AGENDA
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
JANUARY 17, 2017
6:00 P.M.

<table>
<thead>
<tr>
<th>TIME*</th>
<th>ITEM</th>
<th>DESIRED OUTCOME</th>
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<tr>
<td>6:00</td>
<td>1. Environmental Board Annual Check-In</td>
<td>ATTACHMENT A Discussion</td>
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<td>7:00</td>
<td>2. Housing Discussion – Bill Lamont</td>
<td>ATTACHMENT B Discussion</td>
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<td>8:00</td>
<td>3. Discussion on 522 Highway 133</td>
<td>ATTACHMENT C Discussion</td>
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<td>9:00</td>
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* Please Note Times Are Approximate
Carbondale Environmental Board - 2017 Work Plan and Annual BOT Update

The Carbondale Environmental Board believes its role is to provide sound environmental recommendations to the BOT to both reduce our town’s environmental impact and to benefit our community. In other words, the Eboard, with assistance from CLEER and CORE, is expected to “break trail” for the BOT by offering expertise, topical research and providing a sustainability coordinator role for the Town.

2016 Accomplishments

Carbondale Climate Action Plan (CCAP) Planning Process
CLEER and CORE are in the process of updating the 2006 Town of Carbondale Energy & Climate Protection Plan. This town-wide planning process has allowed the Eboard to collaborate closely with the public workshops, sub-committee meetings etc. The Eboard and CORE also created and distributed a public survey regarding action on climate change issues. We received over 400 responses with a strong majority favoring proactive action on the climate front. (http://www.soprisson.com/news-general/161124_eboardsurvey). The update plan will be finalized in early 2017.

Town of Carbondale/Environmental Board Spring Cleanup & Waste Diversion Day, 4/30/16
For the second year in a row, the Town of Carbondale and the Eboard spent approximately $12,300 from the Plastic Bag Fee Fund to subsidize a set amount of waste diversion services for Town residents. The Eboard also coordinated with non-profits for educational booths and giveaways. The Eboard also worked with Public Works to manage a RFP for a waste hauler that committed to hauling the yard waste/organics to the Pitkin County Compost Facility to assure it was handled properly. Some 2016 statistics of note include: 30,384 lbs. of electronic waste; 277 tires; 50 CFL bulbs; 741 lbs. of batteries; 4.52 tons of yard waste/organics; 4 tons of metals; 24 tons of household “trash”. Participants also gave away 4 tons of garden-ready compost and 60 LED bulbs to those that recycled. http://www.soprisson.com/news-general/160414_wastediversionday

Pitkin County (and Carbondale) 10-Year Solid Waste Diversion Strategy
This study is intended to address current/future landfill capacity and increase awareness around residential and commercial waste diversion techniques. The County and their consultant, LBA
Associates, agreed to go outside Pitkin County and include Carbondale in the study scope due to the fact that the Town has been a pacesetter for waste diversion for many years. Phase 1 has been completed and Phase 2 should be completed by the end of 2017.

Dandelion Day, 5/7/16
This unique celebration of sustainability was born out of the Eboard 18 years ago. More recently, a very talented and energetic volunteer group has taken the festival under their wing; expanding it to include more eco-minded vendors, food, music, educational movies, public workshops etc.

Other 2016 Projects and Accomplishments:

- Colorado Association of Recycling Summit, 6/12/16
- Carbondale Integrated Weed Management Plan and Goat Grazing Along the Rio Grande Railroad Corridor/Rio Grande Trail
- Proof is Possible: Tiny Home Tour, 9/12/16
- Research for Clear Intentions, Single Stream Glass Recycling
- Reusable Cups and Waste Diversion Awareness at Mountain Fair
- Love Em & Leave Em Fall Leaf Campaign and Leaves to Farms Campaign
- Town Idling Ordinance (10 minutes reduced to 2 minutes; fine reduced to $25)
- Woodstove Burn Wise Campaign (Sopris Sun, KDNK and CORE mailings)
- First Friday public education in coordination with businesses

2017 Goals

- Continue working with CORE & CLEER on the CCAP process and work to increase the usage of renewable energy in town
- Work with the BOT to formally adopt the Carbondale Integrated Pest Management Plan and set forth best practices for future management and operations by Town Staff
- Update the bilingual Waste Free Roaring Fork Guide
- Assist with the planning and organizing of Household Hazardous Waste Day
- Plan and organize the 2017 Waste Diversion & Spring Cleanup Day for end of April
- Dandelion Day Coordination
- 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
- Revisit the waste haulers’ ordinance with focus on education, reporting etc.
- Work to expand the single-use plastic bag ban town-wide. Detailed information to follow.
- Work to raise awareness about single-use plastic water bottles and research a possible town-wide ordinance
- Research Waste-to-Energy or similar plasma waste technology that incinerates landfill materials and creates energy for Carbondale and the tri-county region
- Include Zero-Energy Housing Guidelines in the alternative building section of the UDC
- Develop commercial deep energy retrofits financed through the new CO-PACE Program

Current Board Members

Julia Farwell, Chairwoman
Amanda Poindexter
Jason White, Vice-Chair
Matt Gwost
Natalie Fuller
Patrick Hunter
Richard Scott Mills
Keelin Schaffrath

Extended Board Support

Alice Laird & Erica Sparhawk, Clean Energy for the Region (CLEER) and Garfield Clean Energy (GCE)
Brad Davis, Community Office for Resource Efficiency (CORE) Representative
Heather Henry, Carbondale Board of Trustees, BOT Liaison
Mark O'Meara, Carbondale Utilities Director, Staff Liaison
Angie Sprang, Town of Carbondale Accounting Clerk & Town Clerk Assistant, Eboard Administration
MEMORANDUM

To: Interested Parties

From: Bill Lamont David J. Myler

Date: December 21, 2016

Re: Regional Housing Authority Update

INTRODUCTION. Based upon feedback from numerous discussions with local government officials, the following concepts appear to have broad support. The purpose of this memorandum is to solicit additional comments and suggestions relating to the pros and cons associated with the creation of one or more Multi-Jurisdictional Housing Authorities ("Authority") to pursue a regional approach to the acquisition of land and the production of workforce housing.

1. MISSION.
   a. Establish one or more regional Authorities pursuant to C.R.S. 29-1-204.5.
   b. Develop a regional workforce housing production plan to undertake and accomplish the following mission.
   c. Purchase land within the boundaries of one or more regional, multi-jurisdictional housing authorities to be established pursuant to intergovernmental agreement. The authority would identify and acquire the most appropriate locations for medium- to high-density transit-oriented projects.
   d. Produce a mix of rental and for-sale workforce housing on the acquired properties serving the needs of working residents within a broad spectrum of incomes.
   e. Consider or pursue joint ventures with private sector developers in order to leverage resources and maximize efficiencies.
   f. In all cases, comply with the land use policies and requirements of the jurisdiction in which the workforce housing projects will be located.
   g. Contract with existing housing authorities for the management of deed restrictions and the sale and rental process.

2. MEMBERS OF EACH AUTHORITY.
   a. Roaring Fork Valley – Basalt, Carbondale, Glenwood Springs, the Roaring Fork Valley of Garfield and Eagle Counties and the portion of Pitkin County within the Roaring Fork and Aspen School Districts and potentially Snowmass Village. Because of its extensive housing program and funding sources, Aspen has not been included as a member but may participate in Regional Housing programs via contract.
   b. Colorado River Region – New Castle, Silt, Rifle and communities to the west along the Colorado River.
3. **REVENUE/FINANCING.**
   a. The mission described above will be funded from voter approved tax revenues and impact fees.
   b. Organizers will determine the maximum potential tax revenue that could be generated from each member jurisdiction based upon the Multi-Jurisdictional Housing Authority Statute which authorizes up to a 1% sales tax, five mils of property tax and impact fees.
   c. The Board of Directors of each Authority will determine the amount of sales tax, property tax and/or impact fees for which voter approval will be sought based upon the housing production plan.
   d. It is anticipated that each Authority will retain the tax revenues generated in order to optimize its ability to purchase land in optimal locations and efficiently develop transit-oriented workforce housing rather than to return such revenues to the point of collection.

4. **BOARD OF DIRECTORS.**
   a. It is anticipated that one elected official from each participating jurisdiction will serve on the Board of Directors of each Authority. Alternatively, the governing body of each member jurisdiction may select a non-elected representative and may appoint advisory committees.
   b. Powers and Duties. The Board of Directors will have the authority and responsibility to hire staff, consider and approve projects, set priorities, develop a long-range regional plan for the production of workforce housing with guiding principles including the type of housing to be created, the income categories to be served, and the potential to joint venture with private developers. The Board will be responsible for keeping each member jurisdiction informed of its plans and strategies and to represent the interests of each member community. The Board will be authorized to apply for and obtain available funding from Federal and State agencies to supplement its programs. Board action will require the approval of a majority of the Directors utilizing guidelines developed to ensure that each member’s interests are fairly considered. It is anticipated that the authority will not manage the units that it creates or the deed restrictions applicable to each such unit, but that existing housing authorities will continue to perform that function pursuant to contracts with the Authority.

5. **AUTHORITY STAFFING.** The Board of Directors of each Authority will hire a professional staff with experience in real estate development and affordable housing. The Board of Directors may establish and appoint qualified individuals to an advisory board in order to evaluate land acquisitions and the design of projects. Because the Authority or Authorities will serve as the “production arm” of each of its members, it may be possible for members with staff devoted to such efforts to eliminate those
positions. Authority staff can also be available to assist its members evaluating re-
zonings, annexations and/or utility extensions that involve proposed workforce housing.

6. **COLLECTION AND MANAGEMENT OF WORKFORCE HOUSING DATA.** In order to develop an effective regional workforce housing production plan, it will be necessary to employ a consultant to conduct a needs analysis for the area within the boundaries of each Authority which will include an identification of existing and planned projects that will provide workforce housing. In addition, the consultant will outline the process by which potential development sites will be evaluated (e.g. traffic generation, concentrated notes for development, preservation of open space, flood plains and trail corridors, proximity to commercial areas and transit systems, etc.). The consultant will also assist the Board of Directors in creating a voter education program which identifies the many community benefits from the creation of an adequate supply of workforce housing and clearly articulates the values attributable to an investment of tax dollars in the creation of such housing. Organizers are exploring sources of funding for the consultant costs.
Board of Trustees Agenda Memorandum

Item No: 3
Attachment: C
Meeting Date: 1/17/17

TITLE: Discussion on 522 Highway 133

SUBMITTING DEPARTMENT: Town Manager

ATTACHMENTS: Garfield County Parcel Map
Garfield County Assessor Data Site Info
RFTA Ownership Atlas, Farnsworth Group
Railroad ROW Survey, Farnsworth Group
Memo from Town Building Dept. on Enforcement Actions

BACKGROUND:
522 Highway 133 is a parcel of land that compromises a relatively small commercial
development directly south of the Rio Grande Trail, the parcel map is attached. A good portion
of the underlying land appears to be owned by RFTA according to their ownership atlas and
ROW survey. The land and buildings have been the subject of numerous code complaints to
our building department and various enforcement actions over the past seven years, a
summary from our building department is also attached.

DISCUSSION:
With current plans for the Rio Grande Art Way, the property in question would make an ideal
trail head. The purpose of this work session is to discuss the desire of the Town to partner with
RFTA to attempt to acquire the property (improvements and land not owned by RFTA) and
explore the feasibility of developing a trail head. Representatives from RFTA will be at our
meeting. As this is a work session, specific negotiation positions on acquiring the property
should be avoided.

RECOMMENDATION:
Staff recommends the Board provide direction on their desire to utilize Town staff time and
resources on developing a partnership with RFTA to attempt to acquire any private interests in
this property.

Prepared by: Jay Harrington

JH
Jay Harrington
Garfield County Assessor Data Site  
Jim Yellico, 109 8th Street, Suite 207, Glenwood Springs, CO, 81601  
(P) 970.945.9134 | (F) 970.945.3953 | (E) yellico@garfield-county.com

Account Information

Account: R341128  
Parcel: 239333100021  
Owner Name: BURKETT, DONNA M  
Owner Address: 1170 COUNTY ROAD 113, CARBONDALE, CO, 81623  
Property Address: 522 133 HWY, CARBONDALE  
Legal: Section: 33 Township: 7 Range: 88 TR IN LOT 1 LYING SWLY OF DRGW RR, ELY OF ST. HWY 133, & N OF THE S LINE OF LOT 1  
Tax Area: 059  
Subdivision:

Taxable Values History

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Memorandum

To: Jay Harrington, Town manager
From: John Plano, Building Official
Date: 1/11/17
Re: Enforcement Action Taken at 522-544 Highway 133

The property in question has had several code related enforcement issue through my tenure with the Town. I would assume there were issues prior to my employment, but documentation was not archived.

Below is a list of issues that the Town has dealt with in the recent past.

DATE INSPECTION/VIOLATION CONDITIONS/CORRECTIONS
6/15/2009 Roof leaking on a heater, Letter sent to owner
9/29/2009 Raw sewage in crawl space, Tenant not cooperating, Access to the crawl space to be installed- Do not enter posted
9/30/2009 Met with utility department, Unable to shut water off individual the unit, shut off is for the entire building
10/2/2009 Inspection with owner. Corrections listed, licensed plumber required
10/6/2009 Inspection of sewer, 12" of soil removed below the restroom
5/26/2010 Trash complaint, Trash picked up 6-7-10
5/17/2011 Roof leaking, Went to site, no one there
6/8/2011 Roof leaking, Met with owner, tenant moving, will mitigate when space empty
6/15/2011 Roof leaking, Letter sent to owner to fix the roof
1/31/2012 Trash complaint Spoke to all tenants and they agreed to remove their trash, letter sent to all
2/3/2012 Trash complaint, Went to property with officer, construction without permit, stop work notice issued
2/9/2012 Trash Complaint, Spoke to owner, hiring crew to complete clean-up
7/26/2012 Trash Complaint, Spoke to tenant, moving to another location 8-1-2012
8/1/2012 Trash Complaint, Owner will take care of trash left by tenant
8/8/2012 Trash Complaint, Letter sent to owner and tenants
8/15/2012 Trash and screening, Met with owner, hired clean-up crew, sign business will build a fence
3/11/2013 Code Complaint – Tenant space over loaded, Egress and handicap accessibility required in tenant space
4/22/2013 Roof leaking, Between landlord/tenant, not life safety
6/10/2013 Storage - Front of building, Parking/Access required/Storage to be screened
7/5/2013 Trash Complaint, Cleanup in process
8/5/2013 Trash Complaint, open electrical boxes, Eviction of tenant in process
2/12/2014 Working without permit to create a Church, Stop Work Issued
4/13/2015 Fire, Met with the fire department to access damage from fire the day before, 2 permits required to complete repairs
4/20/2016 Trash Complaint, Went to site, pictures sent to owner.