

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
AND VIA ZOOM
JANUARY 17, 2023
MEETING**

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order on January 17, 2023, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Ben Bohmfalk
Trustees	Marty Silverstein
	Lani Kitching
	Colin Laird
	Luis Yllanes
	Chris Hassig
Absent	Erica Sparhawk
Staff Present:	
Town Manager	Lauren Gister
Town Clerk	Cathy Derby
Planning Director	Jared Barnes
Parks and Recreation Director	Eric Brendlinger
Police Chief	Kirk Wilson

ART SPACE/TOWN CENTER VISIT

Art Space employees Wendy Holmes, Aneesha Marwah and Andrew Michaelson were present for the discussion. Wendy stated that they are in town meeting with groups who have an interest in the project. They are taking tours of spaces to understand the space challenges. Andrew stated that the property has challenges and will require a master plan. Wendy asked the Board what are their top-level desires for the property? The Board answered housing, art spaces, possible small retail space for start-ups and add vitality to the promenade. Andrew explained that the Department of Local Affairs (DOLA) funding allows up to 140% AMI which provides more flexibility and diversity. The Board asked if Art Space will house non-creatives? Andrew answered yes. Art Space was asked how do you decide who gets the units? Andrew explained that they have a property management team. They try to make the application process easy and they are transparent about qualification criteria.

The Board told Art Space that they are open to minor amendments to the Unified Development Code in order to make the project successful (height, parking, etc.). Whatever amendments are made for the project will apply to the whole downtown core.

The Board asked about the development timeline. Wendy answered that they will be here every other month. This year's workload will be intense – they will be gathering information, in the next couple of months they will be assembling a design team, and there will be a lot of community engagement.

SPECIAL EVENT SECURITY REQUIREMENT

Kirk stated that at the last meeting the Board discussed proposed security requirements for big events (over 500 people). The Board wanted an additional discussion to make sure the requirements are feasible. Kirk explained that there is a difference between what private security can do compared to the police. Private security can search people and tell them to leave an event. Kirk explained that it is getting more difficult to recruit other police agencies to attend big events due to their staffing shortages.

Eric explained that the recreation center has a security requirement for private rentals. Staff solicited Request for Proposals (RFP) for private security firms to contract with the town. Their biggest issues were handled by security, not the police department. Public special events need to prove that they have enough volunteer security. The amount of security depends on what the event organizer is comfortable with. The question was asked if we should waive the security requirement if the event has a sufficient number of volunteers. It was agreed that a formal emergency plan is mandatory for large events.

Mayor Bohmfalk opened the meeting to public comment.

Jamie Abbott, Carbondale Arts, stated that the security requirement has a cost concern, and she is afraid that Mountain Fair's feel and culture will change. Last year the additional security cost them \$1,500. She asked how do the non-profits mitigate costs and keep the feel?

Deborah Collier, Mountain Fair Chief of Operations, stated that violence is a huge problem for our times. We need to maintain focus and celebrate the community. The arts need to be inviting. She asked Kirk why other communities aren't providing police as they have done in the past? Kirk explained that the other jurisdictions are short staffed, they are working extra events and it's hard to get a timely commitment. Debra stated that Peace Patrol does a great job because we know our community. Peace Patrol is willing to take more public safety training and develop more planning with the police department.

Mike Kennedy, Carbondale Rodeo, told the Board that they have had their own private security for the last ten years. Typically they have three security guards every week. Changing the regulations would make them double the number of security and that is a big investment.

Luis Yllanes, Executive Director of 5Point Film Festival, agrees that emergency planning for special events is a necessity. Private security comes down to money – it's expensive. It will take a couple of years to figure out the proper amount of security. Mountain Fair is on a different scale and he understands the reasoning for requiring additional security.

Andrea Stewart, Carbondale Chamber, stated additional security could cause us to lose special events to other destinations. She agrees that it's helpful to have training for security. She suggested that town create a security funding grant. Perhaps events could hire an off-duty police officer.

The Board asked Kirk and Eric to return with a security requirements proposal with tiered options for large events with over 500 people.

WEST MOUNTAIN REGIONAL HOUSING COALITION (WMRHC) UPDATE

West Mountain Regional Housing Coalition board member Heather Henry was present for the discussion. Heather made the following points concerning the Coalition and their efforts:

- The Coalition has been six years in the making and came together in 2022 - it consists of: Snowmass Village, Carbondale, Basalt, Aspen, Glenwood Springs, Eagle County Housing Authority, Pitkin County, Colorado Mountain College and Community At-Large
- Their mission is to increase the availability and accessibility of affordable housing in the region
- They formalized (501c3) status which gives them the ability to fundraise
- They received a \$50,000 DOLA grant to support strategic planning and a \$100,000 Innovative Housing opportunities Program grant
- WMRHC is development neutral - they are creating the following programs: buy-down/deed restriction; rental assistance and ADU/bedroom build-out subsidy incentive

Trustee Laird told the Board that they are having a strategic retreat on Thursday where they will be discussing funding potential. Trustee Laird stated that the Board might want to commit grant matching funds in the future.

Heather asked the Board for their opinion on membership fees. Mayor Bohmfalk stated that every jurisdiction shouldn't pay the same amount – it should depend on their budget. Heather asked the Board if they would approve of the membership of the Ski Company and School District – the Board agreed.

2023 BOARD OF TRUSTEES UPCOMING YEAR PLANNING

A list of the 2023 Board priorities was provided in the Board packet. The priorities include: finalize short term rental regulations, Carbondale pool design completion, 8th Street Project Phase II, Red Hill Annexation, UDC and Building Code Amendments

resulting from the Comp Plan adoption, Industry Way connection, 4th Street Plaza improvements, Human Resources and Transitions.

Mayor Bohmfalk commented that there are a lot of priorities and it is important for the Board to manage expectations.

He asked the Board if they have any additional priorities.

The following additional priorities were discussed:

- Meet with legislators to explore ways to allow communities to implement Real Estate Transfer Taxes with voter approval
- IHOP Grant
- Fiber expansion
- Climate Goals

Extensive public outreach will be needed for:

- Circulator Bus
- UDC update
- Mobility Plan

ADJOURNMENT

The January 17, 2022, work session adjourned at 8:55 p.m. The next regular meeting has been scheduled on January 24, 2023, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST


Cathy Derby, Town Clerk




Ben Bohmfalk, Mayor