

**MINUTES
CARBONDALE BOARD OF TRUSTEES
VIRTUAL WORK SESSION
JANUARY 19, 2021**

Mayor Dan Richardson called the January 19, 2021 virtual Work Session to order at 6:00 p.m.

ROLL CALL:

Mayor	Dan Richardson
Trustees	Lani Kitching
	Marty Silverstein
	Heather Henry
	Luis Yllanes
	Ben Bohmfalk
	Erica Sparhawk
Staff Present:	
Town Manager	Jay Harrington
Finance Director	Renae Gustine
Town Clerk	Cathy Derby
Parks and Recreation Director	Eric Brendlinger
Recreation Ctr. Manager	Jessi Rochel
Recreation Coordinator	Margaret Donnelly
Interpreter	Jen Quevedo

REVIEW OF AQUATICS MASTER PLAN

Eric stated that the purpose of this discussion is to share the findings from Design Workshop's (final) Aquatic Facility Master Plan and to discuss the next steps and funding scenario. It is estimated that the new facility, as designed, will cost roughly \$8 million. The Recreation Sales and Use Tax Fund revenue is approximately \$815,000 per year. Some of the funding options are: one-time donations, grants, and the use of the Recreation Sales Tax Fund reserves to help reduce the project cost by \$1 million, resulting in a \$7 million bond.

Discussion ensued.

Trustee Henry asked Eric if they did a specific cost recovery analysis on the bathhouse building. They did not. Jay stated that before COVID the Recreation Center was being subsidized at approximately \$95,000 - \$120,000 per year.

Trustee Bohmfalk stated there is strong support for a year-round pool so why aren't we pursuing it? Eric answered that it wasn't in the range of affordability. However, the way the facility is designed we could enclose the lap lanes in the future.

Trustee Kitching asked if there is an opportunity to place the bathhouse mechanical room in the basement which would free up a lot of space on the first floor.

Trustee Yllanes asked about the possibility of an endowment? Should the Town do a Feasibility Study as to how much can be raised to support the operating costs.

Mayor Richardson opened the meeting to public comment.

Scott Hanley suggested that staff look at the Montrose Recreation Center.

Becky Moller stated that she doesn't think the aquatics facility provides a good return on investment. The goal is to teach people to swim and this design decreases the capacity. She doesn't think it is fiscally responsible. She suggested that the Town needs to think differently – maybe locate the lap pool behind the Recreation Center so it doesn't decrease the capacity.

Hollis Sutherland, Parks & Recreation Commission Chair, responded that swim lessons are not the only priority. This is a fully functioning design. We asked the citizens what they wanted in a pool and there is a big contingency of lap swimmers. It's a nice concept but it is expensive, pools are expensive to run, and they don't have a good cost recovery. The new design increases the capacity.

Trustee Silverstein stated that yes, an indoor pool would be great, however, it costs considerably more. Pools have no return on investment so financially it makes no sense. We have to decide if we want to move forward and if it is worthwhile to Carbondale.

Trustee Henry stated the design accommodates users and uses but she is struggling with the financials.

Mayor Richardson asked the Board if they want to go back to the design team and have them create a project in the \$6 million range. Trustee Bohmfalk responded that he is concerned that if we ask them to scale it back the end result may not feel like a great improvement. If they remove features we may end up with a result that doesn't feel like a \$6 million project.

Jay discussed the time frame for the pool. He said the Board should have another discussion after COVID. The earliest bond election we can hold is 2022. If the bond passes the next step would be to hire an owner's representative. He stressed that the pool might limit other recreation projects. He noted that the current debt for the Recreation Center will be paid off in 2024.

Trustee Sparhawk stated that she supports the design as is. There are some cool additions and she thinks people will want the new pool. She doesn't want to bring the design team back and scale it down. Trustee Henry agreed – it's all or nothing.

The Board agreed to move forward with the original design.

CHECK-IN WITH THE BOT ON EXPECTATIONS AND PRIORITIES FOR THE COMPREHENSIVE PLAN UPDATE

Janet stated that the Town's Comprehensive Plan was adopted in 2013. She said that a lot has happened over the last seven years including:

The UDC was adopted, the highway improvements were completed, the International Green Commercial Code was adopted, the Town became a Creative District and an Age-Friendly Community.

A number of policies and plans were completed including: Parks and Recreation Master Plan, Regional Housing Study, update to the Climate and Energy Action Plan, and the Water Resilience Scenarios.

City Market was constructed, as well as teacher housing, 1st Bank, and Thompson Park.

Other projects have been approved and are in the pipeline including: Main Street Marketplace, 1201 Main, Builders FirstSource, and Eastwood Self-Storage.

Janet provided a list of items she believes need updating (see below). Staff wanted to check in with the Board to see if there are specific issues they would like to have targeted.

Possible Updates

- Review the existing Plan, the vision statement and goals to see if they still hold true.
- Update data and trends related to population, employment, and housing forecast, hopefully using the 2020 Census.
- Integrate plans adopted by the Town in the past seven years.
- Update the Implementation Matrix.
- Take a closer look at the Downtown area, including Downtown North.
- Check the High Density Zone District.
- Look at the Climate Action Plan – resiliency, climate change, water supply, natural resources.
- Aging in Place, Mobility, Services, etc. CAFCI.

Discussion ensued.

Mayor Richardson stated that we should approach the community for feedback which would guide the community vision and Comp Plan.

Marina Skiles, Planning & Zoning (P&Z) member, asked how do we want Carbondale to be perceived given the amount of developments happening right now?

Trustee Yllanes stated that affordable housing should be addressed.

Trustee Bohmfalk stated that he agrees the Comp Plan needs an update. The challenge is to decide what sections need updating. He suggested the implementation matrix, focus on downtown and provide more detail on multi-modal.

Trustee Sparhawk stated that she feels it's a great time to update the Comp Plan as the Federal Government just updated the Census numbers and the Creative District completed a regional survey.

Trustee Henry stated that the Comp Plan should reference the Environmental Bill of Rights and it should be described as a policy document. She agrees that the Comp Plan should be based on community input. She would like a targeted group to tackle the downtown. We should be clear that the update does not include code updates. The Climate Action Plan also needs to be integrated into the Comp Plan.

Jay Engstrom, P&Z members, stated that there is a massive wave of construction currently underway. He questioned if we will get the best feedback from the community now, or when the projects are completed.

Trustee Silverstein thinks we need to focus on the downtown.

Marina Skiles stated that there is a lot of heated debate right now. The P&Z has received several emotional letters. She suggested that P&Z should take a step back and look at parking and design.

Michael Durant, P&Z Chair, agreed that growth is happening faster than people would like.

Nick Miscione, P&Z member, believes that the focus should shift from Highway 133 to the downtown.

Trustee Sparhawk stated that there is a lot more complaining during COVID than in normal times. She agrees that we want community input yet we don't know what the summer will look like – she asked, will we still be meeting via Zoom? Mayor Richardson responded that he thinks it's the right time for that reason. People are

engaged right now. Trustee Yllanes agreed that now is the right time to update the Plan based on community concern. The Comp Plan should place value on the historical significance of the downtown.

Developer Briston Peterson stated he would like to participate in the Comp Plan Process. He wants to be respectful and align his future development in Downtown North with the Town and he wants to know what can be done with the property.

Michael Durant explained that Downtown North was purposely left out of the Comp Plan because the BOT (at the time) was worried about the extinction of industrial space. Revisiting Downtown North would be a good thing.

Mayor Richardson paraphrased the decisions made during the discussion:
This the right time to update the Comp Plan
Focus on downtown and Downtown North
Focus on multi-modal
Integrate the Historic Commercial Core
Be comprehensive in updating the vision statement, guiding principles, goals, policies and elements

Trustee Kitching stated that the sustainable yield of water, open space and clean energy should be incorporated in the Plan. Mayor Richardson agreed and stated that they should be included in item #1 in Janet's memo (guiding principles, goals, etc.).

COVID-19 ECONOMIC RELIEF

Chamber of Commerce Executive Director Andrea Stewart was present for the discussion.

Jay explained that tonight's discussion is a continuation of last week's discussion on COVID-19 economic relief. Jay reiterated that after year-end close out the Town has \$180,000 that has not been allocated in the budget. It was noted that the previous discussion occurred prior to the availability of State and Federal assistance.

Andrea stated that the Chamber has an open 5-Star program survey. To date, ten businesses have responded to the survey. There is a 50-50% split of people interested in pursuing the 5 Star Program. The HVAC and contact tracing requirements may be too cumbersome for many businesses.

Discussion ensued.

Trustee Bohmfalk stated that he is not clear where there is a need for assistance. He would rather wait and let the round of State and Federal funding get distributed. He doesn't want to rush and distribute funding without a clear sense of need.

Trustee Silverstein stated that he would like the Town to contribute \$10,000 to Lift-Up for food and \$10,000 to the Aspen Community Foundation to distribute for rent relief and keep the rest in reserves for future needs.

Trustee Yllanes stated that he agrees with Trustee Silverstein and he suggested a program similar to Aspen's restaurant relief effort where you purchase a gift certificate and the amount is matched. He agreed that the remaining funds should be held until we are certain where the need is.

Mayor Richardson stated he agrees with Trustee Bohmfalk, he wouldn't know how to distribute the money. He is not opposed to supporting Lift-Up and the Aspen Community Foundation.

Andrea stated there are creative ways to partner with the community. We are seeing special events being moved to the fall. Perhaps the Town can provide additional funding for the events.

Trustee Sparhawk stated that she supports waiting. We are not seeing the same financial emergency as in December. It's nice to know we have funding in case the need arises. She said it would be prudent to see what Lift-Up's need are.

Trustee Kitching also supports waiting to distribute funds.

It was agreed that Trustee Silverstein will contact Lift-Up and Mayor Richardson will contact the Aspen Community Foundation and inquire about their needs and the needs of the community.

ADJOURN


The January 19, 2021 work session adjourned at 8:38 p.m. The next regularly scheduled meeting is January 26, 2021 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Cathy Derby, Town Clerk

