

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JANUARY 22, 2019**

Mayor Dan Richardson called the Board of Trustees Regular Meeting to order on January 22, 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	Marty Silverstein
	Erica Sparhawk
	Luis Yllanes
	Lani Kitching
	Heather Henry

Arrived After Roll Call	Ben Bohmfalk
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Absent	Marty Silverstein
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Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Town Attorney	Tarn Udall
Planning Director	Janet Buck
Public Works Director	Kevin Schorzman
Planner	John Leybourne

CONSENT AGENDA

- Accounts Payable totaling \$422,960.69
- BOT 1/8/2019 Regular Meeting Minutes
- BOT 1/15/2019 Work Session Minutes
- Recommendation for Appointment – Board of Adjustment
- Letter of Support – Carbondale Senior Housing
- Gateway House Renovation and Repair Contract

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

5 yes votes: Richardson, Yllanes, Henry, Sparhawk, Kitching

PERSONS PRESENT NOT ON THE AGENDA

Allyn Harvey, Buckingham Drive, explained that he is employed by the Western Leaders Network. They are asking the Board to sign a letter supporting efforts underway by the Statewide Hydrocarbon Emission Reduction Task Force. They are encouraging the Air Quality Control Commission to adopt a strong regulatory plan that addresses ozone and methane emissions statewide. The letter can be signed preferably by the Board or by individual Trustees.

Trustee Bohmfalk arrived at the meeting

Kari Yuen (teacher), Annabelle Stableford, Aniya Johnson, and Lucy O'Byrne (students) at Carbondale Middle School, addressed the Board concerning the school's Gay Straight Alliance (GSA). GSA encourages leadership, diversity and activism across race, ethnicity and gender. They support inclusivity of the LGBTQ+ community. They asked the Board to consider ways to support Pride Month in June. Mayor Richardson and some Board members will follow up with Kari to discuss the best way to support GSA's efforts.

TRUSTEE COMMENTS

Trustee Sparhawk told the Board that she attended the Colorado Communities for Climate Action meeting. She has links to the bills that they are monitoring and she will send them to her fellow Trustees.

Mayor Richardson complimented staff on the well written and informative administrative reports.

Mayor Richardson stated that he spoke to the Pitkin County Tobacco Prevention Specialist. There are currently two tobacco bills in the legislature. Bill 1033 would allow towns to take over licensing without losing state tobacco taxes. The other bill would give counties the authority to raise the age limit to purchase and consume e-cigarettes to 21.

Mayor Richardson notified the Board that he will be speaking at the Garfield County Republican luncheon; his topic will be short-term rentals.

Mayor Richardson said he will be attending the FMLD grant luncheon meeting on Friday.

Trustee Bohmfalk stated that he attended the RFTA Board meeting. They discussed updates on the strategic plan. He added that it's great to see ideas turning in to reality. The Board also had a presentation on Peoples Immigration based on four undocumented people who went in to sanctuary.

Trustee Henry announced that the final Affordable Housing Study has been released. She asked the Board how do we want to proceed? She noted that data points could affect the Housing Guidelines.

Trustee Henry stated that the Vulnerability, Consequences, and Adaptation Planning Scenarios (VCAPS) Study, written by Western Water Assessment, has also been released. They tracked drought and severe drought. Jay added that the climate modeling section includes phenomenal data and is a comprehensive, detailed analysis. It was suggested that one of the environmental non-profits should invite Western Water Assessment staff to present at their Speaker Series.

Trustee Henry stated that the Environmental Board wants to focus on eliminating some products made from plastic.

ATTORNEY'S COMMENTS

The attorney did not have any comments.

SPECIAL EVENT LIQUOR LICENSE – MT. SOPRIS RECREATION RIDERS

Mt. Sopris Recreation Riders has applied for a Special Event Liquor License for an event to be held at the Orchard. All fees have been paid and the Police Department has reported no problems with the applicant or the premises.

Trustee Sparhawk made a motion to approve Mt. Sopris Recreation Riders' Special Event Liquor License. Trustee Kitching seconded the motion and it passed with:

6 yes votes: Bohmfalk, Richardson, Sparhawk, Yllanes, Kitching, Henry

CLEER UPDATE – 2018 CARBONDALE SPECIFIC ENERGY PROJECTS

Trustee Sparhawk, who works for CLEER, recused herself and left the meeting.

Maisa Metcalf, Katharine Rushton and Alice Laird, representing CLEER, were present at the meeting.

Maisa gave a summary of the work that was completed in 2018 which included:

- **Income-Qualified Program (CARE)** – served 9 income-qualified households. The estimated annual energy savings is \$5,598 and the total invested in the

projects was \$50,073. CLEER leveraged significant funding from Energy Outreach Colorado so they hardly used any of the Town's \$30,000 (total) contribution.

- **Business Energy Efficiency Campaign** – had six participating businesses. The estimated annual energy savings is \$4,242 and the total invested in the project was \$38,259.
- **Educations Programs** – CLEER held nine events/workshops. Approximately 400 people attended and they leveraged \$6,000 to fund the workshops/events.
- **Carbondale Climate-Friendly Transportation** – CLEER assisted the Town in writing a Colorado Energy Office Charge Ahead grant to install a fast charging station in downtown Carbondale. The proposal was not approved due to increased competition.

Katharine gave a presentation on the Zero Energy District scoping project.

In 2017, the Town adopted a goal of creating a carbon-neutral community and achieving 100% reduction of carbon emissions by 2050.

Zero Energy Districts were identified as one means of reaching these goals. In 2018, the Trustees asked CLEER to explore the concept of creating a Zero Energy District in the Carbondale community. A charrette was held to identify the District. The charrette identified an area centered around the Third Street Center as the initial site. CLEER conducted extensive research on the existing systems and energy consumption of all the buildings. The report documents the assessment of each building for overall electricity and gas consumption. Also, all known energy efficiency and renewable energy measures made to date have been documented, as well as the potential next step required for each building to work towards a net zero district goal.

Discussion ensued.

Mayor Richardson asked if the goal of the Zero Energy District is to achieve the goal or develop learning strategies that can be applied town-wide. Katharine responded both.

Mayor Richardson asked what is the priority in achieving the goal? Katharine answered to work in tandem with other projects, focus on new construction, and push for electric based systems.

Mayor Richardson asked the Board for Guidance on 2019 energy reducing projects. He asked "is it business as usual, where do we want to be in 2019?" Or, do we want to think outside the box. Katharine stated that we need to convince developers to push for zero energy buildings and houses.

Maisa responded that in 2019 CLEER wants to concentrate on transportation, education programs and continue the Zero Energy District concept.

Mayor Richardson stated that he wants a long-term goal on carbon neutrality; he wants CLEER to be more aggressive. The Board agreed that it's hard to come up with a big project when the Town contributes \$30,000 to CLEER.

CLEER stated that they are receptive to the Board's suggestion(s) for projects.

Trustee Sparhawk returned to the meeting.

WOLF CREEK STORAGE REFERRAL

Janet Buck explained that staff received a land use application referral from Pitkin County for Rocky Mountain Natural Gas (RMNG). Due to the aging of their wells, RMNG has applied to drill and complete two new gas storage wells in an existing gas storage unit called Wolf Creek Gas Storage Unit.

The impact to the Town will be a convoy of 25 vehicles that will accompany the drilling rig up to the Wolf Creek Unit at the beginning and end of the project. They plan to have the convoy start at 4:00 – 5:00 a.m. to avoid conflicts.

Discussion ensued.

The Board asked that the following two conditions be conveyed to Pitkin County:

- If RMNG changes their route or the number of vehicles in their convoy they will be required to appear before the Trustees.
- Require an assurance that gas production will not increase as a result of this project

FIRST AMENDMENT TO LIBRARY LEASE

Jay explained that the Town entered into a lease agreement for the former Gordon Cooper Library building and grounds (renamed the Launchpad) with CCAH and Stage who have since changed their names to Carbondale Arts and Dance Initiative. The term of the lease is five years and is due to expire on June 30, 2019. The Town received a letter from the tenants indicating their desire to exercise their option to extend the 2014 lease for an additional five-year term, through June 30, 2024. They also desired an additional five-year option to extend the 2024 lease through June 30, 2029.

Jay negotiated the lease terms and Carbondale Arts and Dance Initiative agreed to the following:

The lease continues for an additional five years (2024), but does not provide for an additional five year option. In lieu of the option, a two-year termination notice has been included and the lease will extend annually if notice is not provided. The lease amendment also includes provisions for the Town utilizing the outside space for events if necessary. The balance of the terms of the lease, including the rental rate, remain.

Trustee Henry stated that the Launchpad has contributed to the downtown's vitality. The grounds are beautiful, and the building has exceeded everyone's expectations.

Trustee Kitching made a motion to approve the First Lease Amendment for the former Gordon Cooper Library by and between the Town of Carbondale and Carbondale Arts and Dance Initiative, Inc. Trustee Sparhawk seconded the motion and it passed with:

6 yes votes: Sparhawk, Bohmfalk, Kitching, Richardson, Henry, Yllanes

ROAD MAINTENANCE UPDATE

Kevin explained that crack sealing and chip sealing are the most cost-effective ways to protect asphalt pavements and extend their serviceable life. Last year the Town discontinued painting the road black phase, saved 18%, and did not receive any complaints.

This spring/summer twelve streets will be chip sealed and crack sealed.

DANDELION DAY STAFFING

At the January 8th meeting, the Environmental Board (Eboard) asked the Trustees to approve a \$1,500 expenditure from the Eboard's budget to pay a consultant to organize Dandelion Day. At the meeting the Board agreed that spending \$1,500 on a special event consultant was not a long-term solution. The Eboard needs to find a way to make Dandelion Day a sustainable event. The Board continued the discussion to January 22nd.

Discussion ensued. The Board agreed to allow the Eboard to spend \$1,500 from their budget on a consultant. Going forward, the Eboard needs to develop a plan to make the event sustainable.


Trustee Bohmfalk made a motion to approve a \$1,500 expenditure from the Environmental Board's budget to hire an independent contractor to organize Dandelion Day. Trustee Yllanes seconded the motion and it passed with:

6 yes votes: Bohmfalk, Kitching, Richardson, Henry, Yllanes, Sparhawk

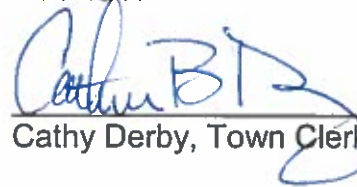
ADJOURNMENT

The January 22, 2019, regular meeting adjourned at 8:30 p.m. The next regularly scheduled meeting will be held on February 12, 2019, at 6:00 p.m.

APPROVED AND ACCEPTED


Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk

