

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 9, 2022
CARBONDALE TOWN HALL
AND VIA ZOOM**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on August 9, 2022, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Ben Bohmfalk
Trustees	Erica Sparhawk
	Luis Yllanes
	Lani Kitching
	Marty Silverstein
	Colin Laird

Arrived After Roll Call	Chris Hassig
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Staff Present:

Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Town Attorney	Mark Hamilton
Planner	John Leybourne

CONSENT AGENDA

- Accounts Payable totaling: \$579,327.59
- Liquor License Renewal – Carbondale Beer Works
- Garfield County Clerk & Recorder IGA Election Services

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

6 yes votes: Yllanes, Sparhawk, Silverstein, Laird, Kitching, Bohmfalk

PERSONS PRESENT NOT ON THE AGENDA

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

Trustee Hassig joined the meeting.

TRUSTEE COMMENTS

Trustee Sparhawk thanked town staff and everyone in the community who helped with Mountain Fair. Trustee Sparhawk informed the Board that she and Lauren attended a meeting with Lift-Up. Lift-Up is exploring leasing the vacant City Market building for a food hub. She asked the Board if they would like Lift-Up to give a presentation on their idea. If the Board likes their proposal she asked them to consider writing a letter of support. The Board agreed that Lift-Up should be scheduled on a future agenda.

Trustee Silverstein thanked the Road Side Gallery for organizing the very impressive car show. A summer concert in the park is scheduled for this Sunday. It will be a jazz concert and Trustee Silverstein stressed alcohol, pets and bikes are prohibited. Trustee Silverstein stated that people were drinking in the street during First Friday. It appears that the police are not enforcing the open container law. If they aren't going to enforce the law maybe we should consider changing the law. Lauren stated that she has been discussing this issue with the police chief.

Trustee Kitching thanked all of the stakeholders who have a water reserve in Ruedi for agreeing to release water; it helps with the flows and decreases the water temperature. Trustee Kitching told the Board that she attended the River Valley Ranch (RVR) Homeowners annual meeting. Their water consumption this year was 38 million gallons compared to last year's 54 million gallons. RVR is 85% built out. RVR did a survey on restricting short term rentals and 78% of residents are in favor of restrictions. Trustee Kitching received the paper on the completed Capstone Project which she will share with the Board.

Mayor Bohmfalk also thanked staff for their support at Mountain Fair and First Friday. Mayor Bohmfalk told the Board that the August 16th work session will focus on Latino outreach. At the August 23rd meeting the Board will be discussing budget priorities and goals, and the Town Center Request for Qualifications.

ATTORNEY'S COMMENTS

Mark did not have any comments

MANAGER'S REPORT

Lauren introduced Jared Barnes, the new planning director, and Tom Karrel, the new in-house public information officer. Lauren has hired Christy Chicoine as the new finance director and Kae McDonald has been hired as the new planning technician. Lauren informed the Board that planner John Leybourne has resigned.

Lauren told the Board that she is working on creating the Town Center RFQ, the STR ballot question, the bond rating, WeCycle, and she has applied for the first last mile RFTA grant. The police department won the tug of war contest at Mountain Fair. Town Hall will be closed on August 26th so staff can move offices.

PUBLIC HEARING – RED HILL ANNEXATION – ORDINANCE NO. 6, SERIES OF 2022

Applicant: Land Studio

Location: Red Hill Parcel No. 239328400023

John explained that a petition and application for annexation for a 25.95 parcel located to the north of the intersection of Highway 133 and Highway 82 has been submitted to the town. The applicant is The Land Studio acting on behalf of The Town of Carbondale. The proposal is to zone the property Open Space (OS).

The Town of Carbondale owns a portion of the land in the annexation parcel and the Colorado Department of Transportation owns a portion of the right-of-way necessary to access portions of the lower and upper Red Hill parking lots.

When the Town of Carbondale acquired the Red Hill property, Garfield County and the Town of Carbondale entered into an agreement which included a requirement that the Town annex the Red Hill property, including the CDOT portion of the right-of-way.

Ordinance No. 6, Series of 2022, would approve the annexation of the property owned by the Town of Carbondale and the Colorado Department of Transportation.

Mayor Bohmfalk opened the public hearing to public comment. There was no one present who wished to address the Board so Mayor Bohmfalk closed the public comment portion of the public hearing.

Trustee Sparhawk made a motion to approve Ordinance No. 6, Series of 2022, and directed staff to bring back a zoning ordinance for consideration on the Consent Agenda. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Silverstein, Hassig, Laird, Bohmfalk, Kitching, Yllanes, Sparhawk

SPECIAL EVENT LIQUOR LICENSE

YouthZone has applied for a Special Event Liquor License for a fundraiser to be held at the Orchard. 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 YouthZone's Special Event Liquor License. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Sparhawk, Bohmfalk, Hassig, Kitching, Yllanes, Laird, Silverstein

PROPOSAL FOR MID-YEAR SALARY INCREASE FOR 2022 AND SALARY SURVEY

Lauren explained that due to inflation and recruitment and retention challenges she is proposing a two-tiered mid-year salary increase. Employees making \$40,000 - \$70,000 would receive a 5% salary increase and employees making more than \$70,000 would see a 3% increase. Lauren is also proposing the town undertake a salary survey prior to budget discussions. The cost of the salary survey is \$5,400.

Mayor Bohmfalk informed the Board that recently hired Town Manager Lauren Gister would be exempt from the raise due to her substantial salary increase over the previous manager.

Trustee Kitching stated she likes the idea of a salary survey it will give us a good perspective.

Trustee Hassig asked when will the salary survey be complete? Lauren answered it will be ready in September in time for budget discussions.

Trustee Sparhawk made a motion to approve the following salary increases: employees making \$40,000 - \$70,000 will receive a 5% salary increase and employees making more than \$70,000 will receive a 3% increase, and she moved to approve contracting with Employer's Council of a new Employee Salary Survey updated to fall of 2022. Trustee Kitching seconded the motion and it passed with:

7 yes votes: Kitching, Bohmfalk, Laird, Silverstein, Sparhawk, Yllanes, Hassig

YOUTH & FAMILY ADVISORY COUNCIL

Anna Cole and Michael Hayes, representing the Youth & Family Advisory Council, were present at the meeting.

Anna presented the final 2022 budget. Anna noted that the change from the previously proposed budget is four school would in Carbondale would receive a total of \$120,000 for school-based mental health services.

The budget is as follows:

2022 Budget

- \$8000 Youth and Family Advisory Council operations
- \$5000 Carbondale Youth Advisory Council (facilitated by Stepping Stones)
- \$95,000 3-4 \$20,000-\$25,000 grants to non-profit organizations serving Carbondale Youth and Families in priority areas.
- \$120,000 direct funding for school-based mental health (CCS, \$25,000; Ross Montessori, \$40,000; CRES, \$40,000; RFHS \$15,000)
- \$10,000 Carbondale Wellness Series
- \$5000 for Carbondale Youth Mapping Project

- \$10,000 for fiduciary management/bookkeeping/accounting- 5% of annual budget

Total request \$253,000

Discussion ensued.

Trustee Laird asked if students have summer access to mental health services? Anna responded yes there are summer services available.

Trustee Silverstein likes the fact that it is a collaborative process.

Trustee Kitching told Anna that shed received a Capstone Project on nicotine consumption in the valley. The paper has become a model for the valley.

Trustee Laird made a motion to approve the Youth & Family Advisory Council's overall 2022 budget as presented which allocates \$120,000 to four Carbondale schools for mental health services. Trustee Sparhawk seconded the motion and it passed with:

7 yes votes: Bohmfalk, Kitching, Laird, Hassig, Silverstein, Yllanes, Sparhawk

MISCELLANEOUS

Trustee Silverstein told the Board that he will be attending the Parks & Recreation Commission meeting to ask them to consider renaming the 4th Street Plaza park to Chacos Park.

ADJOURNMENT

The August 9, 2022, regular meeting adjourned at 7:15 p.m. The next regular meeting has been scheduled on August 23, 2022, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST


Cathy Derby, Town Clerk




Ben Bohmfalk, Mayor