

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 25, 2020
VIRTUAL MEETING VIA ZOOM**

Mayor Dan Richardson called the Board of Trustees virtual Regular Meeting to order on August 25, 2020, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

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

Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Finance Director	Renaë Gustine
Town Attorney	Mark Hamilton
Planning Director	Janet Buck

COMMUNITY HERO AWARD

The Community Hero Award was presented to the Board and Staff of Crystal Meadows Senior Housing for their response to the COVID-19 pandemic.

CONSENT AGENDA

- Accounts Payable totaling \$424,527.24
- BOT 8-11-20 Regular Meeting Minutes
- BOT 8-18-20 Work Session Minutes
- Recommendation for Appointment – Planning & Zoning Commission
- Liquor License Renewal – White House Pizza
- Liquor License Renewal – El Pollo Rico
- Resolution No. 9, Series of 2020 – FMLD Grant – Gianinetti Park Playground Equipment
- Ordinance No. 11, Series of 2020 – Amending Town Sales Tax Regulations

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

7 yes votes: Richardson, Henry, Yllanes, Silverstein, Bohmfalk, Kitching, Sparhawk

PERSONS PRESENT NOT ON THE AGENDA

Brittany Biebl thanked the Board and Jen for translating the meeting in to Spanish.

Summer Scott, Carbondale, stated that at the last meeting we talked about our three pillars – the Town's priorities including social, economic and environmental issues. Only the Environmental Board is focusing on one of these pillars and it's hard to try and have a discussion while trying to stay within the mission/focus of the Environmental Board while also feeling that these other issues are not being addressed. The Environmental Board feels it needs to be in the same conversation and should be addressed equally. Equity needs to be addressed in a lot more detail. Summer feels that there is miscommunication and misunderstanding regarding what that means and what it entails to take in the big picture of trying to understand what true equity and trying to understand economic and racial equity and try to address all of these issues together.

Mayor Richardson replied that he is not sure how to respond to addressing these issues and he is waiting for a specific request as they are not actionable items.

TRUSTEE COMMENTS

Trustee Sparhawk informed the Board that she will be representing Colorado Communities for Climate Action and the Town of Carbondale at a hearing with CDOT and State agencies concerning expanding the State's electric truck fleet.

Trustee Silverstein thanked the Fire Department for responding to the Spring Valley Fire; it was quickly contained. Trustee Silverstein stated that he attended Lieutenant Chris Wurtsmith's retirement party and he thanked Chris for all of his years of community service. Trustee Silverstein talked about the 30/30 Bill. He said we can choose to endorse the Bill as a Town or individually – there is no financial commitment. Trustee Silverstein stated that the Chicken Bingo fundraiser at Carbondale Beer Works raised \$1,700 for Thunder River Theater. Trustee Silverstein announced that there will be two more streaming music concerts from Steve's Guitars.

Trustee Kitching stated that there are lots of water meetings this time of year. She attended the Colorado River District Meeting where they discussed SB 48 to protect conservation easements and water quality impacts due to the fires. She also attended the Water Now Alliance meeting which focused on equity for the California water delivery system. Trustee Kitching stated that Colorado Workforce released its July unemployment statistics. Unemployment rates are as follows: U.S. 10.2%, Colorado 7.4%, Garfield County 6.2% which is lower than Eagle and Pitkin County and shows the strength of our diverse economy.

Trustee Bohmfalk asked when is the Board going to return to in-person meetings? Mayor Richardson answered maybe when the school district returns to in-person learning. Staff will investigate the possibility of the Board returning to meeting in-person while the public attends via Zoom.

Mayor Richardson stated that he attended the RFTA Board meeting. Glenwood Springs has applied for an FMLD grant for an underpass at 27th Street. Mayor Richardson said that RFTA Executive Director Dan Blankenship has been appointed to the Regional Transportation District Accountability Board. Mayor Richardson said the COVID Task Force continues to meet. They discussed delivering ballots for people unable to drop them off. He noted that an individual may only deliver ten ballots at a time. They also discussed providing better support for the community's mental health needs. We need a regional solution as mental illness will only continue to increase. Mayor Richardson said that in the last two weeks Garfield County has experienced the lowest amount of new COVID-19 cases since the pandemic started. Mayor Richardson told the Board that we need to have a conversation with the community on systemic racism. He found a great podcast from 2017 entitled Seeing White which he encouraged everyone to listen to. Mayor Richardson told the Board that comments on Jay's evaluations are due on August 28th. Mayor Richardson thanked everyone involved in fighting the fires. Mayor Richardson also thanked Lieutenant Chris Wurtsmith for his caring dedication to the community.

ATTORNEY COMMENTS

The attorney did not have any comments.

CONTINUED PUBLIC HEARING – CARBONDALE CENTER PLACE – ORDINANCE NO. 10, SERIES OF 2020 GENERAL REZONING

Applicant: Carbondale Center Place, LLC

Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Self Storage)

Janet stated that the Board considered this application at its July 14, 2020 and August 11, 2020 meetings. After discussion at the August 11, 2020, the Board continued the public hearing to August 25, 2020 and directed Staff to prepare a rezoning ordinance for consideration of approval.

Staff recommend approval of the ordinance.

Janet noted that if the rezoning is approved, the applicants would have to come back through public hearings before the Planning & Zoning Commission and the Board of Trustees for the Major Site Plan Review.

Discussion ensued.

Trustee Bohmfalk stated he is not sure why we need the Conditions of Approval – what protection are we getting from them?

Janet explained that mainly we don't want to end up with a building that is located within two zone districts.

Planner Mark Chain, representing the applicant, stated that the applicants' intent is to submit one application for a lot split.

Mayor Richardson opened the public hearing. There was no one present who wished to address the Board so Mayor Richardson closed the public hearing.

Trustee Henry stated that she believes it is best to leave the conditions as is.

Mayor Richardson noted that Patrick Hunter sent the Board an email concerning Carbondale Center. Mayor Richardson stated he believes the Trustees have already addressed Patrick's questions adequately.

Trustee Silverstein made a motion to approve Ordinance No. 10, Series of 2020. Trustee Henry seconded the motion and it passed with:

7 yes votes: Yllanes, Richardson, Silverstein, Sparhawk, Henry, Bohmfalk, Kitching

RESULTS OF THE CARES ACT SURVEY

Carbondale Chamber of Commerce Executive Director Andrea Stewart reported on the results of the Carbondale business owner survey on CARES Act funding.

Andrea stated that they received 67 responses to the survey. 82% of business owners reported that they had COVID-related impacts and expenses (loss of sales, loss of employees, rent, utilities, etc.) The majority of respondents stated that they would like the money to be allocated to a town-wide marketing campaign, individual marketing efforts and rent/mortgage relief. Forty five businesses stated that they would apply for funding. Comments included heightened stress levels and to put mental health at the forefront.

Trustee Silverstein stated that the survey showed a tremendous amount of empathy amongst business owners. (Some owners said they could handle their deficits and they would like the money to go to businesses and non-profits in danger of closing.)

Jay explained the framework for distributing the funds: There would be a simple application based on need and there will be a threshold amount for allocation. We will need to verify that the money will be spent in accordance with CARES Act regulations. Smaller amounts would be dispersed administratively. Staff has been contemplating asking the Revolving Loan Fund Board to review and allocate funds for larger requests. The Trustees would serve as an appeal Board. Jay stated that allocations may be done on a first come, first serve basis. Larger grants could be based on business interruption.

Trustee Sparhawk asked how do we make sure that all businesses know about the funding? Jay stated that homebased businesses could be difficult to contact.

Trustee Bohmfalk stated that he doesn't like the idea of allocating funding on a first come, first serve basis. He asked staff to investigate what other communities are doing.

CARBONDALE CHAMBER OF COMMERCE UPDATE

Executive Director Andrea Stewart provided an update on what the Chamber has been doing in 2020.

Andrea made the following points:

- Since March 90% of their efforts have been COVID related - they are serving as an economic lead in relief efforts
- Andrea noted that they were not eligible for PPP funding.
- Chamber membership retention remains high at 87%.
- The majority of their business is conducted via email. People open their emails at a rate of 32% which is higher than the norm
- They have seen an increase in interest in their social media accounts – especially Instagram
- Since April there have been no in-person First Friday events – she thanked the Carbondale Creative District, Thunder River Theater and Steve's Guitar's for holding virtual events
- The Tourism Council has seen a decrease in the Lodging Tax
- Their annual Business Confluence meeting will be held virtually on October 21st
- They have created a Roaring Fork Farm Map which will be distributed in the Fall

YOUTHZONE UPDATE

YouthZone employees Lori Mueller, Carol Wolff and Keith Berglund were present for the meeting.

Lori thanked the Board for their continued partnership. Lori made the following points:

- Over the past year the majority of their clients (minors) are using marijuana and alcohol
- Substance abuse in minors has increased 25% over the past ten years
- In the past three years kids with higher needs and risk levels have had better outcomes – this is a huge affirmation that the Town's contribution is a good investment
- Their major goal is to keep kids out of the court system
- Carbondale kids have higher substance usage – comparable to Aspen
- They have found that their clients have optimism, they are good at problem solving and they believe that they have control over their lives
- Lori asked the Board to consider giving the Town's marijuana or tobacco excise tax to YouthZone
- They have cut their budget by 20% due to COVID and they are in a hiring freeze
- They are cutting costs and expenses without laying off people

Discussion ensued.

Trustee Sparhawk asked Lori if other local governments have allocated their tobacco tax to YouthZone? Lori responded that she has just started the process of talking to the other local jurisdictions.

Mayor Richardson noted that we started collecting tobacco tax in July and we don't have any data yet. He noted that the tax will probably be substantially less than subsequent years. Jay explained that YouthZone is currently funded through the Community Request Grant and is supplemented from the VALE fund. The VALE Fund has seen a substantial drop this year due to COVID.

Trustee Sparhawk noted that other eligible non-profits might also want money from the marijuana and tobacco tax.

Trustee Bohmfalk asked Lori how YouthZone is funded in General. Lori explained that their budget was \$1.5 million but they have reduced it to \$1.3 million. They are funded by local municipalities, counties, state grants (no federal grants) and (small) individual and business contributions. Raising money is always challenging.

CARBONDALE ARTS CREATIVE DISTRICT UPDATE

Amy Kimberly, Executive Director of Carbondale Arts, was present for the meeting.

Amy made the following points:

- Creatives brought in \$42 million in sales tax in 2018
- Carbondale Arts is appreciative of the help the Town gave them with rent relief during COVID
- Carbondale Arts has invested more money in marketing than they receive
- Carbondale Arts has helped local artists with their rent
- Mountain Fair gave the Town \$4,000 in taxes
- Carbondale Arts anticipates a \$100,000 loss this year due to COVID but they still feel hopeful
- Carbondale Arts has been putting money into the community to help keep it vibrant
- Some businesses earned 25% of their revenue on First Friday
- They are working on a valley-wide campaign (Oct. – Dec.) which focuses on supporting valley creatives
- Next year is Carbondale Arts' 50th anniversary

Mayor Richardson thanked Amy for all of her work on the COVID Task Force. He said he is amazed that the arts are such a huge part of the economy and community.

Trustee Sparhawk noted that having creative people's help with figuring out problems is hugely important.

COVENTURE UPDATE

Michael Lowe and Jonathan Stokely of CoVenture were present at the meeting.

Michael and Jonathan made the following points:

- CoVenture has a robust YouTube channel and a weekly blog
- Most of their efforts since March have been responding to the COVID crisis – helping companies seek PPP loans and SBA loans - as a result 52 companies received a total of \$1.7 million
- CoVenture has been keeping in touch with agencies distributing grants
- CoVenture praised their strategic partners Alpine Bank and 1st Bank
- All of their programs are on line
- They had a 20% drop in members = 67 but they are now back up to 78
- They have forgiven \$17,000 in rent for entrepreneurs in their building
- Their Pitch event will take place virtually on September 24th
- They have lost some grants but they will be receiving an Economic Development Grant
- They are creating a web portal for community seniors looking for part-time jobs
- They are supporting the community where they can and they are trying to make sure that the Valley isn't left behind

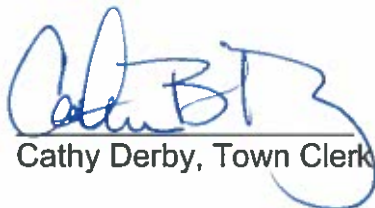
Mayor Richardson asked Michael and Jonathan how businesses can adapt during COVID. Jonathan responded go digital – take your business on line.

ADJOURNMENT

The August 25, 2020, regular meeting adjourned at 8:40 p.m. The next regularly scheduled meeting will be held virtually on September 8, 2020, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST:


Cathy Derby, Town Clerk



Cathy Derby

From: hunter@sopris.net
Sent: Tuesday, August 25, 2020 10:38 AM
To: Cathy Derby
Subject: Sopris shopping center
Attachments: Sopris Shopping, Questions for BOT regarding North Hwy 133, 8-13-2020.docx

Dear Board of Trustees,

Please find attached a set of questions and references regarding new and proposed development on the North leg of SH 133.

Before zoning is changed on the Sopris/Stein property I believe it would be wise to review the overall situation. Blindly following guidelines and ordinances created years before does not address the current impacts of newly built development and especially the overarching current threat of climate change.

I apologize for the rough format and tardiness of these comments.

I believe that approving the zoning change now recommended is not in the best interests of the community.

1. There is no urgency for additional self-storage. Another larger project is making an application. This location is much better suited to active commercial activity.
2. Placing residential on a state highway raises many issues.
3. Displacing exiting commercial does not help town tax revenues.
4. Sopris houses several very durable local businesses that will likely be eliminated.
5. Locking in this zoning will greatly constrain the options for a much better development.

Respectfully,

Patrick Hunter
1131 County Road 106
Carbondale, CO 81623
970-379-0274

Questions about North section of Hwy 133
8-13-2020

1. Putting housing on a state highway 133?
2. How many 3 story buildings on 133?
3. How many buildings on 133 that DO NOT have the parking in front?
4. Does this fit within the Climate and Energy plan?
5. Capacity of Roundabout?
6. Duplication of existing businesses? How many banks, coffee shops, gas stations are wanted?

Discussion of above:

1. Very little housing on 133 North.
Lutrell: home
Remax: 1 unit.
Mohl CPA; 1 unit.

Health issues with residential on highways.

Studies in Spain and US show clear health issues, especially with children.

Air quality is worse with VOCs and particulates. East side of 133 is the windward side and more subject to vehicle emissions.

2. Why 3 story buildings? Increasing building heights increases density. But density has no value in itself. Density does not add quality of life to a community. It creates congestion and numerous other infrastructure issues. Aspen tried it and is far worse.
3. Parking location relative to the building. Virtually all business on 133 has front parking.

Exceptions:

Side parking. Gr. Jct. Pipe., ANB, Summers, Remax

Back parking. Goat Restaurant

4. Have the emissions of the new projects on 133 North been calculated?
Has the new additional square footage of construction elsewhere in Carbondale been calculated for emissions?

The first target goal of the climate plan was 2025 in Feb of 2019 draft. That was changed to 2030 in the adopted plan. So, from 8 years hence to 13 years hence from now

5. All of the new projects on the west side of 133 North will force their returning to Hwy 82 traffic through the roundabout. Roundabout will incur longer and unsatisfactory waiting times to enter. Stacking will take place. Traffic will divert other streets. Calculations by the traffic consultants misstate the growth rate of traffic on Hwy 133.

- City Market grocery
- City Market gasoline
- 115 units on W. Main
- Starbucks
- Lumber yard
- First Bank

References:

Excerpt from 2017 Carbondale Climate & Energy Action Plan p. 18

Tracking and Measurement

Regular tracking, evaluation, and monitoring is important to ensure successful implementation of the emissions reduction strategies. Measuring emissions levels is essential. Measurement provides the data to assess progress in reducing emissions and provides information on overall trends in emissions.

At a minimum, the Town of Carbondale will perform a comprehensive update of the community emission inventory every four years. A progress report on the emissions from energy use will be performed annually. The progress reports will report on emissions trends as well as factors that may have influenced emissions.

This tracking, evaluation and monitoring will allow for adjustments prior to the next Energy and Climate Action Plan, as well as to help structure E-board work plans and regional clean energy work.

These reports will be shared with the public. To further encourage public participation, creative strategies will be pursued to engage the public, such as a display or “thermometer” to show progress.

Goals from the “draft” plan * all goals are measured against a 2009 baseline

The interim goals:

50% by 2025 2009 to 2025 is 16 years.

100% by 2050

75% by 2038

90% by 2045

100% by 2050

Goals from “adopted” plan in 2017.

Baseline is also 2009

2009 to 2030 is 21 years. 12-21 yrs = 2.33/yr

Baselines, Visions and Targets

Energy Use in Buildings strategy area

Vision: All buildings have net-zero emissions

Indicator	Baseline	2030 Target	2050 Target
Decrease community-wide emissions from building energy usage	47,957 metric tons CO ₂ e (2009)	50% decrease	100% decrease
Decrease emissions from town government facilities	2,081,876 lbs of CO ₂ (2016)	75% decrease	100% decrease

IPCC report Oct. 2018

We have just 12 years to make massive and unprecedented changes to global energy infrastructure to limit global warming to moderate levels, the United Nation's climate science body said in a monumental new [report](#) released Sunday.

As expected, the report doesn't pull any punches: Staying at or below 1.5°C requires slashing global greenhouse gas emissions 45 percent below 2010 levels by 2030 and reaching net zero by 2050.

<https://www.vox.com/2018/10/8/17948832/climate-change-global-warming-un-ipcc-report>

12-21 yrs = 2.33/yr assuming we are at point zero in 2018.

Problem: we are now ABOVE the baseline levels! We have only 12-2yrs =10 years.