

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
JANUARY 17, 2017**

CALL TO ORDER:

Mayor Dan Richardson called the Board of Trustees Work Session to order on January 17, 2017 at 6:00 p.m. in the Town Hall meeting room.

The following members were present:

Mayor	Dan Richardson
Trustees	Frosty Merriott
	Katrina Byars
	Heather Henry
	Ben Bohmfalk

Absent Trustee	Marty Silverstein
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Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Attorney	Mark Hamilton
Utilities Director	Mark O'Meara

ENVIRONMENTAL BOARD (EBOARD) ANNUAL CHECK-IN

The EBoard and the Trustees discussed the EBoard's proposed 2017 priorities. The following list are the top priorities for the EBoard in 2017:

- Expand the plastic bag ban
- Ban (single-use) plastic water bottles
- Decrease the use of single-use materials in Town buildings and research a zero waste ordinance for Town buildings/properties to set a good example
- Draft an Environmental Charter
- Evaluate holistic approaches to recycling

Discussion ensued on the plastic bag ban.

Jay explained to the Board that the timing of passing an ordinance banning plastic bags is critical. Last time the bag ban ordinance passed it went to a referendum and resulted in a special election. The Board asked if the ban should be put to a vote. If so, we would need to be strategic, we need to educate and prove that there is a cost benefit. Statistics from City Market would be helpful. The Board agreed that we need to educate people that our water is safe to drink and tastes good.

It was suggested that a fee be placed on plastic bags rather than ban them.

Town Hall Zero Waste Goal – It is paramount that the effort to achieve zero waste in Town Hall comes from staff.

REGIONAL HOUSING AUTHORITY DISCUSSION

Dave Myler and Bill Lamont were present at the meeting.

Dave and Bill explained to the Board that lack of work force housing is the number one issue facing the Roaring Fork Valley. As a result, they are attempting to create a multi-jurisdictional (regional) housing authority. The idea is to look at housing on a regional basis. The authority would be subject to voter approval because an increase in taxes – property tax, sales tax or both, would be necessary. Businesses and districts would be able to joint venture with the authority on housing projects. The authority would not replace individual county or municipal housing programs.

One needs assessment (study) would need to be undertaken for the entire valley. Bill and Dave stated that the authority does not want to compete with jurisdictions who will be placing tax questions on their future ballots.

We need an authority to collect revenue and listen to the common voices. We also need a long-term plan that benefits everyone.

Dave stated that the next step is to get communities who want to participate to appoint a representative. The appointed group will then draft an Intergovernmental Agreement. The Board of Trustees agreed that the creation of a regional housing authority is a good idea. Trustee Henry agreed to be the Town representative.

DISCUSSION ON 522 HIGHWAY 133


Jay explained that 522 Highway 133 compromises a small commercial development directly south of the Rio Grande Trail. Approximately two-thirds of the underlying land is owned by RFTA. With current plans underway for the Rio Grande Art Way, the property in question would make an ideal trail head. Jay asked the Board if they would like to partner with RFTA and attempt to purchase the property.

The Board asked what is the vision for the trail head? Jay answered to provide parking for the trail and perhaps build a pocket park. The Board asked if the owner is interested in selling? Jay responded he doesn't know, the owner has not yet been approached. The Board agreed that the building is an eyesore and the Rio Grande Trail is an economic asset. Trustee Byars stated she would rather purchase land for affordable housing units. The majority of the Board supports the idea of staff talking to the owner's real estate representative and perhaps get an appraisal.

ADJOURNMENT

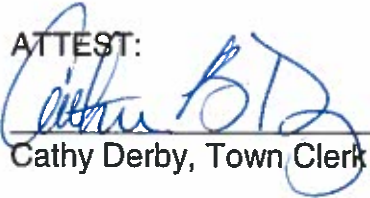
The January 17, 2017 work session adjourned at 8:35 p.m. The next regular scheduled meeting will be held on January 24, 2017, at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Cathy Derby, Town Clerk

