

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
MARCH 28, 2017**

CALL TO ORDER:

Mayor Dan Richardson called the Board of Trustees Regular Meeting to order on March 28, 2017, 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	Ben Bohmfalk
	Marty Silverstein
	Erica Sparhawk
	Heather Henry
Arrived After Roll Call:	
Trustee	Frosty Merriott
Absent:	
Trustee	Katrina Byars

Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Town Attorney	Mark Hamilton
Planning Director	Janet Buck
Planner	John Leybourne
Finance Director	Renae Gustine

CONSENT AGENDA

- Accounts Payable totaling \$270,745.48
- Liquor License Renewal – Thunder River Theatre
- Garfield County Grant in Lieu of Road & Bridge Mill Levy

CONSENT AGENDA

Trustee Bohmfalk asked if this is the last year we will receive the Garfield County Grant. Jay responded that Garfield County has not made a commitment, but it will be one of the items scheduled for discussion at the BOT/Commissioner annual meeting.

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

5 yes votes: Henry, Bohmfalk, Silverstein, Richardson, Sparhawk

PERSONS PRESENT NOT ON THE AGENDA

There was no one present who wished to address the Board.

TRUSTEE COMMENTS

Trustee Silverstein announced that KDNK recently raised \$70,000. He also mentioned that Roaring Fork High School Project Graduation, a party for seniors on graduation night, is accepting donations.

Trustee Silverstein stated that the Carbondale Homeless Coalition provides a free lunch on the first and third Saturday of the month - usually 30 people show up. The Coalition has set up an account at Misers; you can donate clothing, etc. and apply it to their account.

Trustee Henry stated that she attended the Environmental Board meeting last night. The Roaring Fork Conservancy Director gave an update on their Watershed Plan. They would like to make the same presentation to the Trustees.

Trustee Henry informed the Board that Waste Diversion Day has been scheduled for April 29th; they are looking for volunteers. Trustee Henry also announced that Dandelion Day is May 13th; they are looking for sponsors.

Trustee Sparhawk announced that a coffee shop is opening in the Third Street Center. Also, the Third Street Center gym is undergoing a huge renovation and fundraising is underway to offset the costs.

Trustee Merriott arrived at the meeting.

Mayor Richardson stated that he will be attending the CORE Board retreat tomorrow.

Mayor Richardson informed the Board that the Public Hearing for 1st Bank Final Subdivision Plat has been postponed due to non-compliance of public noticing requirements.

ATTORNEY'S REPORT

The attorney did not have a report.

MODIFICATION OF PREMISES – ALLEGRIA

Staff explained that the restaurants on Main Street that erect a deck for outdoor dining in the summer must annually apply for a modification of premises, and must sign a Revocable License Agreement. No complaints have been received pertaining to Allegria's outdoor dining and staff recommends approval.

Trustee Bohmfalk commented that the outdoor decking adds vibrancy to the downtown core and he loves the concept.

Trustee Bohmfalk made a motion to approve the Modification of Premises Application for Allegria and to authorize the Town Manager to sign the Revocable License Agreement. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Silverstein, Sparhawk, Bohmfalk, Merriott, Richardson, Henry

SPECIAL EVENT LIQUOR LICENSE – CARBONDALE PUBLIC ARTS COMMISSION

The Carbondale Public Arts Commission (CPAC) has applied for a Special Event Liquor License for an artist's reception at the Launchpad. All fees have been paid and the Police Department has reported no problems with the applicant or the premises.

Trustee Silverstein made a motion to approve The Carbondale Public Arts Commission's Special Event Liquor License Application. Trustee Sparhawk seconded the motion and it passed with:

6 yes votes: Bohmfalk, Richardson, Silverstein, Sparhawk, Henry, Merriott

SPECIAL EVENT LIQUOR LICENSE(S) – 5 POINT FILM FESTIVAL

5 Point Film Festival has applied for 6 Special Event Liquor Licenses for their annual film festival. 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 5 Point Film Festival's Special Event Liquor License Application for 567 Colorado Avenue. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Bohmfalk, Richardson, Silverstein, Sparhawk, Henry, Merriott

Trustee Sparhawk made a motion to approve 5 Point Film Festival's Special Event Liquor License Application for 76 S. 4th Street. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Richardson, Silverstein, Sparhawk, Henry, Merriott, Bohmfalk

Trustee Sparhawk made a motion to approve 5 Point Film Festival's Special Event Liquor License Application for 19 N. 4th Street. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Silverstein, Sparhawk, Henry, Merriott, Bohmfalk, Richardson

Trustee Sparhawk made a motion to approve 5 Point Film Festival's Special Event Liquor License Application for 201 Main Street, Unit 101A. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Sparhawk, Henry, Merriott, Bohmfalk, Richardson, Silverstein

Trustee Sparhawk made a motion to approve 5 Point Film Festival's Special Event Liquor License Application for 400, 567 & 598 Colorado Avenue. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Henry, Merriott, Bohmfalk, Richardson, Silverstein, Sparhawk

Trustee Silverstein made a motion to approve 5 Point Film Festival's Special Event Liquor License Application for Thunder River Theatre Parking Lot Colorado Avenue. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Merriott, Bohmfalk, Richardson, Silverstein, Sparhawk, Henry

PUBLIC HEARING – 1ST BANK FINAL SUBDIVISION PLAT

This item was postponed due to non-compliance of public noticing requirements.

PUBLIC HEARING – HERITAGE STORAGE ANNEXATION

Applicant: Dr. Ron Stein, Huntington, LP

Location: N. of Xcel Substation, Highway 133

John Leybourne state that a petition for annexation of a 2.602 acre parcel located to the north of the Xcel substation along Highway 133 has been submitted to the Town. The proposal is to zone the parcel Commercial/Retail/Wholesale (/R/W) in order to construct a self-storage facility. The applicant did not submit an application for Rezoning and Site Plan Review. The applicant has suggested that the Board consider a "Pre-Development Agreement" to work through issues that are related to the annexation. This is not customarily done by the Town. Staff recommends the public hearing be continued to May 23, 2017 to allow time for the land use application to catch up with the process.

The applicant's planner Mark Chain, and architect Bruce Jordan, asked the Board to provide feedback (concerns, wish lists, etc.) on the project at tonight's meeting.

Discussion ensued, and the following questions were asked, or points made:

- How many storage units are proposed: 600.
- What are the benefits/impacts: traffic will be light in comparison to retail – 2.4 trips per day per 1,000 sq. ft., and little police/fire presence will be required
- What are the fiscal impacts: more property taxes, small sales revenue. The Board asked if the applicant would consider a rental fee dedicated to the Town which would be allocated to the Affordable Housing Fund. The applicant stated that their real estate taxes will be \$80,000/yr. They offered to improve the landscaping on Highway 133 (screen the substation)
- The Board stated it would be zoned commercial – the Town needs to consider the revenue it would generate. The applicant stated it will be awhile before it is profitable due to competition, and they want to keep their overall expenses down as much as possible.
- The Board asked if they would consider building some housing units on the land. The applicant responded that they don't know – this isn't a housing development.
- The Board talked about trail connectivity - is it possible for the trail to stay on Highway 133.
- What is the plan for signage: they don't know, it is still in the conceptual stage.
- The Board stated that there are very limited undeveloped parcels left in Town. Members of the Board felt the project doesn't meet annexation criteria (going above and beyond).
- Members of the Board are concerned about the size/scale of the building.
- Members of the Board don't see the financial benefits of the project and they don't feel that the community will be excited about the project.

Mayor Richardson opened the meeting to public comment. No one present wished to address the Board so Mayor Richardson closed the public comment.

- Members of the Board appreciate the aesthetics and that they are re-defining self-storage, but it's 500 linear feet – this will be astonishing to people considering City Market is 300 linear feet.
- Members of the Board believe that trees will not screen the substation.
- Members of the Board want other options that mix uses.
- Members of the Board believe that the benefits don't outweigh the impacts. It is not generating revenue, we are not gaining housing, it's a gateway property so the aesthetics matter, it is out of place, the scale is daunting.
- A member of the Board stated he looks at it as an investment to the community. If the apartments are built near the proposed new City Market the storage units will become more valuable – he is open to conversation.

Trustee Henry made a motion to continue the public hearing to May 23, 2017. Trustee Silverstein seconded the motion and it passed with:

6 yes votes: Henry, Bohmfalk, Merriott, Richardson, Sparhawk, Silverstein

RESOLUTION NO. 4, SERIES OF 2016 – MSEC UPDATED SALARY SURVEY

Jay Harrington told the Board that the last salary survey was done in 2014. The Board approved an update to the survey be done in 2017 due to changing economics in the State.

Candy Siderius, of Mountain States Employment Council, who conducted the survey, gave a presentation on the methodology, study overview, and proposed ranges. A resolution to adopt the 2017 Salary Survey was provided in the packet.

Discussion ensued.

The majority of the Board was not comfortable with the clause “the Town hereby approves that any wage below the **minimum** for the position’s salary grade is brought up to **minimum** for the year 2017.” They would like to add a clause that states the Town strives to reach mid-point of the average of each salary grade when applicable.

The Board also directed staff to add a clause stating that a salary survey will be done every three years.

The Board directed staff to place the amended Resolution No. 4, Series of 2017, on the April 11th Consent Agenda for consideration of approval.

ADJOURNMENT

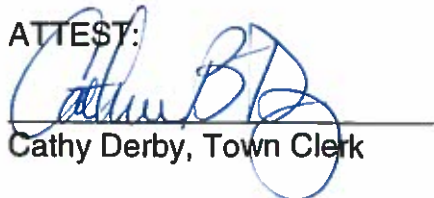
The March 28, 2017, regular meeting adjourned at 8:45 p.m. The next regularly scheduled meeting will be held on April 11, 2017 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk