yes, it seems to be working well. The Chamber recently held their Board meeting there. She said she would like to see more people in the building but a lot of similar spaces are popping up in the valley. She hopes that they can all work together.

Trustee Kitching stated that the Town is receiving fewer applications for the Revolving Loan Fun and she wonders if CoVenture is having an impact. Andrea stated that most people looking for the Revolving Loan Fund are in business and are looking to expand whereas CoVenture coaches entrepreneurs trying to start businesses.

Mayor Richardson asked Andrea if the Chamber is prepared for an economic downturn. She said they are always ready for a downturn. She will be attending a State Tourism Workshop and one the presentations is how to prepare for an economic downturn. They want to be able to provide education to businesses on what to do during an economic slow down.
Trustee Bohmfalk asked how much money does the Town give to the Chamber. Jay stated that the Town gives them $20,000 from the Economic Development Fund and they usually ask for a Community request in the $10,000 range.

**SOLAR REQUIREMENTS ON NEW RESIDENTIAL HOMES**

Jeff Dickinson of Biospaces, Katharine Rushton of Garfield Clean Energy, and Phi Filerman of CORE, were present at the meeting.

Jeff stated the Town has adopted multiple efficient building and energy codes as steps towards meeting the Town’s climate action goal of being carbon neutral by 2050. As a further step towards meeting the Town’s climate action goals, CORE, Biospaces, and the Environmental Board Subcommittee on Codes recommend the Town revise Section 9 of the Residential Efficient Building Program (REBP). Currently new homes that are 5,000 square feet and greater are required to install on-site solar. CORE, Biospaces, and the Environmental Board are proposing the Town eliminate the house size limit and require all new residential construction and additions greater than 2,000 square feet to comply with the on-site solar requirements.

Discussion ensued.

It was noted that not all homes will have the option to install solar. When they can’t install solar they can pay a fee in lieu but the goal is to encourage on-site solar.

Trustee Henry asked why is on-site being encouraged and you are penalized for off-site when both on-site and off-site accomplish the same thing. Katharine explained that there are not a lot of options for residential off-site solar. On-site solar is connected to a meter and it shows you the energy being created. On-site solar is also an economic stimulus supporting local businesses. Additionally, on-site solar is a part of the greenling of the grid.

The Mayor asked if any outreach has been done. Jeff responded that building official John Plano has sent emails to contractors, architects, etc. notifying them of the proposed change.

Mark Mitchell, a local architect, stated that sometimes solar is not the best option. He likes the flexibility to find the best energy saving products. It’s not good when money is taken away from a better option.

Andy Korber, a local architect, stated that a lot of residential construction doesn’t come to fruition in Carbondale due to construction costs. She noted that high efficiency homes get the solar requirement reduced.

Katharine stated seven years is the break even point and then eventually a profit is realized.
The Board was concerned with the added cost to the homeowner. Scott Mills, Eboard member, stated that the cost of the solar would be included in the overall cost of the home and with a 30 year mortgage the homeowner would pay $25-$30 per month.

The Board agreed not to take any action on this proposal until a sufficient amount of outreach is done.

**DRONE DISCUSSION**

Jay explained that at a previous meeting Trustee Kitching stated that she had received two complaints about drones flying over private residences. The Board agreed to discuss drones at a future work session.

The Town's current drone regulations restrict drones from flying over town parks without the Director of Park’s permission. After a short discussion the Board agreed that they do not want to outlaw drones at this time. Jay suggested that drones should be prohibited at Special Events; the majority of the Board concurred.

**ADJOURNMENT**

The August 20, 2019, work session adjourned at 8:35 p.m. The next regularly scheduled meeting will be held on August 27, 2019, at 6:00 p.m.

APPROVED AND ACCEPTED

Dan Richardson, Mayor

ATTEST:

Cathy Derby, Town Clerk

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