

Work Session

Staff & Councilmember Reports

HAYDEN CENTER

Josh Jones, Director Parks and Recreation: Not Present

Rachel Wattles, Director Arts and Events: Philanthropy days will be held this summer at Hayden Center.

POLICE

Chief of Police Tuliszewski: Airport ski season ended on Monday. Season went well. Increase in disturbance calls with unruly visitors. Record year for passengers, our officers did a nice job with the staffing. Officer Marchbanks has completed field training program and is patrolling solo.

PUBLIC WORKS

Bryan Richards, Public Works Director: Hiring in Public Works. Continuing street sweeping and sidewalk cleaning. Pavement deterioration at Industrial Park. Starting GIS mapping of town for water/sewer lines and curb stops. The full process could take approximately 5-7 years. Hospital Hill water line break due to a boring service. The line was not a line that on record. Scott, Skyler, and Tyler are doing an excellent job of clarifying the water. The river is dirty with the runoff. Mayor Wuestewald inquired about contractors cleaning the streets while they are homes under construction. It is the responsibility of the developer to clean the street daily.

PLANNING

Mary Alice Page-Allen, Planning, Zoning and Development Director: Developers are interested in Hayden. Potential of a lot of big development in the next few years.

ADMINISTRATION

Mathew Mendisco, Town Manager: Mary Alice is now part time. Sidewalk project may not be completed this year as anticipated. Discussion of annexation with airport property. Submitted for second phase of business park. Hayden Center summer project is moving along; mid to late summer second phase. Supply chain for items has caused delays. Summer programs as well as open gym recreation are doing well. Totally kids summer programs are full.

Sharon Johnson, Town Clerk: Not present

Andrea Salazar, Finance Manager: Cirsa audit went well. Financial audit beginning.

COUNCILMEMBERS

Councilmember : None

Staff reports will continue at the end of the meeting.

Mayor Wuestewald called the regular meeting of the Hayden Town Council to order at 7:30 p.m. Mayor Pro Tem Reese present. Councilmembers Banks, Corriveau, Gann, and Hollifield present. Also present were Town Manager, Mathew Mendisco, Police Chief, Greg Tuliszewski, Public Works Director, Bryan Richards, Planning, Zoning and Development Director, Mary Alice Page-Allen, Finance Manager, Andrea Salazar, Allesha Beaulieu, Fellow and Arts and Events Director, Rachel Wattles.

OPENING PRAYER

Mayor Wuestewald offered the opening prayer.

PLEDGE OF ALLEGIANCE	Mayor Wuestewald led the Pledge of Allegiance.
MINUTES – March 17, 2022	Councilmember Banks moved to approve the minutes of the Regular Town Council Meeting held on March 17, 2022. Councilmember Corriveau seconded. Roll call vote. Councilmember Banks – aye. Councilmember Gann – aye. Councilmember Hollifield - aye. Councilmember Corriveau – aye. Mayor Pro Tem Reese – abstain/absent from the meeting. Mayor Wuestewald – aye. Motion carried.
PUBLIC COMMENTS	None.
PROCLAMATIONS/ PRESENTATIONS	Camilla Haight, Routt County Department of Human Services and Mark Fitzgerald, Executive Director of Better Tomorrow work towards greater child advocacy. The Child Advocacy Center is a safe hub for children while DA, DHA, mental health, victim advocates and law enforcement work together.
Proclamation Recognizing April 2022 as Child Abuse Prevention Month in Hayden, CO	Ange a Pleshe, First Impressions of Routt County provided details on how First Impressions serves as a hub for early childhood care and education options for children in Routt County.
Proclamation Recognizing April 2022 as The Month of the Young Child in Hayden, CO	Mark Fitzgerald, Better Tomorrow, advocates have served victims of domestic violence and sexual assault for over 40 years.
Proclamation Recognizing April 2022 as Sexual Assault Awareness Month in Hayden, CO	Mayor Wuestewald proclaimed April 2022 as Child Abuse Prevention Month in Hayden, CO Mayor Wuestewald proclaimed April 2022 as The Month of the Young Child in Hayden, CO Mayor Wuestewald proclaimed April 2022 as Sexual Assault Awareness Month in Hayden, CO
Arbor Day Proclamation	Mayor Wuestewald proclaimed Friday, April 29, 2022 shall be set aside for the observance of Arbor Day
Review Town of Hayden Employee Handbook and Policies	Review of Town of Hayden Employee Handbook and Policies was tabled to the next Town Council Meeting
CONSENT ITEMS	Councilmember Gann moved to approve the consent items. Councilmember Hollifield seconded. Roll call vote. Councilmember Corriveau – aye. Councilmember Hollifield – aye. Councilmember Bowman – aye. Councilmember Gann - aye. Councilmember Banks – aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.
Consideration to ratify bill payment voucher – March 24, 2022 in the amount of \$236,822.41	
Consideration to approve bill payment voucher – March 30, 2022 in the amount of \$208,757.31	
Ratification of	

appointment of Noah Price to the West Routt Forward Board of Directors for a term of two (2) years beginning March 2, 2022

Amend Agenda

Councilmembers unanimously approved to move Item A. 135 S Walnut Street – Development Plans (Delayed from February 10, 2020) to Item D. and move Items B, C, and D sequentially.

OLD BUSINESS

200 WALNUT GRANARY - PUBLIC WATER LINE EASEMENT VACATION

Public Hearing: Ordinance No. 714, An Ordinance Vacating the 20-Foot-Wide Public Water Line Easement as Dedicated on the Plat of Record at File No. 14438 in the Official Records of the Routt County Clerk & Recorder, Providing an Effective Date

Public Hearing opened at 7:52 p.m.  
No public comments  
Public Hearing closed at 7:53 p.m.

Review and Consider for Approval of 2<sup>nd</sup> Reading of Ordinance No. 714, An Ordinance Vacating the 20-Foot-Wide Public Water Line Easement as Dedicated on the Plat of Record at File No. 14438 in the Official Records of the Routt County Clerk & Recorder, Providing an Effective Date, and Setting a date of April 7, 2022 for a Public Hearing

Councilmember Banks moved to approve 2<sup>nd</sup> Reading of Ordinance No. 714, An Ordinance Vacating the 20-Foot-Wide Public Water Line Easement as Dedicated on the Plat of Record at File No. 14438 in the Official Records of the Routt County Clerk & Recorder, Providing an Effective Date immediately after publication. Councilmember Corriveau seconded. Roll call vote. Councilmember Bowman – aye. Councilmember Hollifield – aye. Councilmember Banks - aye. Councilmember Gann – aye. Councilmember Corriveau – aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

ORDINANCE NO. 713 – SHORT-TERM RENTAL STANDARDS – HAYDEN DEVELOPMENT CODE

Public Hearing: Ordinance No. 713, An Ordinance Amending the Hayden Municipal Code by Adding Language at Section 7.28.160, Short-Term Rental Standards, in Title 7: The Hayden Development Code; Repealing All Conflicting Ordinances; Providing for Severability; Providing an Effective Date

Public Hearing opened at 7:56 p.m.  
No public comments  
Public Hearing closed at 7:56 p.m.

Review and Consider for Approval of 2<sup>nd</sup> Reading of Ordinance No. 713, An Ordinance Amending the Hayden Municipal Code by Adding Language at Section 7.28.160, Short-Term Rental Standards, in Title 7: The Hayden Development Coe; Repealing All Conflicting Ordinances; Providing for Severability; Providing an Effective Date

Councilmember Corriveau moved to approve 2<sup>nd</sup> Reading of Ordinance No. 713, An Ordinance Amending the Hayden Municipal Code by Adding Language at Section 7.28.160, Short-Term Rental Standards, in Title 7: The Hayden Development Code; Repealing All Conflicting Ordinances; Providing for Severability; Providing an Effective Date immediately. Councilmember Gann seconded. Roll call vote. Councilmember Gann – aye. Councilmember Bowman – aye. Councilmember Banks – aye. Councilmember Corriveau - aye. Councilmember Hollifield – aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

PAUL FLOOD, PAGODA PEAK LLC – THE MEADOW, PHASE 2 – SHADY LANE/COTTONWOOD CIRCLE

Public Hearing: Ordinance No. 715, An Ordinance Vacating the 15-foot-Wide drainage and public and private utility easement along the rear lot lines of Lots 7-9, The Meadow, A Planned Neighborhood, on the Plat of Record at File No 13397 in the Official Records of the Routt County Clerk and Recorder, Providing an

Public Hearing opened at 7:59 p.m.  
No public comments  
Public Hearing closed at 7:59 p.m.

Effective Date

Review and Consider for Approval of 2<sup>nd</sup> Reading of Ordinance No. 715, An Ordinance Vacating the 15-foot-Wide drainage and public and private utility easement along the rear lot lines of Lots 7-9, The Meadow, A Planned Neighborhood, on the Plat of Record at File No 13397 in the Official Records of the Routt County Clerk and Recorder, Providing an Effective Date

Councilmember Hollifield moved to approve 2<sup>nd</sup> Reading of Ordinance No. 715, An Ordinance Vacating the 15-foot-Wide drainage and public and private utility easement along the rear lot lines of Lots 7-9, The Meadow, A Planned Neighborhood, on the Plat of Record at File No 13397 in the Official Records of the Routt County Clerk and Recorder, Providing an Effective Date immediately upon publication. Councilmember Corriveau seconded. Roll call vote. Councilmember Bowman – aye. Councilmember Banks – aye. Councilmember Hollifield – aye. Councilmember Gann - aye. Councilmember Corriveau – aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

135 S WALNUT STREET – DEVELOPMENT PLANS (DELAYED FROM FEBRUARY 10, 2022)

Presentation and discussion regarding development plans for Town of Hayden property located at 135 S Walnut Street

Mathew Mendisco, Town Manager, presented development plans for the Town of Hayden property located at 135 S Walnut Street.

Mayor Pro Tem asked if the money can be used for restoration or construction. Money can be used for either project. Concerns about foundation. Two corners need replacing and two others are ok. How will the building be restored without tearing the building down? Mendisco advised that the front street frontage of the building does not have concrete foundation. It is rubble. Carpenter building is on dirt only. Mikes response is that the existing rubble foundation has held the building up for years. You are able to come in one side at a time of existing foundation and insert a rim joist. Process would be to remove the back and brace the front of the building. Bracing South and East walls, place the joints underneath and set the building back down. The process would be the same to repair the other side leaving the building level. The roof and the walls would not need to be removed. The object is to repair the structure for preservation. The existing foundation would need to remain in place via stabilization. It cannot be replaced. Remove 2' sections remove soft surface and replace with rock rete? Mayor Pro Tem asked about the 25%.

Hollifield questioned how/who determines what materials are usable. HSA makes the determination of what materials can be used. Ratings are assigned to items for viability. Second question is with current recommendation we must use DOLA money for a business incubator. There are restrictions that we must have a business incubator.

Bob Reese asked if the building was demolished and the vacant lot was sold what the amount could be. Unsure of what the value may be.

Council member Corriveau questions time frame of demo/rebuild. Patrick Delaney replied that the time frame for rehabilitation would be a similar time frame or sooner. The town currently does not have the fund for rehabilitation in the current year. Corriveau also asked how rehabilitation drainage issues will be addressed. Mikes response that each of the parties would need to be responsible for their own drainage.

Bowman asked Bill how confident that the project will come in or at budget. With knowledge of building a home he feels confident that the numbers are accurate 330-345/sqft. Projects that they have been involved with have been in budget or with budget.

Hollifield how much a recovered building could still remain an authentic building. Structural steel could be reused. Framing timber from roof and walls could be reused.

Front of the building the historical part could be saved. 75-80% of frontage would be saved.

Mayor Wuestewald asked how long the repairs last. Bills response was look beyond the obvious failure. The entire foundation would be reviewed. The entire foundation is in the plans with a beam. Belief there is no reason that a new building or repair would fail. Longevity of restored building could be longer than new build.

Banks would like to know how to we ensure that all usable material will be used.

Banks is concerned that we do not have guaranteed funds for either option.

Hollifield is concerned that the Town of losing authenticity and culture. We have citizens willing to take care of the building. Should we maintain the spirit of this town. Banks disagrees, we are not losing our spirit.

Public Comments (two-minute limit)

Patrick Delaney, 198 E. Lincoln Ave, Hayden, CO, business owner.

Aringthi Stettin, 1367 Anglers, Steamboat Springs, CO

Bill Latoza, 2170 Valdsere Circle, Steamboat Springs, CO

Essam Welch, 265 W Washington Ave, Hayden, CO

Michael Schott, 258 Harvest Drive, Hayden, CO

Tim Redmond, 355 W Lincoln Ave, Hayden, CO

Review and Consider  
Approval of 135 S Walnut  
Street Future Plans

Mayor Pro Tem Reese moved to historically revocation of the building. Councilmember Hollifield seconded. Roll call vote. Councilmember Corriveau – nay. Councilmember Gann – nay. Councilmember Banks – nay. Councilmember Bowman – nay. Councilmember Hollifield – aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – nay. Motion failed.

Councilmember Banks moved to redo the building with council recommendations and repurpose whatever boards are salvageable. Councilmember Corriveau seconded. Roll call vote. Councilmember Banks – aye. Councilmember Gann – aye. Councilmember Bowman – aye. Councilmember Hollifield – nay. Councilmember

Corriveau – aye. Mayor Pro Tem Reese – nay. Mayor Wuestewald – aye. Motion carried.

Review and Consider Acceptance of December 31, 2021 Financial Statement Councilmembers unanimously tabled item to next meeting.

NEW BUSINESS

PULLED CONSENT ITEMS None.

STAFF AND COUNCILMEMBER REPORTS CONTINUED

EXECUTIVE SESSION None.

ADJOURNMENT Mayor adjourned the meeting at 10:15 p.m.

Recorded by:

*Andrea Salazar*  
Andrea Salazar, Deputy Town Clerk

APPROVED THIS 21<sup>st</sup> DAY OF April 2022.

*Zachary Wuestewald*  
Zachary Wuestewald, Mayor

