

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

Mayor Pro Tem Frosty Merriott called the Board of Trustees Regular Meeting to order on November 28, 2017, at 6:00 p.m. in the Town Hall meeting room.

ROLL CALL:

The following members were present for roll call:

Mayor Pro Tem	Frosty Merriott
Trustees	Marty Silverstein
	Erica Sparhawk
	Ben Bohmfalk
	Heather Henry
Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Attorney	Mark Hamilton
Finance Director	Renaë Gustine
Public Works Director	Kevin Schorzman

CONSENT AGENDA

- Accounts Payable totaling \$90,566.32
- BOT 11/14/17 Regular Meeting Minutes
- Liquor License Renewal – The Goat
- Liquor License Renewal – The Cowen Center
- Liquor License Renewal – Rhumba Girl Liquors
- Liquor License Renewal – The Village Smithy
- Art Gallery License Renewal – Carbondale Clay Center
- Application for Reallocation Amongst Current Owners – CMED, LLC

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

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

PERSONS PRESENT NOT ON THE AGENDA

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

TRUSTEE COMMENTS

Trustee Henry stated that she didn't attend the Environmental Board meeting last night. However, she heard that they elected a Chair, Vice-Chair, and they interviewed five (5) applicants. There is a lot of energy and new momentum on the Board. Trustee Henry would like the BOT to meet with the Eboard in a couple of months to discuss goals.

Trustee Silverstein stated that he attended the Special Events Task Force meeting. The major topic was the development of an entertainment district. The Task Force overwhelmingly approved of the idea. Jay stated that in the past the Town has had issues after events with alcohol as the focus. The Task Force will be presenting the concept to the Board at a future meeting.

Trustee Bohmfalk stated that he attended a meeting with members of the Childcare Coalition Group. They discussed what the Town can do to help expand childcare in Carbondale. Trustee Bohmfalk stated that at the Board's request the Planning & Zoning Commission (P&Z) deliberated whether to allow childcare in industrial areas and if reduced parking spaces would be permitted. The P&Z agreed that changes to the UDC were not warranted. A childcare discussion has been scheduled on the January work session.

Mayor Pro Tem Merriott announced that the Art Space Housing Feasibility Study meeting is December 5th from 7:00 p.m. – 9:00 p.m. at the Third Street Center.

Trustee Merriott stated that he and Aaron Humphrey drove around Carbondale last night looking at lighting. He learned that emergency personnel do not like sodium lighting and those lights should be retrofitted. He stated that the new lighting on Highway 133 looks great. He noted that there are some lights in Town that are out of compliance.

Trustee Silverstein stated that this Friday is First Friday. There is a lot going on: the tree lighting ceremony, Santa Parade, KDNK Labor of Love and the Clay Center's Cup Auction.

ATTORNEY'S REPORT

The attorney did not have a report.

SPECIAL EVENT LIQUOR LICENSE – CARBONDALE CLAY CENTER

The Carbondale Clay Center has applied for a Special Event Liquor License for their annual Cup Auction to be held at 201A Main Street. 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 Carbondale Clay Center's Special Event Liquor License. Trustee Sparhawk seconded the motion and it passed with:

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

SPECIAL EVENT LIQUOR LICENSE – WILDERNESS WORKSHOP

Wilderness Workshop has applied for a Special Event Liquor License for an event to be held at the Third Street Center. 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 Wilderness Workshop's Special Event Liquor License. Trustee Bohmfalk seconded the motion and it passed with:

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

FIRE DISTRICT INTERGOVERNMENTAL AGREEMENT FOR FIRE AND LIFE SAFETY SERVICES

Jay explained that the Town has wanted to update and formalize an arrangement with the Carbondale & Rural Fire Protection for fire and life safety services for several years. The IGA clarifies authorities and duties for both the Town and Fire District. The Town will continue to have all regulatory authority and the District will assist in developing and enforcing the Fire Code. The District will also conduct maintained inspections required by the fire code. Staff recommends approval of the IGA.

Discussion ensued.

Trustee Henry asked if the 1988 Uniform Fire Code will updated – it will. Trustee Henry noted that in the Agreement #4d addresses indemnification for the Fire District. She asked if the Agreement also indemnifies the Town. Jay answered yes, in #11 it addresses governmental immunity.

Trustee Sparhawk made a motion to approve the Intergovernmental Agreement for Fire and Safety Services. Trustee Silverstein seconded the motion and it passed with:

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

MICROGRID CONTRACT

Jon Sullivan, Microgrid Energy Director of Project Development, was present at the meeting.

Jon explained that the Agreement before the Trustees tonight is to subscribe to a community (off site) solar garden. Community solar gardens are an easy option for

customers who are looking into the benefits of going solar. The benefits of a solar garden include but are not limited to: no upfront costs, no maintenance fees and the municipality starts saving money the first month of production.

Jay noted that some final meter adjustments will need to be made if the Board approves the Community Solar Services Agreement.

The Board asked what percentage of the Town's (buildings) energy consumption is offset with solar. Jay was not sure but thinks it is 50-55%. The Town has a lot of solar but the sewer plant expends a lot of energy.

Trustee Bohmfalk made a motion to approve the Community Solar Services Agreement with final meter adjustments. Trustee Silverstein seconded the motion and it passed with:

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

2018 BUDGET REVIEW

Renaë gave an update on recent changes to the budget which include:

- An increase in property tax revenue of \$1,174
- Vehicle Replacement Cost Increase of \$20,000
- New Web Platform & Maintenance \$9,800

The Town also received a notice that one of the marijuana establishments overpaid \$85,000 in excise tax.

The Environmental Board is requesting a \$5,000 budget. Currently \$2,000 is budgeted for the Environmental Board. The Board agreed to increase their budget to \$5,000.

Trustee Bohmfalk stated that he would like a discussion in the near future on developing a communication plan.

Northwestern Colorado Council of Governments (NWCCOG)

Staff asked the Board if they would like to continue membership in the General COG. The dues are \$4,851. Most of the meetings take place in Summit County and Town staff does not take advantage of their trainings and other offerings. The Board agreed not to renew the Town's membership.

Renaë explained that when a fund is over budget a supplemental budget needs to be prepared. The following funds are over budget: General Fund, Victim Assistance Fund, Lodging Tax Fund, Disposable Bag Fund, 1% for the Arts Fund, Housing Fund, Streetscape Fund, Community Enhancement Fund, and the Sales & Use Tax Fund.

EXECUTIVE SESSION

At 7:50 p.m. Trustee Bohmfalk made a motion to go in to an Executive Session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a). Trustee Silverstein seconded the motion and it passed with:

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

At 8:18 p.m. Trustee Silverstein made a motion to come out of the Executive Session and return to the regular meeting. Trustee Bohmfalk seconded the motion and it passed with:

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

Trustee Silverstein made a motion directing the Town attorney to prepare a Real Estate Contract for the acquisition of a proposed Right-of-Way easement near 8th Street. Trustee Sparhawk seconded the motion and it passed with:

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

ADJOURNMENT

The November 28, 2017, regular meeting adjourned at 8:20 p.m. The next regularly scheduled meeting will be held on December 12, 2017, at 6:00 p.m.

APPROVED AND ACCEPTED



Frosty Merriott, Mayor Pro Tem

ATTEST:


Cathy Derby, Town Clerk