

Work SessionStaff & Councilmember ReportsRECREATION

**Josh Jones, Director Parks and Recreation:** Hayden Daze was going well with a reggae band and about 7:20 p.m. rain came and we lost some folks. Friday was less than usual. The second band got it back up and running. Saturday attendance was the best in years.

**Rachel Wattles, Director Arts and Events:** This Saturday 3<sup>rd</sup> and last opera concert. We are working on getting a mural on the building at the Hayden Center. In a couple of weeks, it's the last summer concert, August 7<sup>th</sup> 5:00 p.m. – 8:00 p.m. at Dry Creek Park with the Tera Rose Band. An organization reached out for conference of 200 people and had to say no due the days were already booked.

POLICE

**Chief of Police Tuliszewski:** Kudos to Bryan and the public works crew; with the electric storm, the wastewater treatment plant blew its transformer and after working all day the crew helped set up for the band, then went to work on the wastewater treatment plant to keep the sewers from backing up. Then came back at 8:00 p.m. and set up for Hayden Daze. I wanted to publicly recognize Public Works. There was a barn dance last week at The Granary and was very busy. Most of the participants for the Rainbow gathering have left the area, there are a few. Mosquito spraying did not go as planned and do not have a hard schedule date. Routt County Fair is August 12- 20, 2022. The main events are the 18<sup>th</sup> – 20<sup>th</sup> and we will have high numbers. The demolition derby on Friday and a concert in the outside arena and will have approximately 2,000 attendees

PUBLIC WORKS

**Bryan Richards, Public Works Director:** Hospital Hill Tank, rafters bad and need to be replaced. The rafters I Beams. There are seven patch plates high up on the wall and sixty-nine puddle welds. It's like a divot on a golf course; if it's deep enough you place a plate on it. If it is deep, it is filled in with puddle weld. They are working on completing the repair. The contractors are ambitious. Looking at whether the epoxy work on the outside can be completed with the internal work. Want to complete it while the tank is offline. Working through the engineer design. August 24<sup>th</sup> was the original completion and add 3 weeks. We are working on giving a credit to the neighbors that reside next to the tank as has been noisy and dusty from the sandblasting. One of the residents is camping at the State Park.

PLANNING

**Tegan Ebbert, Community Development Director:** There are two open positions on the Hayden Economic Development Commission. It's on the website; one full time and one alternate. Business Pitch planning has started.

ADMINISTRATION

**Mathew Mendisco, Town Manager:**

**Sharon Johnson, Town Clerk:** We are continuing get mosquito calls. The liquor license for Creek View should be coming soon and the pizza place has submitted its liquor license. Jennie Logan stopped by Town Hall to see if the Town would want to sponsor the Lobsterfest; beneficiary is Yampa Valley RISE, which supports the South Routt and Hayden school districts.

**Andrea Salazar, Finance Manager:**

**Allesha Beaulieu, Fellow:** The soil workshop was planned for July 14, 2022 and the presenters got COVID

and rescheduled for August 11, 2022 5:30 p.m. - 6:30 p.m. Will be interesting and fun. The tentative plan for university to assist with the ideas for the racetrack on August 18<sup>th</sup>. There will be a table at the Farmers Market for information and feedback.

**COUNCILMEMBERS**

Councilmembers:

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 and Councilmembers Banks, Bowman, and Corriveau present. Also present were Town Manager, Mathew Mendisco, Town Clerk, Sharon Johnson, Police Chief, Greg Tuliszewski, Public Works Director, Bryan Richards, Community Development Director, Tegan Ebbert, Recreation Director, Josh Jones, Arts and Events Director, Rachel Wattles and Finance Manager, Andrea Salazar.

OPENING PRAYER Mayor Wuestewald offered the opening prayer.

PLEDGE OF ALLEGIANCE Mayor Wuestewald led the Pledge of Allegiance.

AMEND THE AGENDA Mayor Wuestewald moved to amend the agenda to add two items 1. To the consent agenda to approve payment bill voucher dated July 21, 2022 in the amount of \$163,374.86 and 2. To the new business agenda, to review and consider for approval donation to the Lobsterfest. Councilmembers voted unanimously to amend agenda.

MINUTES – July 7, 2022 Councilmember Banks moved to approve the minutes of the Regular Town Council Meeting held on July 7, 2022. Councilmember Bowman seconded. Roll call vote. Councilmember Banks – aye. Councilmember Bowman – aye. Councilmember Corriveau - nay. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Councilmember Corriveau indicated that the minutes were incomplete as in did not reflect conversation or vote for the Town Mosquito Abatement Program. Sharon Johnson, Town Clerk, did indicated the minutes have been updated to include the conversation and vote; a new motion with the minutes as amended will need to be so moved. Councilmember Banks moved to approve the minutes of the Regular Town Council Meeting held on July 7, 2022. Councilmember Corriveau seconded. Roll call vote. Councilmember Banks – aye. Councilmember Bowman – aye. Councilmember Corriveau - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

PUBLIC COMMENTS Travis McCarty, Hayden, Colorado, asked if the Town logo as been placed on the Town Ford Bronco. The logo has not.

PROCLAMATIONS/  
PRESENTATIONS

CONSENT ITEMS Councilmember Banks moved to approve the consent items. Councilmember Bowman seconded. Roll call vote. Councilmember Corriveau – aye. Councilmember

Consideration of bill payment voucher – July 7, 2022 in the amount of \$74,978.68

Consideration of bill payment voucher – July 14, 2022 in the amount of \$154,835.54

Consideration of bill payment voucher – July 21, 2022 in the amount of \$163,374.86

Banks – aye. Councilmember Bowman - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

OLD BUSINESS

NORTHWEST COLORADO BUSINESS PARK ANNEXATION

Mary Alice explained that agenda A and B in Old Business are together. Statutory State Statutes and Town of Hayden Land Use Code specify steps of approval needed. The public hearing date was in May and proper notice and publication must be made and notified; completed. Resolution for the action part which includes findings of fact which need to be made under statutory for the annexation, basically a public hearing to take public comment and meets statutory requirements for the annexation.

Public Hearing: To determine if the proposed Northwest Colorado Business Park Annexation complies with Section 30 Article II of the State Constitution and Sections 31-12-105, Colorado Revised Statutes, or such provisions thereof as may be required to establish eligibility under the terms of Section 31-12-108 (1), Colorado Revised Statutes.

Opened at 7:42 p.m.  
No public comments.  
Closed at 7:43 p.m.

Review and Consider Approval of Resolution 2022-13 A Resolution Making Certain Findings of Fact Regarding the Proposed Annexation of Certain Property to be Known as the Northwest Colorado Business Park

Councilmember Banks moved to approve Resolution 2022-13 A Resolution Making Certain Findings of Fact Regarding the Proposed Annexation of Certain Property to be Known as the Northwest Colorado Business Park Annexation to the Town of Hayden, Colorado. Councilmember Bowman seconded. Roll call vote. Councilmember Banks - aye. Councilmember Bowman – aye. Councilmember Corriveau - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

Annexation to the Town of Hayden, Colorado.

SANDHILL INVESTMENTS LLC & TOWN OF HAYDEN – NWCBP ANNEXATION

This is the land use portion of the annexation. The two-lot subdivision will be out lots with zone designation of Open. It divides the property so a portion can be sold. The Open is a holding position, waiting for the next steps of the subdivision. Infrastructure and plans etc. are reviewed later. This is the first step to get it annexed and divided. Mathew stated it is important to understand here in the near future the town is in position to purchase and must follow our land codes. This is important as the majority of the project is grant funded. 5.1 million dollars by EDA; awarded by the state \$800,000, \$900,000 from Just Transition. Just waiting for process to close. Fifty-eight new job commitment over 5 years and more businesses interested.

Public Hearing: Annexation, 2-parcel subdivision and zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6th PM

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

Consideration of recommendation for approval of the annexation, 2-parcel subdivision and Open (O) zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6th PM

Councilmember Banks moved to approve the recommendation for approval of the annexation, 2-parcel subdivision and Open (O) zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6th PM. Known as the Northwest Colorado Business Park with the Findings that:

1. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. It is appropriate to zone the annexed property as O – Open Zone District until such time as future development plans are submitted for the Northwest Colorado Business Park (NCBP).
3. It is appropriate to waive preliminary plan standards at this time, as this platting is to create two (2) parcels to facilitate the sale of the east parcel to the Town and the submittal of future development plans that will implement the NCBP proposal.
4. It is appropriate to waive the requirement that the Final Plat be recorded within ninety (90) days to allow for the concurrent completion of the annexation process.

Subject to the following conditions:

1. The approval of the annexation shall be authorized and approved by an ordinance of the Hayden Town Council, and such ordinance recorded in the records of the Routt County Clerk and Recorder.
2. The approval of the rezoning shall be authorized and approved by an ordinance of the Hayden Town Council, and such ordinance recorded in the records of the Routt County Clerk and Recorder.

- 3. The Final Plat shall:
  - a. Conform to the applicable subdivision platting standards of the Hayden Development Code.
  - b. Contain a note that stipulates that the lots designated as Outlots and are specifically not approved as building lots in their current configuration.
  - c. Be recorded concurrently with the Annexation Map and Annexation Ordinance.
- 4. The Annexation Agreement shall be finalized and approved by Council and that such Annexation Agreement is recorded concurrently with the Annexation Map and Annexation Ordinance. Councilmember Corriveau seconded. Roll call vote. Councilmember Banks – aye. Councilmember Bowman – aye. Councilmember Corriveau - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

PEACE (SONESTA) PARK SUBDIVISION

Public Hearing:  
 Preliminary Subdivision Plan for Peace Park Subdivision, a 15-lot single-family and duplex residential subdivision in the Residential High Density (RHD) zone district at approximately 200 Harvest Drive, Lots 1-64, Tracts A, B & C, Sonesta Park PUD.

Consideration of Recommendation for Approval of Peace Park Subdivision Preliminary Subdivision Plan, a 15-lot single-family and duplex residential subdivision in the RHD zone district at approximately 200 Harvest Drive, Lots 1-64, Tracts A, B & C, Sonesta Park PUD

Mary Alice explained to Town Council, it was presented late last year. Preliminary plan was tabled for additional information and went back to Planning Commission on June 23, 2022 and recommendation to Town Council with findings of fact and conditions of approval.

Public Hearing opened at 7:56 p.m.

Walter Magee, Four Points Engineering, stated off of Harvest Drive, the residents have been using as storage. The owner and developer will have community meetings as it will affect the current residents. It was a 16-lot subdivision and took out lot for playground and hardscape. Perimeter trail, large and will need state permit. Inside of the lots had sidewalks on both sides and changed to sidewalks on Harvest per request. Several lots are duplexes. Looking at drainage; needs to be resolved. More infrastructure coming next spring. Lots of interest and wondering about the price.

Public Hearing closed at 8:02 p.m.

Councilmember Bowman moved to approve the Preliminary Plan to develop the Peace Park Subdivision, a fifteen (15) lot single family and duplex subdivision the Findings of Fact that:

- 1. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
- 2. That only requiring sidewalks on one side of the internal subdivision roads is appropriate as the Applicant is providing and constructing a sidewalk connection on Harvest Drive from the north line of the Project to Harvest Drive’s connection with S Poplar Street, a long-needed pedestrian connection for this and the greater neighborhood, and a trail system connection to current neighborhood trails.
- 3. That the proposed playground, the other internal open spaces, the proximity to Dry Creek Park, and the two open space parcels in close proximity to the Project adequately meet the parks and open space requirements of the Hayden Development Code.

4. That it is appropriate to credit the areas of the storm drainage facilities toward the open space dedication requirements for the development.
5. Given the small acreage for dedication for school site, fee in lieu is appropriate and such shall be paid in accordance with the provisions of Section 7.24.140, Hayden Development Code.
6. Due to the location of the Property subject to this application being within the existing Town municipal boundaries and the reduction of density under this development proposal, no conveyance of water rights is required.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Town Council approves the application. Approval shall expire and become void two (2) years after the effective date unless an extension is approved pursuant to Section 7.16.020 (g), Hayden Development Code.
  2. The Open Space, perimeter trails, roadways/sidewalks be dedicated to the public on the Final Plat.
  3. Construction Plans shall include the following:
    - a. Provisions to assure viable and compliant access is constructed for Sonesta Park Drive serving the existing townhomes on Lots 65-72, Sonesta Park PUD.
    - b. Implementation of appropriate erosion control and other mitigation measures to minimize the overlot grading and other construction impacts and to minimize impacts on adjacent properties.
    - c. Show that all utility lines serving the development are located underground.
  4. Construction Plans shall be reviewed, approved and authorized by the Hayden Planning Director, Hayden Public Works Director and the West Routt Fire Protection District Chief prior to any construction or site improvements being initiated.
  5. The rights-of-way for all streets being platted must be conveyed to the Town after final acceptance unless otherwise approved by the Town. The Town Council shall determine whether the Town or a Homeowner's Association will accept maintenance of the road rights-of-way.
  6. Street naming and property address numbering shall be coordinated between the applicant and the Town.
  7. The construction of a pocket park playground within the subdivision is required to be included in the Construction Plans and constructed pursuant to the provisions of the Public Improvements Agreement.
  8. A fee-in-lieu for public school site equivalent to the standards of Section 7.24.140, Hayden Development Code, shall be paid prior to recording of the Final Plat.
- Councilmember Banks seconded. Roll call vote. Councilmember Banks – aye. Councilmember Corriveau – aye. Councilmember Bowman - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

NEW BUSINESS

AMEND BUDGET

Public Hearing: Resolution 2022-10 A Resolution Summarizing Expenditures and Adopting an Amended Budget for the Town of Hayden, Colorado for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021

Public Hearing opened at 8:04 p.m.  
No public comments.  
Public Hearing closed at 8:05 p.m.

Review and Consider for Approval Resolution 2022-10 A Resolution Summarizing Expenditures and Adopting an Amended Budget for the Town of Hayden, Colorado for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021

Sharon Johnson, Town Clerk, explained this amendment of the budget is in direct correlation to the audit and 2021 Financial Statements. If you remember HintonBurdick noted that the Recreation Fund was over budget as stated in the resolution. With the finding in the financial statement the Town is required to amended the budget and submit it to Colorado State Department of Local Affairs along with the audit to the State Auditors. Councilmember Banks moved to approve Resolution 2022-10 A Resolution Summarizing Expenditures and Adopting an Amended Budget for the Town of Hayden, Colorado for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021 Councilmember Bowman seconded. Roll call vote. Councilmember Corriveau – aye. Councilmember Bowman – aye. Councilmember Banks- aye Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

Review and Consider Approval of the 1st Reading of Ordinance 718 An Ordinance Approving the Annexation and Plat of Certain Territory to be known as "Northwest Colorado Business Park" to the Town of Hayden, Colorado, and setting a date of August 4, 2022 for a Public Hearing.

In follow-up to the public hearing and consideration for approval of the annexation of the Northwest Colorado Business Park property, an ordinance must be considered formally authorizing the annexation. Mayor Wuestewald moved to approve the 1st Reading of Ordinance 718 An Ordinance Approving the Annexation and Plat of Certain Territory to be known as "Northwest Colorado Business Park" to the Town of Hayden, Colorado, and setting a date of August 4, 2022 for a Public Hearing. Councilmember Banks seconded. Roll call vote. Councilmember Corriveau – aye. Councilmember Bowman – aye. Councilmember Banks - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

Review and Consider Approval of the 1st Reading of Ordinance 719 An Ordinance Zoning Parcels A and B, Northwest Colorado

In follow-up to the public hearing and consideration for approval of the zoning of the Northwest Colorado Business Park property, an ordinance must be considered formally authorizing the zone district designation. Mayor Wuestewald moved to approve the 1st Reading of Ordinance 719 An Ordinance Zoning Parcels A and B, Northwest Colorado Business Park Subdivision to Open (O) Zone District, Providing an Effective Date, and setting a date of August 4, 2022 for a Public Hearing

Business Park Subdivision to Open (O) Zone District, Providing an Effective Date, and setting a date of August 4, 2022 for a Public Hearing.

Councilmember Corriveau seconded. Roll call vote. Councilmember Bowman – aye. Councilmember Banks – aye. Councilmember Corriveau - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

Review and Consider for Approval Resolution 2022-12 A Resolution for Amending the Hayden Parks and Recreation Board Bylaws for the Town of Hayden, Colorado

Josh Jones, Director of Parks and Recreation, presented the recommendation from the Parks and Recreation Board. Chief Tuliszewski explained the reasoning and history of the bylaws and the annual appointment is in other boards and commissions and the board can fill vacancies as stated. After discussion the council chose to move the language to appointments and approve the expanded residency. Councilmember Banks moved to approve Resolution 2022-12 A Resolution for Amending the Hayden Parks and Recreation Board Bylaws for the Town of Hayden, Colorado with the following changes: Article IV Board Appointment(s) remains as is and the new language desired for Article IV Board Appointment(s) be moved to Section . Appointments. The change to Section 1 Members is as recommended. Mayor Wuestewald seconded. Roll call vote. Councilmember Banks – aye. Councilmember Corriveau – aye. Councilmember Bowman - aye. Mayor Pro Tem Reese – aye. Mayor Wuestewald – aye. Motion carried.

PULLED CONSENT ITEMS

STAFF AND COUNCILMEMBER REPORTS CONTINUED

EXECUTIVE SESSION

ADJOURNMENT

Mayor adjourned the meeting at 8:30 p.m.

Recorded by:

*Sharon Johnson*  
Sharon Johnson, Town Clerk

APPROVED THIS 4<sup>th</sup> DAY OF August 2022.

*Zachary Wuestewald*  
Zachary Wuestewald, Mayor

