

Mayor Wuestewald called the special meeting of the Hayden Town Council to order at 6:31 p.m. Mayor Pro Tem Reese and Councilmembers Banks, Bowman, Corriveau, Gann, and Hollifield present. Also present were Town Manager, Mathew Mendisco, Town Clerk, Sharon Johnson, and Planning and Zoning Director, Mary Alice Page-Allen.

OPENING PRAYER                      Mayor Wuestewald offered the opening prayer.

PLEDGE OF ALLEGIANCE           Mayor Wuestewald led the Pledge of Allegiance.

#### OLD BUSINESS

Presentation and  
Discussion regarding  
Development Plans for  
Town owned property  
located at 135 S Walnut  
Street

Mathew Mendisco, Town Manager explained the Town of Hayden has gone through a re-strategizing who we are, what we want to be, and where we are going that produced some very specific statements regarding purpose, vision and mission. Mathew reviewed our core values. Mathew reviewed the history of the building both date of build, square footage of useable space, past uses, as outlined in our Historical Structural Assessment (HSA). It has been vacant for about thirty years. There was use in the building for a little while. The HSA points out the average rating of the building is poor condition which is the lowest rating within the HSA. There are some things rated good and fair, the average rating is poor. Work completed by the Town since the HSA on January 21, 2021 is 90% construction documents and some roof repairs to keep water out of the building. Current funding for hazardous mitigation work for meth, asbestos and lead. We must install all new underground facilities because they have all collapsed. Have money for the new building construction documents. Mathew reviewed the funding we have for the project. Current estimate for restoration or new building is \$2M. There is a different in the cost per square foot due the increased footage of the new building. Mathew reviewed the Master Plan as it applies to the building decision and the desires of the community. The plans for the building uses submitted to the granting agencies is first a business accelerator space, for maximized economic development opportunity and second enhanced affordable housing for school district and municipal employees. The building must be built into the character of the neighborhood. Mathew provided a final breakdown: historical renovation would provide one affordable housing unit, one job created, use will remain the same, \$634 per sqft renovation cost, 3,152 sqft of useable space and 30% percent of the building saved; new building construction would provide three affordable housing units, one job created, use will remain the same, \$444 per sqft construction cost, and approximately 4,500 sqft of useable space. The concept of the building was to move the economic chances forward. These are the things to consider in your decision tonight moving forward. Councilmember asked about funding for building the new building. Funding for the new building fell through and looking for new funding opportunities. Mathew went through those options. Mayor Wuestewald opened up for public comments.

**Patrick Delaney, 198 E. Lincoln Ave, Hayden, CO** Thanked the council for hearing the request at the last meeting to open up for public comments and regardless of the outcome you have provided the opportunity for discussion and grateful. He supports the town working with the developer to achieve a laudable goal of infrastructure, affordable housing or economic development, he is not sure the town should be in the business of developing property. This presents a speculative risk that may not be acceptable to our citizens. Whatever you decide to do I encourage you to work with the developer and leverage the opportunities unique to the town as a municipality and collaborative create a heritage rich project that we all can be proud of. The building has been part of our community for more than a century once it's gone its gone. Whatever the character is that once defined Walnut Street goes with it. People say old buildings like this can't be salvage and that's a myth; Tammie and I owe two historic buildings that are still quite useful and vibrant today. People are drawn to historic structures made useful today. Although the current condition of the building today is sad, the false front, elevated ceiling in the commercial space and locally sourced building materials all make for compelling reasons to rehabilitate this into a unique commercial residential building. Embrace the opportunity. Our community is going to be better for it.

**Minnie DeMorat, 348 Lakeview Road, Hayden, CO**

In Hayden five years, invited to speak and agree with Mr. Delaney. I was reading your vision to be a welcoming, inclusive community that honors our heritage while planning for the future; I feel like restoring the historical building is important to this community and help define the other buildings that can be restored to their original state.

**Essam Welch, 265 W Washington Ave/Iron Wheel, 140 S Walnut St, Hayden, CO**

I own the building across the street and intend to own it for a long term to provide a service to our community and a living for my family. I provide affordable living space above my building. I am a private business owner and property owner. I would love to have a business and affordable housing across the street, I do not want it to be the Town of Hayden or the government. I do not believe this is your business to get involved in whatsoever. I would love to see the place preserved by the business person that buys the place.

**Bonnie Girton, 129 S. Poplar St., Hayden, CO**

I manage the coffee shop @ The Historic Hayden Granary and have served on the Historic Board. Mostly my comment is I love history and that's part of the reason I love this town so much. I am very appreciative of the response of the council and Mathew Mendisco to allow us to have this meeting to discuss how we feel as community members, the transparency of that and all the work that you do. If we can preserve the history, that is my heartbeat.

**Tena Frentress, 101 N 2<sup>nd</sup> St., Hayden, CO**

I am a fourth generation haydenite, where our family is raising our sixth generation of haydenites. My family homesteaded north of Hayden. As I see it, the building is in very, very bad shape. At best only 50% of it can be utilized. I knew Ferry Carpenter personally, the most important thing you need to know about Ferry Carpenter is he is exactly as Mathew Mendisco described him. He was extremely progressive. He believed NWCO should be progressive, prosperous,

and well regarded. He tried to improve the opportunities for education and so the idea that we could do something for the school or community in terms of affordable housing would appeal to him. His focus was on what he could do for the town, he promoted the power plant, gave away part of his pristine pastures for the railroad to come through. He wanted this town to put its best face forward at all times and not doing the right thing with that building would not accomplish that at all. Mr. Carpenter's legacy has been commemorated both with the Babson-Carpenter Vocational and what remains of the cattle ranch. The concern of government being in real estate business can be taken up at a later date. The availability of commercial space is here. Let the town moved forward. Thank you for the meeting as there is nothing more important than transparency.

**Chuck VeDepo, 402 Clover Cr., Hayden, CO**

I agree with much of what Tena shared. I go back to what drew us to the community from Steamboat Springs with two young children; ability to purchase a house we could afford and still go on a vacation and a school district with an elementary school doing well. I don't believe this is a position the Town of Hayden wants to be in. For an opportunity to have an incentive package for town employees and school district employees. Let's explore a third unit in our community; our church membership has decreased in the last 30 years from 130 to 51 and with that goes the families, the community involvement and the fabric. If there is a chance to attract good help and a commitment from the town to provide housing at a fair market value. Our new school should attract new families and we need teachers and the ability to provide housing will help move the community forward.

**Michael Schott, 258 Harvest Dr., Hayden, CO**

I have lived in Hayden for two years from Steamboat Springs and Clark and various places outside the state. I have a handyman service and greenhouse builder; I am a retired project manager in construction. I have been looking into the history of Hayden and was wondering around town and was pointed our Ferry's office. I was intrigued and had a chance to look around and two days later I found out there was a plan to tear it down. I took the time to look around the building again. He shared his experience in mitigation and restoration. In perspective the building is not that bad and I don't think you should tear down something that has a potential use.

**Dallas Robinson, 300 S. Spruce St., Hayden, CO**

Longtime resident, lived here all my life, own a business here, third generation. I am not 100% sure how I feel about this one way or the other. I would like to make a few points to the council; we live in a culture right now where the world is trying to destroy history and rewrite it and heritage. When heritage, history and character is destroyed it is very hard, if at all, possible to recreate. With that said, I grew up in that building and I know what kind of pile it really is. I get that. I also am a constructor and believe it is doable. I want to go harken back to what I believe Essam was getting at. We live in a town of working-class people; we don't have all the money in the world to pour into anything all at once. When people in this town and the families that call this home. If you call this home, you are my brother and sister. It requires a 30-year mortgage and our homes are our retirement. What that means to me is this, they come to town hall and look at the



master plan and zoning. It may take them 30-40 years to do that. When you and those before you have sent out a message that this what we want to be, don't be so quick to change. I am not saying not to tear down the building, do something. This town has always struggled to find out who we are, to have an identity. People have come to the small town, historic feel and the comfortableness of the culture. Hayden needs some character and it sounds like you want to preserve that. Essam came to Town Council and looking at the vision and he invested everything he had to get onboard with the vision. What effect would this have on Essam. The bottom line is, if the town throws its hat in the game with funds the rest of us don't have and compete with the private man and diminish what he has built, diminish his investment because he has an old building there struggling to keep. Think how it affects them moving forward.

**Amy Williams, 413 Meadow Brook Ct., Hayden, CO**

When I was being interviewed by the consultants for the Master Plan, they asked, "So what is it you want? What do you want for the Town of Hayden?" I said one word, "More". So, if we have the opportunity to have three affordable housing units instead of one, take it. If we have the opportunity to create economic stimulation, a business incubator in that building and have people coming in and out of it that can then see Roost and other businesses across the street and frequent that, let's do it. I understand the public versus private investment question; at this point the town has it and they are moving forward. At least it is not your town seating on its hands doing nothing as a major industry is going to go away and not trying to replace it with anything. This is your government trying harder to keep Hayden a vibrant, growing community. That building has sat doing nothing for the entire time I have been a part of Hayden. I don't have knowledge of a single business to occupy it or have any vitality coming out of there. Why would we not take the opportunity to rebuild it. I think that the minute amount of historic character that is in that building can easily be respected and noted with a new building that gets a more.

**Tammie Delaney, 198 E. Lincoln Ave., Hayden, CO**

You have heard most of my points. One thing I just want to and feel very strongly about is vision and future. I have always looked at past, present, and future and how important that is. I had such a great opportunity to listen to our community during the Hayden Comprehensive Plan that was completed in 2005. As the project manager for that and with Vision 2030, which was listening to five municipalities across the county, as well as Routt County itself. Then participating in the Hayden Forward Plan which I thought was outstanding and especially for the town to accomplish that during COVID was really remarkable. I ask you to really consider and to look at the values and the goals and what people said. It is important. The other thing is with historical preservation, it doesn't mean it has to be the same as it was, the look and feel of the authenticity is essential. I am passionate. Authenticity and the real deal are who we are in Hayden and that is something you are marketing and it is important. Every day, in the Granary, I have people walk in and say what a cool old building. It can be done. I will just end with "can't never could" is my dear friend, Donna Hellyer. There is opportunity there.

**Emily Waldron, 573 E. Washington Ave., Hayden, CO**

I serve on the Planning Commission and on the Hayden Heritage Center's Board. I



am here tonight as a private citizen. I do have a couple of questions. Do you already have educational institutes on board for the business accelerator? And if so, who are they? Mathew Mendisco, responded with CNCC and what it will look like and they will support it. You mentioned a job that would be provided, would that be paid by my tax dollars? The lodging will be managed by the Hayden Housing Authority which would be managed by the Community Development Director. The accelerator is funded by grant and then usually public entities contribute and private invest and some goes back into the accelerator. Eventually, it can support itself. The rent from the units will go back into the accelerator. Does the housing unit provide that funding regardless if it is one or three units? Three units is more funding. Does one fund it or do we need more? One will not fund it. What made the town decide to purchase the building? When we were looking at our main street and everything else, the building was obviously in disrepair. It was at a point of where we were going to have to do something as we thought it was going to fall down. We approached the owner to see if we could do something, it had tax liens. The price was the tax liens and moving personal items out. We had a parcel on the other side and we sold it to a business and used it to purchase the building. Many have spoken on their love of history and love of heritage and to speak to that, I think it was an historical effort in unprecedented times to get as much feedback for the community as we did to complete the comprehensive time and the town spent quite lot of money on our consultants that worked with us on that. I think it is short sighted to ignore the community voice of multigenerational and new comers that said heritage was important and to just get rid of the building. You can't create history when it gone. I think the council figure how to preserve the building.

**Ginny Eichman, Executive Director, Historic Routt County, CO**

Thanked the council for the opportunity to discuss the building and the importance of it and requests that rehabilitation be considered as a viable option going forward. The building is listed in the Routt County Historic Register of Historical Properties and was found eligible for the state register of historic properties by the State Historic Office in 2013. It is highly significant with Ferry Carpenter's Law Office where he became Town Attorney and his legal expertise and contributions particularly in land and grazing laws which had not just regionally but national influence. His work at this office directly contributed to Hayden's formation and growth and provided a legacy of western culture that survives today. Rare representation of commercial development. She spoke to the significance of its character.

**Craig Townsend, President of Board of Historic Routt County**

I won't need to speak on behalf of that as Ginny did a great job for us. I do want to speak to the town and the decision that lies before the Town Council. All the buildings speak to the character of the town itself. He gave an example of the town in Yampa. The character of downtown Hayden is diminished and the western story goes away with the demolition. You have a viable rehab opportunity. He spoke to a better plan than building a housing on the top. The choice is the towns. Dr. Chris Boles,

He would reiterate the words of Ms. Eichmann made. I would say the state has invested just over \$14,000 to conduct the Historic Structure Assessment. That HSA

created a cost plan for the restructure of the building. We have \$50,000 for the construction documents. The documents could be a vision of what this building could be. Use them to make your decision. Historic preservation is not just preservation of the building necessarily; it also helps preserve community authenticity, a sense of place that some have mentioned, identity of the community, character of the community. Historic places are a finite resource. Historic preservation is an economic driver. It helps people want to work in your community.

**Arianthe Stettner, 1367 Anglers Dr., Steamboat Springs, CO**

I have lived in Routt County since 1971, twenty of those years was on Routt County Rd 13. I have been following this project and appreciate the Town Council taking time to bring this discussion forward and getting the views of the community. It is so important. It is important to acknowledge the work that has been done through your recent Master Plan update in which the community spent time articulating its caring for the heritage and authenticity of Hayden. My experience in working on preservation projects brings vitality to a community even though seem daunting on the outset. The most daunting buildings can be restored. The state of 135 S Walnut is not an impossible project and opportunity for the community to get involved. It is an opportunity for Babson Carpenter students to learn about preservation techniques.

**Festus Hagins, 220 S Walnut St., Hayden, CO**

I was on Town Council when we purchased this property and I was on board with what the town was doing with the building. I am in agreement with Amy and Tena on what they said earlier. If the building is structurally unsound to move forward with and we decide to tear it down. Is there a possibility to save the front façade? Just a thought or idea. I live in a 114-year-old house and I have been here for 30 years. There has never been anything in that building except to for storage. Whatever you decide to do moving forward, I wanted to give my thoughts on it.

**Bill Matoza, Preservation Architect**

I have been a preservation architect for 38 years. I have worked from coast to coast and north and south. I speak in favor of renovating this building. I went through the building with Zack three weeks ago. Saving the façade is typically not what preservationist would do; they save the whole building.

Mayor Wuestewald closed the public discussion and opened the council discussion.

Review and Consider  
Action on Development  
Plans for 135 S Walnut  
Street

Mathew Mendisco, Town Manager, spoke to the purchase date of the building, October 2019 and the HSA was started at that time and it took about a year. We have moved forward and have 90% construction documents of the historic structure right now. We have funds (\$150,000) from the DOLA that if we do not spend by June, we will need to return. From the Historical Society we have the \$50,000 open grant of which we have not requested any money to date. To Festus comment earlier, the HSA indicates we would have to take down the façade and would need to be replaced. The question was asked if there is an agreement to pay back funds if the building is demolished or sold? The answer was no. After long discussion on authenticity, public vs private investment, honoring

heritage and moving forward, trust of the community, respect of the community, transparency, cost of maintaining another municipal held building, potential of funding, grant options for selling and if not sell and continue forward, changing the narrative of public vs private investment and the town resolving issues such as childcare and now affordable housing and economic growth. Mathew commented that there is nothing requires the town to hold the building. Private/Public partnerships happen all the time and the building can be sold at a later date. The town is at a crossroads with a loss of the power plant we need to be trailblazers. Resiliency, adapting and modifying to move forward. We have less than we had fifteen years ago. The building in Yampa took ten years. We don't have ten years. Mathew provided some of the options. There was discussion on keeping it for the purpose we originally decided. Mathew clarified that the current council cannot bind the decisions of future councils. The council was drawn to multiple options: demolition, preservation, sell or delay.

Councilmember Gann moved to delay the decision or direction for staff.


Councilmember Banks seconded. Discussion on what information is needed for a decision; funding information and potential, purpose of the building now and forward, potential if restored, community input and decision by April 7<sup>th</sup>.

Roll call vote. Councilmember Banks – aye. Councilmember Gann – aye. Councilmember Bowman – aye. Councilmember Hollifield – aye. Councilmember Corriveau – nay. Mayor Pro Tem Reese – nay. Mayor Wuestewald – aye. Motion carried.

#### ADJOURNMENT

Mayor adjourned the meeting at 9:20 p.m.

Recorded by:

  
Sharon Johnson, Town Clerk

APPROVED THIS 3<sup>rd</sup> DAY OF March 2022.

  
Zachary Wuestewald, Mayor

