

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
JANUARY 15, 2019**

Mayor Dan Richardson called the Board of Trustees Work Session to order on January 15, 2019, at 6:00 p.m. in the Third Street Center Community Room.

ROLL CALL:

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Marty Silverstein
	Lani Kitching
	Erica Sparhawk
	Ben Bohmfalk

Arrived After Roll Call:	Luis Yllanes
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Absent	Heather Henry
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Staff Present	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Planning Director	Janet Buck
Planner	John Leybourne
Public Works Director	Kevin Schorzman
Intern	Angie Sprang

AFFORDABLE HOUSING PROGRAM

John gave an update on the Town's affordable housing inventory. There are a total of 157 (built) units. Of the 157 units, 43 are Resident Occupied (RO) units with no deed restrictions, and 33 are hybrid RO units which are price capped.

John told the Trustees that the Community Housing Guidelines serve as direction for staff and developers. Building more than four residential units requires that affordable housing be built. The Guidelines has an annexation policy, and a no fee in lieu of policy. Currently, affordable housing units are dispersed throughout a project.

The RO is a difficult category. Originally it was created to fill a gap to house young professionals. Municipalities see problems with the RO's as they can create a windfall for the owner. The Board asked if they should have a discussion on eliminating the RO housing and the 80% AMI categories.

Jay asked the Board if they would like staff to conduct legal research to see if it's legal to use housing mitigation to target a specific group of people (i.e. space to create or art space); the Board agreed.

Mayor Richardson stated that staff should seek input from the Garfield County Housing Authority, developers, affordable housing advocates, and tenants before eliminating the RO or 80% AMI categories.

RED HILL LOFTS

Aspen Pitkin Employee Housing, Inc. (APEHI) board members Sheri Sanzone, Wayne Stryker, and Tim Whitsitt were present for the discussion.

Sheri gave an overview of their proposed affordable housing project. They are intending to build 30 work force housing units located on Dolores Way in the Kay PUD. There will be 14 studios, 12 one-bedroom units and four two-bedroom rental units in the 30 – 50% AMI range.

Sheri stated that they pursued a 9% CHFA tax credit but were unsuccessful in their effort. However, they received positive comments from CHFA. CHFA wants to see increased strength in their support including the Town's participation in the project. CHFA would also like to see more density but the Kay PUD prevents this.

Jay informed the Board that APEHI is requesting fee exemptions from the Town. The Town's policy is to prohibit water and sewer fee exemptions. It may grant exemptions for the following fees: professional, land use, building permit, plan check, and park dedication. The fee exemptions requested total approximately \$60,000. The Town also has \$50,000 set aside in the 2019 budget for a housing project. Jay noted that the fee exemptions are not included in this year's revenues.

The Board stated that they support this project.

Patrick Hunter told the Board that a traffic light is necessary at the Dolores Way intersection. Jay responded that both he and Kevin have talked to CDOT about installing a traffic signal but they do not believe it is necessary at this time.

DANDELION DAY STAFFING

Environmental Board (EBoard) members Jim Kirschivink, Colin Quinn, Patrick Hunter, and Scott Mills were present for the discussion.

Colin explained that Dandelion Day has historically been run by volunteers. Recently the EBoard stepped in and ran the event after it had outgrown the ability for volunteers

to run it. If they can't get someone to manage it, it will dissolve. They are requesting \$1,500 to pay someone to manager it.

Discussion ensued.

Jay noted that staff is resistant to paying organizers because the Advisory Boards spend tremendous amounts of time on projects and they are all volunteers. Jay asked if another non-profit organization could help with the event.

Trustee Yllanes arrived at the meeting.

The Board agreed that contributing \$1,500 is a temporary solution – it's not a long-term answer. It's not sustainable to expect someone to manage the event for \$1,500; people will get burned out.

The Eboard stated that \$1,500 will buy them a year so the event doesn't die and it will give them time to come up with a different plan.

Staff will investigate how it would pay someone \$1,500, whether it be contract labor, a stipened, etc.

2ND STREET SIDEWALK ALIGNMENT

At the January 8th meeting the Board reviewed Sopris Lodge's Development Improvement Agreement. The 2nd Street Sidewalk Alignment Plan was missing from the documents and Trustee Bohmfalk inquired about the alignment.

Kevin explained that the sidewalk will be similar to the one that was built along Third Street. A portion of the sidewalk will be off-set but generally it will be tied in with the road. The grade is better than the other choices – the others would have been steeper. Town staff and the developer did quite a bit of outreach with the neighbors. There is one healthy and one dead tree that will need to be removed.

COVENTURE

Mayor Richardson informed the Board that CoVenture has not set a day or time for their Board meetings. He asked if anyone was interested in serving on the Board. Trustees Silverstein, Bohmfalk and Yllanes expressed interes but it will depend upon the day and time.

ADJOURNMENT

The January 15, 2019, work session adjourned at 8:15 p.m. The next scheduled meeting will be held on January 22, 2018 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk