

**MINUTES  
CARBONDALE BOARD OF TRUSTEES  
WORK SESSION  
DECEMBER 19, 2017**

**CALL TO ORDER:**

Mayor Richardson called the Board of Trustees Work Session to order on December 19, 2017 at 6:00 p.m. in the Town Hall meeting room.

The following Carbondale Board of Trustees members were present:

Mayor	Dan Richardson
Trustees	Heather Henry
	Frosty Merriott
	Ben Bohmfalk
	Erica Sparhawk

Absent:	Luis Yllanes
	Marty Silverstein

Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Public Works Director	Kevin Schorzman

**ROARING FORK REGIONAL HOUSING AUTHORITY (RFRHA)**

Bill Lamont and David Myler were present for the discussion.

Bill informed the Board that the Garfield County Commissioners have agreed to contribute \$15,000 to RFRHA. To date \$115,000 has been pledged. Dave Myler stated Basalt has contributed \$10,000 and he has asked them to contribute an additional \$10,000 which would be equal to Carbondale and Glenwood Springs' contributions. Jay explained that Basalt did a housing needs assessment in 2015 and they used the same consultant. Their contribution was a gesture of community cooperation.

Bill stated that the needs assessment will include all jurisdictions from Aspen to Parachute. The needs assessment will also include senior demographics.

Bill explained that they are going to create the following three task forces: planning, affordable housing and developers. Bill and Dave will set up the meetings. Trustee Sparhawk suggested that RFTA planners should be invited to the planning meetings. Trustee Sparhawk said Rifle is working with a developer from the front range. He is very knowledgeable on affordable housing and they may want to invite him to the affordable housing meetings.

Bill noted that Carbondale has not formally agreed to contribute \$20,000. Trustee Bohmfalk replied that it is in the 2018 budget.

The Board inquired about the idea of a multi-jurisdictional housing authority, Dave stated that they are approaching it in small pieces. People agree to the idea in concept. They will need to start a collaboration. Trustee Henry stated that political will, will be the barrier. They may consider asking the private sector to join at a later date.

Trustee Henry informed the Board that the Tax Reform Bill passed the House. The bill eliminates Private Activity Bonds, the main source of funding for public/private affordable housing projects. Also, the 4% tax credit, which is related to the 60% AMI affordable housing category, would be cut. Trustee Henry stated she would like to write a letter to our Senators. The Board agreed that she could write the letter but they think it's too late.

### **WEED MANAGEMENT**

Gwen Garceleon, a member of the Weed Task Force, was present at the meeting.

Staff's memo explained that the 1990 Colorado Noxious Weed Act requires each municipality to adopt a Noxious Weed Management Plan. In 2010, a draft Carbondale Noxious Weed Management Plan was presented to the Board but was never adopted. In 2015, the Board appointed a Weed Task Force and they developed a new noxious weed plan. The plan was amended but has not been presented to the Environmental Board or the Parks and Recreation Commission.

Gwen stated that the plan meets State requirements for noxious weeds. It also created protocols and procedures for staff to follow.

Discussion ensued and the Board agreed that the plan should be presented to the Parks and Recreation Commission for approval. It was also agreed that the Board of Trustees should remain as the Weed Advisory Board.

### **ECONOMIC DEVELOPMENT**

Mayor Richardson asked the Board what role should the Town play in economic development?

Jay noted that previously the Board donated \$20,000 to a group of citizens who created an economic development task force. After two years the Board felt that the task force was unsuccessful so they focused on giving the Chamber \$20,000 for economic development.

The following comments were made:

- Trustee Bohmfalk feels that there is room for improvement on Main Street.

- Trustee Henry stated that she would like to know the history of the Road Map Group. She asked if the costs associated with the Green Building Code makes it hard for new businesses to open. Jay responded that Kroger/City Market gave very little pushback on the Green Building Code requirements and associated costs. We usually see pushback from smaller projects and remodels. In approximately six months the Board will be reviewing the revised Building and Green Building Codes.
- Trustee Merriott stated that tourism and healthcare are driving our economy. He asked what is going to be the next big economic driver.
- The Revolving Loan Fund has helped several people open small businesses.

Mayor Richardson opened the meeting to public comment.

Amy Kimberly stated that it is time to find out what people on Main Street want. She suggested the Town do a survey. Then we can map assets, find out what we have, be pro-active, and find comprehensive ideas.

Alti of Glen-X stated Carbondale has many unique qualities. He asked how can businesses evolve. We need to envision for the future.

Carey Shanks stated that the Town needs to manage economic drivers and identify resources going forward. He wants to see Carbondale grow in a balanced fashion.

Mayor Richardson stated that the Town's role isn't to lead, it's to assist. Carey responded that the Town should be openly supportive of businesses. Carey stated that he has been told by many people driving down Highway 133 that they didn't know Main Street existed.

Colin Laird suggested that it may be time to form a new economic road map group. The Town acted as the facilitator for the last one. He said that the Third Street Center came out of the process.

Justin stated that the community is very inter-connected. The biggest struggle people face is they can't afford to live here so they have to move. People need infrastructure: affordable office space, housing, etc.

Amy Kimberly stated that the Creative District has invested approximately \$100,000 in Carbondale, of which the Town contributed \$10,000. The Town has a lot of assets but we don't have leadership in collecting information on what we have (inventory).

Mayor Richardson asked what are the next steps?

Trustee Henry stated that she is intrigued with the idea of forming a new economic road map group.

Trustee Bohmfalk stated that he is open to conducting a survey, he likes the idea of creating an inventory. Whatever we do, we need to engage the immigrant community.

Trustee Sparhawk likes the idea of having a charrette style meeting.

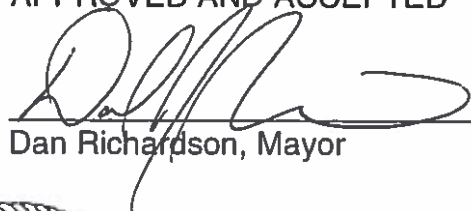
Trustee Merriott stated we are poised to be successful. Significant investments have been made in the Town over the last five years.

Mayor Richardson asked representatives of the Chamber, Creative District and Third Street Center Boards to ask their Boards if they think we need a new road map group.

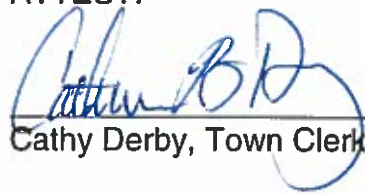
**ADJOURNMENT**

The December 19, 2017 work session adjourned at 9:15 p.m. The next regular scheduled meeting will be held on December 26, 2017 at 6:00 p.m.

APPROVED AND ACCEPTED

  
\_\_\_\_\_  
Dan Richardson, Mayor

ATTEST:

  
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Cathy Derby, Town Clerk

