

**MINUTES  
CARBONDALE BOARD OF TRUSTEES  
WORK SESSION  
SEPTEMBER 17, 2019**

Mayor Dan Richardson called the Work Session to order on September 17, 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
	Heather Henry
	Marty Silverstein

Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Public Works Director	Kevin Schorzman
Parks and Recreation Director	Eric Brendlinger
Recreation Center Manager	Jessi Rochel
Police Chief	Gene Schilling

**COVENTURE UPDATE**

Coventure executive director Michael Lowe and Tyler Moebius gave an update on Coventure's accomplishments.

Discussion ensued and some of the key points made included:

- Not only do they provide coworking space, Coventure also provides business incubation, acceleration and venture capital
- The goal was to have 100 members by the end of 2019 – currently they have 82
- They have a staff of 18 – most of them are volunteers
- The 2<sup>nd</sup> and 3<sup>rd</sup> Floors are almost occupied
- Their 2019 revenue target is \$25,000 and they are presently at \$16,000
- In 2018 they raised \$1,250,000 million in venture capital for five local companies

- In 2019 they have raised over \$14,000,000 in venture capital for six local companies
- They have provided over 450 hours of professional coaching
- The majority of people renting coworking space live in Carbondale
- They asked the Board for a \$25,000 contribution for 2020

Trustee Bohmfalk stated that they have been honest about their struggles. He believes that Coventure has value and sees the Board's role in helping them get on their feet.

Trustee Silverstein stated that last year he was skeptical about giving them money but now he is impressed and believes the Town got a good return on its investment. He sees them providing jobs, and he is OK with the amount they are asking for.

Michael stated that they have a \$200,000 bare bones budget and this year they came up a little bit short in program revenue. They have applied for three grants and they believe they are well positioned to be successful. They are confident that they will be sustainable in the case of a recession.

Trustee Kitching asked if they have considered re-configuring the first floor for more space – Tyler replied yes, they started construction today. Trustee Kitching stated that there are a few coworking companies opening in the valley. Michael stated that Coventure is different in that they are focused on the corporate marketplace.

Michael noted that they have struggled with their Latino outreach. However, they have been very successful serving female entrepreneurs.

Mayor Richardson stated that he is impressed with the brain trust Coventure is creating. Young people are renting the spaces combined with seniors offering their expertise exceeds his expectations.

Trustee Henry stated that the challenge is the use of public money – it's different than going after private investment money. She is excited by the success stories. She believes this co-working space will be different than the other coworking spaces in the valley.

### **CREATIVE DISTRICT UPDATE**

Creative District Executive Director Amy Kimberly was present for the discussion.

Amy made the following key points regarding the Creative District's accomplishments:

- The Creative District is responsible for creating approximately 859 creative jobs since 2016
- \$37.3 million has been realized in total industry earnings
- \$3.9 million has been created in non-profit revenue

- They have infused over \$200,000 in projects in Carbondale
- They have created eight wayfinding signs along the Rio Grande Artway, as well as a large sign at the roundabout
- They work closely with the Tourism Council and four other districts on the Colorado Creative Corridor; they provide content and branding for Carbondale and they promote Carbondale throughout the valley attracting many visitors to town
- They have created the Rio Grande Artway including two parks and are starting the third one – over 350 people participated in the creation of the parks as well as 70 students
- The Colorado Creative Corridor is an effective marketing tool responsible for increasing town tourism; the website has 200 creative businesses listed
- Creative non-profits in the Creative District provide over 55 local jobs
- Future projects include: youth art park; business survey; mural express program; gateway to Carbondale; comprehensive calendar of events and affordable housing

Amy noted that with the exception of Community Grants the Creative District has not asked the Town for any funding. Jay noted that the Town leases the Launch Pad to them at a very low rate. The Town also provides in-kind services (labor) to Carbondale Arts. Jay informed the Board that \$2,500 in Planning has been budgeted for the Creative District.

Amy told the Board that there will be an Archway dedication on October 6 from 2:00 pm – 4:00 pm.

## **REVIEW DEPARTMENT GOALS AND OBJECTIVES**

Staff presented their department goals and objectives.

## **PARKS AND RECREATION**

### **Parks and Recreation Administration**

- Submitted two FMLD mini grants for a park improvement project
- Working with consultants on an Aquatics Master Plan
- Continuing Gateway RV Park Improvements

### **Parks Department**

- Utilizing the Conservation Trust Fund to replace existing trash cans with bear-proof trash cans
- Undertake Red Hill Trails Maintenance and Dog Pot Replacements
- Paint Sopris Park Gazebo and Miners' Park volleyball courts
- Reconfigure irrigation at North Face Park; New Pump at Hendricks

- Partially fund a steam weed machine

### **Recreation Department**

- Use temp labor for ongoing weed mitigation
- Improve ball park dugout
- Purchase towable, mobile stage

### **Recreation Center**

- Increase marketing
- Analyze programs fees structure and cost recovery
- Continue to monitor energy use and production
- Retrofit door for ADA accessibility

### **Swimming Pool**

- Re-paint and repair facility prior to opening
- Purchase lounge chairs and replacement cover

### **Recreation Programming**

- Continue to offer two ice rinks for public use
- Continue to host special events
- Continue to be involved with the Gar Co Healthy Community Coalition

## **PUBLIC WORKS/UTILITIES**

### **Public Works**

- Continue landscaping maintenance along Highway 133
- Proposing to change seasonal position to full time position
- Banner replacements, replace holiday lights, add bike racks
- Replace and inventory street signs
- Undertake drainage improvements, clean drywells
- Routine maintenance of streets/trails/sidewalks infrastructure

### **Waste Water Treatment**

- Construction of a million gallon/day clarifier
- Work on reliable electrical supply
- Continue collection system maintenance

### **Water Treatment**

- Expansion of Roaring Fork Treatment Plant
- Continue distribution system and ditch system maintenance

### **Building Department**

- Adopt 2015 Energy Code
- Hire third party inspector
- Maintain certifications

### **Planning**

- Proactively review land use applications
- Continue mapping projects
- Maintain Planning portion of website

### **Administration**

- A 3% COLA will be looked at with budget
- The Salary Survey is budgeted to be updated in 2020
- Continue relationship with TRIAD and Employers Council

### **Finance**

- Caselle Online is still being reviewed
- Continue working with MuniRevs for online sales tax


### **Police**

- Public Relations Officer will be working with community group to provide support, enhance trust and cooperation with the PD
- Continue extensive training for all police personnel
- Continue pro-active traffic enforcement
- Continue to promote and refine wellness program
- Monitor Carbondale Police Manual
- Purchase a new hybrid police vehicle for new chief
- Attempt to formalize the SRO Agreement with the Roaring Fork School District
- Continue employing a TRIDENT officer

**ADJOURNMENT**

The September 17, 2019, work session adjourned at 9:10 p.m. The next regularly scheduled meeting will be held on September 24, 2019, at 6:00 p.m.

APPROVED AND ACCEPTED

  
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Dan Richardson, Mayor

ATTEST:

  
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Cathy Derby, Town Clerk