



AGENDA
HAYDEN TOWN COUNCIL MEETING
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE
THURSDAY, AUGUST 15, 2024
7:30 P.M.

ATTENDEES/COUNCIL MAY PARTICIPATE VIRTUALLY VIA ZOOM WITH THE INFORMATION BELOW:

Join Zoom Meeting

<https://us02web.zoom.us/j/84598597603?pwd=RVk4Q3dHSERQWitwUlhuNENsOWw4UT09>

Meeting ID: 845 9859 7603

Passcode: 964476

One tap mobile

+16699009128,,84598597603#,,,,*964476# US (San Jose)

+12532158782,,84598597603#,,,,*964476# US (Tacoma)

THE TOWN WILL ALSO BROADCAST MEETINGS ON FACEBOOK LIVE AT THE TOWN'S FACEBOOK PAGE AT

<https://www.facebook.com/coloradohayden/>

*OFFICIAL RECORDINGS AND RECORDS OF MEETINGS WILL BE THE ZOOM RECORDING AND NOT FACEBOOK LIVE. FACEBOOK LIVE IS MERELY A TOOL TO INCREASE COMMUNITY INVOLVEMENT AND IS NOT THE OFFICIAL RECORD. *

WORK SESSION 7:00 P.M. – 7:30 P.M.

1. STAFF REPORTS

REGULAR MEETING – 7:30 P.M.

- 1a. CALL TO ORDER
- 1b. OPENING PRAYER/MOMENT OF SILENCE
- 1c. PLEDGE OF ALLEGIANCE
- 1d. ROLL CALL
- 1e. COUNCILMEMBER REPORTS AND UPDATES

2. PUBLIC COMMENTS

Citizens are invited to speak to the Council on items that are not on the agenda. All individuals who desire to speak during public comments must sign in using the sheet available by the Town Clerk. There is a three-minute time limit per person, unless otherwise noted by the Mayor. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on a future posted agenda if action is required.

3. PROCLAMATIONS/PRESENTATIONS

NOTICE: Agenda is subject to change. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

4. CONSENT ITEMS

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember request to pull an item from the consent agenda.

- A. Consideration of minutes for the Regular Meeting, August 1, 2024 Page 3
- B. Consideration to approve payment bill vouchers date in the amount of \$1,491,411.73 Page 10
- C. Planning Commission Appointments Page 16

5. OLD BUSINESS

- A. Public Hearing for the Second Reading of ORDINANCE NO. 735 Page 17
AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN OF HAYDEN AND LEGALLY DESCRIBED AS LOTS 3, 4, 5, 7, 8, 9, 10, 11 & 13, NORTHWEST COLORADO BUSSINESS PARK FILING 2, TO THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (1-2022).
Public Hearing Called to Order
Comments
Public Hearing Adjourned
- B. Review and Consideration to Approve the Second Reading of ORDINANCE NO. 735 Page 20
AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN OF HAYDEN AND LEGALLY DESCRIBED AS LOTS 3, 4, 5, 7, 8, 9, 10, 11 & 13, NORTHWEST COLORADO BUSSINESS PARK FILING 2, TO THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (1-2022).
- C. Review and Discuss Racetrack Results and Next Steps

6. NEW BUSINESS

- A. Review and Consider for Rejection Resolution 2024-10 A Resolution Reactivating the Intergovernmental Agreement Between the Town of Hayden and Routt County for the Purpose of Participating in the Coordinated Election to be held on November 5, 2024 Due To Needing a New Agreement. Page 22
- B. Review and Consideration to Approve RESOLUTION NO. 2024-11 A RESOLUTION RATIFYING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF HAYDEN AND ROUTT COUNTY FOR THE PURPOSE OF PARTICIPATING IN THE COORDINATED ELECTION TO BE HELD ON NOVEMBER 5, 2024 Page 23
- C. Review and Consider Approval of Engagement Letter with Murray, Dahl, Beery, and Renaud LLP
- D. Review and Consider Approval of Intergovernmental Agreement between Northwest Colorado GID and Town of Hayden for Reimbursement of Capital Expenses For Northwest Colorado Business District Page 24
- E. Trapper Solar Project Discussion and Staff Comments Page 25

7. PULLED CONSENT ITEMS

8. STAFF AND COUNCILMEMBER REPORTS AND UPDATES (CONTINUED, IF NECESSARY)

9. EXECUTIVE SESSION (IF NECESSARY)

10. ADJOURNMENT

Work Session 6:30 pm

Staff & Councilmember Reports

HAYDEN CENTER

Sarah Stinson, Director Arts and Events:

Rhonda Sweetser, Director Parks and Recreation:

POLICE

Chief of Police Scurlock:

PUBLIC WORKS

Bryan Richards, Public Works Director:

PLANNING

Tegan Ebbert, Community Development Director:

ADMINISTRATION

Mathew Mendisco, Town Manager:

Barbara Binetti, Town Clerk:

Andrea Salazar, Finance Manager:

Staff reports will continue at the end of the meeting.

Mayor Banks called the regular meeting of the Hayden Town Council to order at 7:30 p.m. Mayor Pro Tem Reese and Councilmembers Gann, Hicks, Bell and Carlson present. Also present were Town Manager, Mathew Mendisco, Town Clerk, Barbara Binetti, Police Chief, Scott Scurlock, Public Works Director, Bryan Richards, Community Development Director, Tegan Ebbert, Hayden Center Recreation Director, Rhonda Sweetser, and Hayden Center Arts and Events Director, Sarah Stinson. Councilmember Corriveau was absent.

**COUNCILMEMBER
REPORT AND UPDATE**

Councilmember Hicks commented that the sign at the Rec center looks nice and thank you to those who put it up. Councilmember Reese would like to talk about property tax at some point when we discuss budget and Mathew said the best time to discuss property tax is during budgeting goal meeting for the Council. Councilmember Gann mentioned that he may have had a possible conflict with the Town Charter by offering to teach some classes at the Rec center. He is not going to teach it, but wanted to state for the record since a councilmember cannot be a part time employee for the Town. Also, the cleaning company that cleans the rec center and Town Hall have hired him to clean. He wanted it known in case there was a possible conflict of interest. Mr. Mendisco stated that the cleaning was not a concern per legal counsel. The Council asked Mr. Mendisco to look into whether a "1099" contract would allow teaching at the rec center for a Councilmember and Mr. Mendisco stated that he would ask legal counsel.

OPENING PRAYER

Mayor Banks offered a moment of silence.

Draft minutes subject to editing and approval prior to becoming official record.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE Mayor Banks led the Pledge of Allegiance.

PUBLIC COMMENTS

PROCLAMATIONS/ PRESENTATIONS Good Times 4-H members Kelbee Manzanares and Kyson Manzanares invited the Town Council to the Fair sale and bbq. Lily Venzke, Ranch House 4-H, also invited the Town Council to the sale and bbq. Mathew reminded the council that we do have a budget to purchase from the sale.

A. Consideration of minutes for the Regular Meeting of July 18, 2024 Mayor Pro Tem moved to approve the consent items with the amendment to the previous minutes that Councilmember Bell voted "no" on both resolutions for the GID and Council. Councilmember Hicks seconded. Roll call vote. Councilmember Carlson- aye. Councilmember Gann- aye. Councilmember Hicks- aye. Councilmember Bell- aye. Mayor Pro Tem Reese - aye. Mayor Banks - aye. Motion carried.

B. Consideration to ratify payment bill vouchers dated July 26, 2024 in the amount of \$11,178.00

C. Consideration to approve payment bill vouchers dated July 25, 2024 in the amount of \$409,214.34

D. Move to approve the appointment of Ben Robbins as an Alternate Planning Commission Member with a term expiring on 1/31/2029.

E. Move to reappoint David 'Mo' Demorat from an Alternate Planning Commission Member to a Regular Planning Commission Member with a term expiring on 1/31/2027.

F. Consideration to accept Financials June 30, 2024

OLD BUSINESS None

NEW BUSINESS

A. Review and Consider for Approval Resolution 2024-10 A Resolution Reactivating the Intergovernmental Agreement Between the Town of Hayden and Routt County for the Purpose of Participating in the Coordinated Election to be held on November 5, 2024

Councilmember Gann moved to approve. Councilmember Carlson seconded. Roll call vote. Councilmember Carlson– aye. Councilmember Gann– aye. Councilmember Hicks - aye. Councilmember Bell - aye. Mayor Pro Tem Reese – aye. Mayor Banks – aye. Motion carried.

B. Review and Consideration to Approve KW CG Work/Live Development Conditional Use Permit, Lot 6 Valley View Business Park

KW CG members spoke on behalf of the work/live development. Lot 6 Valley View Business Park. Tegan Ebbert reviewed what the development would consist of as had been presented two months ago to the Council. Kona Ward, Jesus Garcia, spoke of the need for the business space and living space for their employees. Ellen Slobodnik, architect with Yampa Valley Engineering, spoke to the Council on behalf of the development and the structural standards and additions per the Town’s requirements.

i. Public Hearing:

Public hearing called to order at 8:05 p.m., No public comment, Hearing closed at 8:06 p.m.

Conditional Use Permit (CUP) for the construction of eight (8) work/live units to be located on Lot 6, Valley View Business Park, an approximately 0.53-acre parcel.

RECOMMENDATION: Move to recommend approval of the KW CG work/live development Conditional Use Permit with the following findings of fact and conditions: Findings of fact:

ii. Consideration for approval of a Conditional Use Permit (CUP) for the construction of eight (8) work/live units to be located on Lot 6, Valley View Business Park, an approximately 0.53-acre parcel.

- 1. The proposed conditional use is consistent with the Hayden Forward Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the I-1: Light Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1: Light Industrial zone district or jeopardize the development or redevelopment potential of the I-1: Light Industrial zone district.

Commented [MM1]: We need to include the opening and closing of the public hearing here.

5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards.

Subject to the following conditions of approval:

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire two (2) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
3. All exterior lighting must be downcast and opaquely shielded and in compliance with section 10.24.210 HDC.
4. One striped exterior ADA compliance parking stall shall be required on an amended site plan. Installation of this parking space shall be required prior to the issuance of a certificate of Occupancy (temporary or permanent).

KW CG, Work/Live units

Conditional Use Permit

Page 12 of 12

12

5. An amended landscaping plans that include two (2) additional trees and one (1) additional shrub shall be submitted to staff for administrative approval prior to the issuance of the building permit.
6. The property owner is responsible for designation and/or assignment of parking spaces within the development.
7. The driveways and parking areas must be paved and striped prior to the issuance of a Certificate of Occupancy/Approval.
8. All rental leases shall include the following disclosure "This property is zoned Light Industrial and therefore noise, traffic, and activities associated with light industrial and commercial activities shall be expected in the vicinity of these units."
9. The fee in lieu of School Site Dedication shall be conveyed to the Town prior to issuance of a Certificate of Occupancy in compliance with section 10.24.140 and 10.24.150 HDC.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with this recommendation.*

Councilmember Bell moved to approve. Councilmember Gann seconded. Roll call vote. Councilmember Carlson – aye. Councilmember Gann – aye. Councilmember Hicks - aye. Councilmember Bell – aye. Mayor Pro Tem Reese – aye. Mayor Banks – aye. Motion carried.

Draft minutes subject to editing and approval prior to becoming official record.

Page 4 of 7

C. FIRST READING OF
 Review and Consideration
 For Approval
 ORDINANCE NO. 735
 AN ORDINANCE
 AUTHORIZING THE SALE
 AND CONVEYANCE OF
 CERTAIN REAL PROPERTY
 OWNED BY THE TOWN
 OF HAYDEN AND
 LEGALLY DESCRIBED AS
 LOTS 3, 4, 5, 7, 8, 9, 10, 11
 & 13, NORTHWEST
 COLORADO BUSSINESS
 PARK FILING 2, TO THE
 NORTHWEST
 COLORADO GENERAL
 IMPROVEMENT DISTRICT
 (1-2022).

Mathew Mendisco explained to the council that after talking to Yampa Valley National Bank and speaking with legal counsel, the cleanest way to convey this property is to go directly from one entity to another directly. In order for the Town to sell the land, we have to have an ordinance.

Mayor Banks moved to approve ORDINANCE NO. 735
 AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL
 PROPERTY OWNED BY THE TOWN OF HAYDEN AND LEGALLY DESCRIBED AS
 LOTS 3, 4, 5, 7, 8, 9, 10, 11 & 13, NORTHWEST COLORADO BUSSINESS PARK FILING
 2, TO THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (1-2022.
 With a Public Hearing to be held at the August 15, 2024 Town Council Meeting.

Councilmember Gann seconded. Roll call vote. Councilmember Carlson – aye.
 Councilmember Gann – aye. Councilmember Hicks- aye. Councilmember Bell – aye.
 Mayor Pro Tem Reese – aye. Mayor Banks – aye. Motion on first reading carried.

Commented [MM2]: We need include the entire title for ordinances in the motion and we need to include the language for setting the public hearing for August 15, 2024 at 7:30pm.

PULLED CONSENT ITEMS

STAFF AND
 COUNCILMEMBER
 REPORTS AND UPDATES
 CONTINUED

Completion of sewer line is ahead of schedule ... other is on schedule for October Staff retreat tomorrow.

Think about budget and strategic plan for next meetings

Sara – dance coming up same format as before. Fall starts 9th classes filling up. More art offerings happening soon. Hayden Nite live is August 15th at Alpenglow. There is a lot of interest.
 Spending second half of grant to expand pottery equipment, wheels and benches. Working to get Christmas tree lights replaced. Waiting for quote. Waiting on contract for a movie for the winter. Late October or November looking to partner with Grassticks to make ski poles and then we move into Christmas. Spoke with new community member about cooking classes.

Rhonda – Window tenting today. Help with heat/cool to protect machines

Had a front desk interview this week. Will offer tomorrow. Soccer ends. Football getting started. Two new members today. Harvest fest is next event.

Bryan had first tree board meeting Monday. Had a tree come down and shut down Highway for 45 minutes. Lots of issues, first establishing who owns trees in right of ways. Especially in CDOT property. Dry creek spent a lot of time with issues in the sprinkler systems and pond pumps. Trying to get the grass back in shape. Kyle and Andy have done a great job. Crack sealing being done. Most cross walks done downtown. Started asphalt patching this week. Had several watermain breaks this winter so fixing all at the same time. Next week or two. Started jetting sewers this week; 3–4-week process. Rough grading is complete on sewer line will re-veg in spring. 51a chip sealed this week. Poplar street, wrote another grant for that bridge

Scott staffing Ken Baptiste just released in to solo patrol. Two applicants waiting on back ground checks.

Fair is coming up. Met with Liz Wood, the Fair Grounds Manager and RC Sheriff. Clarified with sheriff that Routt County will provide two deputies on Friday and Saturday to help on the busiest nights. Next Wednesday having munition less lethal training, bean bag rounds, chem rounds. We are transitioning some guns in our arsenal to be less lethal. Intent is to have additional resources without having to shoot someone.

HOV updates. streamlining, getting new decals and also streamlining pet licenses

Councilmember Carlson: anything in terms of fair that we have need of more involvement in?? Mathew said that we are a sponsor and we purchase a beef and donate the beef to the Haven traditionally.

Tegan said two things the Council needs to know, First, there is a community meeting on August 8th about the Deepe property. Council approved last fall a requirement for any developer on anything bigger than 24 units has to have a meeting. Tegan will appear as a public member. It will be at town hall. She respectfully asked that no council members attend as suggested per our attorney. The next item is that she heard about stokes gulch materials. She did a deep dive into the information this week and talked to many entities about the project and the standards. Referral responses are due the 9th. Wanted to comment that my and Bryan's major concerns are the access. Trevor Guire is also uncomfortable with the access. To put the project in a size prospective, the Town of Hayden is 2.5 square miles, this project is 5 square miles. 1900 acres of hunting property will be eliminated in unit 13.

EXECUTIVE SESSION

ADJOURNMENT

Mayor Banks adjourned the meeting at 8:56 p.m.

Recorded by:

Barbara Binetti, Town Clerk

Draft minutes subject to editing and approval prior to becoming official record.

Page 6 of 7

APPROVED THIS 15th DAY OF AUGUST, 2024.

Ryan Banks, Mayor

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
5420	3B Enterprises, LLC	25722	DCP Landscape Rock	07/15/2024	740.33		
	Total 5420:				740.33		
12618	Aces High Waste and Recycle	111203	Street Dance Porta Potties	06/21/2024	500.00		
	Total 12618:				500.00		
4330	Advanced Copier Solutions Inc.	14300	Admin - Savin Copier Contract	08/01/2024	87.73		
	Total 4330:				87.73		
13227	American Backflow Products Co.	796420	WTP - Backflow Parts	05/07/2024	105.20		
	Total 13227:				105.20		
1200	Bear River Valley Co-Op	JUL2025	Admin Fuel	07/25/2024	45.93		
1200	Bear River Valley Co-Op	JUL2025	Streets Vehicle Expense	07/25/2024	1,212.72		
1200	Bear River Valley Co-Op	JUL2025	Streets Maintenance	07/25/2024	871.56		
1200	Bear River Valley Co-Op	JUL2025	Parks - Vehicle Exp	07/25/2024	1,299.65		
1200	Bear River Valley Co-Op	JUL2025	Parks - Trails	07/25/2024	105.67		
1200	Bear River Valley Co-Op	JUL2025	Water vehicle exp - fuel	07/25/2024	247.79		
1200	Bear River Valley Co-Op	JUL2025	Sewer Vehicle Expense	07/25/2024	168.49		
1200	Bear River Valley Co-Op	JUL2025	PD Vehicle Expense	07/25/2024	786.72		
	Total 1200:				4,738.53		
13418	Binetti, Barbara	JULY 2024	CML Clerk Institute Travel Reimbu	07/19/2024	329.09		
	Total 13418:				329.09		
13245	Bishop Lifting	PSI00225481	PW - Pulling Chains	07/26/2024	162.80		
	Total 13245:				162.80		
1310	Boyko Supply Co	215839	PD - Restroom Paper Towels	08/06/2024	104.56		
	Total 1310:				104.56		
7900	Browns Hill Engineering &	1367	SCADA Lease	08/01/2024	2,338.00		
	Total 7900:				2,338.00		
1400	Caselle Inc	134597	Admin	08/01/2024	788.80		
1400	Caselle Inc	134597	Water Admin	08/01/2024	394.40		
1400	Caselle Inc	134597	Sewer Admin	08/01/2024	394.40		
1400	Caselle Inc	134597	Hayden Center	08/01/2024	394.40		
	Total 1400:				1,972.00		
3770	CenturyLink	7236JUL2024	333937236 970-276-2559 West E	07/19/2024	35.57		
3770	CenturyLink	7986JUL2024	333507986 970-276-2067 Dry Cre	07/19/2024	32.70		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 3770:					68.27		
9230	Chaosink	18968	Rec - Soccer TShirts	08/07/2024	2,016.00		
Total 9230:					2,016.00		
7680	Colorado Mountain College	02AUG2024	Director Retreat	08/02/2024	450.00		
Total 7680:					450.00		
13106	Column Software PBC	315EBC08-010	Ord 735 Public Hearing Notice	07/30/2024	23.80		
Total 13106:					23.80		
13386	Core Distinction Group LLC	5168	Lodging Study & Proforma	07/25/2024	5,000.00		
Total 13386:					5,000.00		
13314	CRC Inc.	HBP PAY APP	NWBP Pay App #4	08/02/2024	470,081.00		
13314	CRC Inc.	HBP PAY APP	NWBP Pay App #4 Stored Materia	08/02/2024	76,253.45-		
13314	CRC Inc.	HBP PAY APP	NWBP Retainage Pay App 4	08/02/2024	23,504.05-		
Total 13314:					370,323.50		
13167	Dex Imaging	AR11725693	HC - Copier Base Fee	08/02/2024	.00		
13167	Dex Imaging	AR11725793	HC - Copier 7/1-7/31/2024	08/02/2024	56.40		
Total 13167:					56.40		
12100	Duckels Construction, Inc	NWBP PAY AP	NWBP Onsite Pay App #4	07/25/2024	968,751.00		
12100	Duckels Construction, Inc	NWBP PAY AP	Retainage NWBP Onsite Pay App	07/25/2024	48,437.55-		
12100	Duckels Construction, Inc	SM0050-01	Harvest Water Line Repair	07/29/2024	19,656.00		
Total 12100:					939,969.45		
13423	Eclipse Window Tinting LLC	391	HC Window Tinting, Cardio & Fitn	08/01/2024	2,970.50		
Total 13423:					2,970.50		
12288	Emtech, Inc	1821	PW - HS Motor Rebuild	07/17/2024	1,531.95		
Total 12288:					1,531.95		
4890	FedEx	8-569-59964	Water Sample Shipping	07/25/2024	31.95		
Total 4890:					31.95		
12771	Fones Construction LLC	RACETRACK2	Refund Auto Pay Racetrack Renta	08/09/2024	750.00		
12771	Fones Construction LLC	RACETRACK2	Refund Deposit Racetrack Rental	08/09/2024	250.00		
Total 12771:					1,000.00		
12773	Freedom Mailing Services	48347	Utility Billing	07/25/2024	234.32		
12773	Freedom Mailing Services	48347	Utility Billing	07/25/2024	234.33		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 12773:					468.65		
13072	Frontier Station Inc	31065	Parks - Water Flowers	08/02/2024	101.99		
Total 13072:					101.99		
13420	Glock Professional, Inc	TRP/10020101	PD - Glock Armorer School for Ma	07/17/2024	250.00		
13420	Glock Professional, Inc	TRP/10020101	PD - Glock Armorer School for Pe	07/17/2024	250.00		
Total 13420:					500.00		
3870	Grainger Inc	9199186744	PW - Sprinkler Main Line	07/30/2024	216.12		
3870	Grainger Inc	9199186751	PW - DCP Zone Break	07/30/2024	802.86		
Total 3870:					1,018.98		
12702	Hagar Construction	2179.01	Utility Deposit Refund	08/07/2024	49.67		
Total 12702:					49.67		
12726	Hales Landscape Supply	67065	DCP Boxes	06/18/2024	361.44		
Total 12726:					361.44		
12768	Hayden Rental & Repair	3184	PW - Trailer Rental	07/16/2024	75.00		
12768	Hayden Rental & Repair	3188	Parks - Trimmer Line	07/22/2024	41.52		
12768	Hayden Rental & Repair	3219	PW - Trailer for Asphalt Roller	08/08/2024	75.00		
12768	Hayden Rental & Repair	3220	PW - Asphalt Cutting Fuel	08/08/2024	47.94		
Total 12768:					239.46		
13419	Housel, Preston	2021.15	Reimburse Overpayment	07/29/2024	.67		
Total 13419:					.67		
7095	Identity Graphics, Inc.	16920	PD - OHV Registration Decals	07/01/2024	253.75		
Total 7095:					253.75		
12827	Jacks's Tire & Oil	24-0579790-08	PW - Vac Truck Trailer Tires	07/23/2024	294.46		
Total 12827:					294.46		
13320	Kimball Midwest	102457687	PW - Street Maintenance Material	07/30/2024	1,801.84		
Total 13320:					1,801.84		
4465	LL Johnson	5268577-00	Vist Verde Sprinkler Repair	07/31/2024	318.53		
Total 4465:					318.53		
12828	Luminate Fiber LLC	1201AUG2024	3001061201 HPD Broadband	08/01/2024	134.42		
12828	Luminate Fiber LLC	4701AUG2024	3001154701 - Loadout Utilities	08/01/2024	73.85		
12828	Luminate Fiber LLC	6301AUG2024	3001106301 Hayden Center Broa	08/01/2024	258.90		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 12828:					467.17		
8375	MASON SIEDSCHLAW	2673	PD - Telephone Cloud Server	08/01/2024	317.00		
Total 8375:					317.00		
12926	McKinstry Essention, LLC	20074093	Annual Solar O&PM	07/30/2024	3,256.86		
12926	McKinstry Essention, LLC	20074093	Annual Solar O&PM	07/30/2024	3,256.86		
12926	McKinstry Essention, LLC	20074093	Annual Solar O&PM	07/30/2024	3,256.86		
Total 12926:					9,770.58		
12779	Meeker Sand & Gravel	042369	Honeysuckle Repair	07/12/2024	754.95		
Total 12779:					754.95		
13421	Mesa Planning & Design LLC	240401	Deepe PUD Review, Maple Minor	08/08/2024	350.00		
13421	Mesa Planning & Design LLC	240401	Cabins at Maple Review	08/08/2024	400.00		
Total 13421:					750.00		
9060	Mid-American Research Chemical	0824492-IN	HC - Custodial Towelettes	07/18/2024	250.29		
Total 9060:					250.29		
2960	MJK Sales & Feed Inc	371700	DCP Fence	07/05/2024	539.94		
2960	MJK Sales & Feed Inc	372039	DCP Tree Fence	07/12/2024	809.91		
2960	MJK Sales & Feed Inc	372993	DCP Tree Fence	07/29/2024	269.97		
Total 2960:					1,619.82		
8920	Murdoch's Ranch & Home Craig	INV-8651623	PW - Washington St Backup Pum	07/23/2024	359.99		
Total 8920:					359.99		
4060	Murray Dahl Beery & Renaud LLP	18695	Legal Review	08/05/2024	2,420.00		
4060	Murray Dahl Beery & Renaud LLP	18695	GID Legal Review	08/05/2024	4,002.21		
4060	Murray Dahl Beery & Renaud LLP	18695	Praire Run Legal Review	08/05/2024	1,562.50		
4060	Murray Dahl Beery & Renaud LLP	18696	Legal Review	08/05/2024	126.80		
Total 4060:					8,111.51		
13380	One Man Band Services	2	513 S Poplar St Tree Trimming	07/26/2024	1,850.00		
13380	One Man Band Services	3	326 Lakeview Rd Tree Trimming	08/06/2024	900.00		
Total 13380:					2,750.00		
13256	PDS INC	AR84787	PD - Copier	08/09/2024	30.91		
13256	PDS INC	AR85430	PW - Copier	08/09/2024	13.45		
Total 13256:					44.36		
13264	Premier Appliance Solutions LLC	243	HC - Concession Stand Refrigerat	08/01/2024	500.00		
Total 13264:					500.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
13334	PVS DX, INC	DE730000665-	WWTP - Chlorine & Sulfur Bottles	07/31/2024	120.00		
Total 13334:					120.00		
13375	Rinker Materials	29636837	NWBP Manholes	07/24/2024	11,328.00		
13375	Rinker Materials	29666256	NWBP Manholes	07/30/2024	2,040.00		
Total 13375:					13,368.00		
13194	RubinBrown LLP	1016784	Admin - CPA Services	07/31/2024	1,260.00		
13194	RubinBrown LLP	1016784	Water Admin - CPA Services	07/31/2024	630.00		
13194	RubinBrown LLP	1016784	Sewer Admin - CPA Services	07/31/2024	630.00		
13194	RubinBrown LLP	1016784	HC - CPA Services	07/31/2024	630.00		
Total 13194:					3,150.00		
13422	Salt Lake Wholesale Sports	99240	PD - Ledd Lethal Munitions	07/22/2024	1,221.00		
Total 13422:					1,221.00		
12248	SGS North America, Inc.	52160156621	PW - Water Samples	07/25/2024	128.06		
12248	SGS North America, Inc.	52160156651	PW - Quarterly Water Samples	07/25/2024	574.57		
12248	SGS North America, Inc.	52160156680	PW - Waste Water Quarterly Sam	07/29/2024	186.99		
Total 12248:					889.62		
5540	Snyder & Counts Feed & Supply	308514	PW - Chlortec Salt	07/16/2024	450.00		
Total 5540:					450.00		
12727	Stand Creative Studio	4448	Website Hosting	08/01/2024	150.00		
Total 12727:					150.00		
13047	Steadman Group LLC	HAYD1-2406	Region 1 Opioid Facilitation	08/08/2024	6,747.72		
Total 13047:					6,747.72		
12634	Sunrise Engineering, Inc.	0145209	NW Colorado Business Park CM	08/05/2024	30,902.75		
12634	Sunrise Engineering, Inc.	0145210	Washington St Extension Study	08/05/2024	6,071.00		
12634	Sunrise Engineering, Inc.	0145211	Bricker Apt Tap Sizing	08/05/2024	316.00		
12634	Sunrise Engineering, Inc.	0145211	Engineering Meeting	08/05/2024	1,400.00		
Total 12634:					38,689.75		
3700	Totally Kids Inc	2024 GOLF TO	Gold Sponsorship	08/09/2024	1,500.00		
Total 3700:					1,500.00		
13352	TransUnion Risk & Alternative	6609912-2024	PD & Court - People Address Sea	08/01/2024	75.00		
Total 13352:					75.00		
13190	Trey Steven Mullen	769	Media/Communications	08/01/2024	1,840.00		
Total 13190:					1,840.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
13417	Twin Enviro - Apex	JUL2024	Residential Trash Service	07/31/2024	27,954.01		
Total 13417:					27,954.01		
12864	UNCC	224070783	Swr - Utility Locates	07/31/2024	27.09		
12864	UNCC	224070783	Wtr - Utility Locates	07/31/2024	27.09		
Total 12864:					54.18		
12459	United Companies	1587753	PW - Asphalt Patching	07/31/2024	964.53		
Total 12459:					964.53		
7070	USA BlueBook	INV00433703	WWTP Lab Supplies	07/25/2024	500.62		
7070	USA BlueBook	INV00441930	WTP Lab Supplies	08/02/2024	319.52		
Total 7070:					820.14		
12805	Vector Disease Control	PI-A00015062	Truck Mounted Spraying	07/31/2024	2,984.00		
Total 12805:					2,984.00		
13086	Vital Records Holding, LLC	4358772	PD - Document Shredding	07/31/2024	57.95		
13086	Vital Records Holding, LLC	4376978	Admin - Destruction Bins	07/31/2024	110.46		
Total 13086:					168.41		
3880	Wagner Equipment Co	S04W0807562	PW - Backhoe Hyd	07/22/2024	601.26		
Total 3880:					601.26		
7580	Wagner Rents	C7452601	PW - Compaction Roller	07/25/2024	1,584.99		
Total 7580:					1,584.99		
13389	Wilson Williams LLP	872	Xcel Transition Proceeding	07/31/2024	153.00		
Total 13389:					153.00		
13061	Xerox Financial Services	6073151	178 W Jefferson C8145	08/01/2024	245.43		
Total 13061:					245.43		
4010	Yampa Valley Electric	1802JUL2024	1510001802 Street Lights	07/30/2024	3,355.22		
4010	Yampa Valley Electric	8003JUL2024	750008003 Hayden Center	07/30/2024	187.30		
Total 4010:					3,542.52		
13128	Yampa Valley Sustainability Coun	16634	RC Climate Action Collaborative	07/31/2024	18,335.00		
Total 13128:					18,335.00		
4245	Zirkel Wireless, LLC	281832	Acct 4378 internet	08/01/2024	99.00		
4245	Zirkel Wireless, LLC	282396	Acct 4377 internet	08/01/2024	79.00		
Total 4245:					178.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Grand Totals:					<u>1,491,411.73</u>		

Report Criteria:

- Detail report.
 - Invoices with totals above \$0 included.
 - Paid and unpaid invoices included.
-



Town of Hayden

Town Council Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Planning Commission Appointments

AGENDA SECTION: Consent Agenda

PRESENTED BY: Tegan Ebbert, Community Development Director.

CAN THIS ITEM BE RESCHEDULED: Yes, but not recommended.

BACKGROUND REVIEW: The Hayden Planning Commission has one vacancy for alternate member due to members leaving and terms ending. Stephanie Welch submitted a letter of interest to serve on the Hayden Planning Commission. Stephanie has lived off and on in the Yampa Valley for the last 10 years and recently purchased a home in Hayden. She previously has worked for the City of Steamboat Springs Recreation Department and SOS Outreach, an organization that provides multi year mentorships for youth. Stephanie currently works in admissions and enrollment for a program that provides support services for college students with diverse learning needs. Staff feels she will be an asset to the Hayden Planning Commission and recommend that he be appointed as an alternate member.

Typically, a Planning Commission appointment is 6 years, however because this position was left open by an unscheduled vacancy staff recommend that the term be set to expire on 1/31/2027 to stay consistent with when other terms expire.

RECOMMENDATION:

Move to approve the appointment of Stephanie Welch as an Alternate Planning Commission Member with a term expiring on 1/31/2027.

MANAGER RECOMMENDATION/COMMENTS: *I concur with the recommendation.*

Hayden Town Council,

I am interested in applying for the open seat on the Hayden Planning Commission as I am an active and interested Hayden resident who is excited to see thoughtful, intentional growth in the town of Hayden. I have lived in the valley on and off for the past 10 years and am thrilled to have recently rooted my family in the town of Hayden. I have enjoyed the kindness from our neighbors, the beauty of our spaces and deep-rooted sense of community that members of this town exude.

While this will be the first planning commission board that I will sit on, I am deeply interested in Hayden's economic growth and have found a strong interest in the town's Master plan. As my current full-time job manages a team that brings in about \$10M in revenue annually, I have a strong eye for numbers, analyzing data, working on a productive team, communicating effectively with external stakeholders and managing expectations.

I enjoyed meeting Tegan last week and believe I can contribute to fostering a welcoming, knowledgeable and caring committee that will put the people of Hayden first in efforts to support Hayden's intentional growth. I want to support the town's goals in allowing Hayden residents to feel a deep sense of community where they can find robust opportunities for residents of all types. I hope the town can continue to find more ways for residents to get involved in culture, physical activity, good food, music, and ability to stay connected, inspired and involved right here in town!

Thank you for your consideration,

Stephanie Welch



Town Council Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Review and Consider Approval of Ordinance 735

AGENDA SECTION: New Business

PRESENTED BY: Mathew Mendisco

BACKGROUND REVIEW: After working with Yampa Valley Bank and the legal team it was concluded that the best way to issue the authorized loan for the GID would be to convey the remaining lots at the business park to the GID for ownership with a reimbursement agreement in place of "proceeds from those sales" to be reimbursed back to the Town once the loan is paid off. This ordinance conveys the land, and puts the reimbursement in place. Its important to note that the GID Board and Town Council Board are one in the same people, so the ultimate control over funds will lay with the sitting Town Council as designed when the GID was formed which was for the purpose of funding improvements and the general operating levy.

Recommendation: Staff recommends approval of Ordinance 735 AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN OF HAYDEN AND LEGALLY DESCRIBED AS LOTS 3, 4, 5, 7, 8, 9, 10, 11 & 13, NORTHWEST COLORADO BUSISNESS PARK FILING 2, TO THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (1-2022). and setting a public hearing date for August 15, 2024 at 7:30pm.

ORDINANCE NO. 735

AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN OF HAYDEN AND LEGALLY DESCRIBED AS LOTS 3, 4, 5, 7, 8, 9, 10, 11 & 13, NORTHWEST COLORADO BUSINESS PARK FILING 2, TO THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (1-2022).

WHEREAS, the Town of Hayden, Colorado (the “Town”), is a Colorado home rule municipality, duly organized and existing under its home rule charter; and

WHEREAS, pursuant to Section 10-2 of the home rule charter and C.R.S. § 31-15-713(b), the Town, acting through its Town Council (the “Council”), is authorized to convey real property upon such terms and conditions as the Council may determine; and

WHEREAS, the Town is the sole owner of certain real property legally described as Lots 3, 4, 5, 7, 8, 9, 10, 11 & 13, Northwest Colorado Business Park Filing 2 (the “Property”); and

WHEREAS, the Town subdivided the various lots that constitute the Property for the purpose of sale and use as a business park (the “Project”), and in connection therewith, formed the Northwest Colorado General Improvement District (1-2022) (the “District”) to finance and construct public infrastructure necessary for the Project; and

WHEREAS, the Town Council of the Town is *ex-officio* the Board of Directors of the District; the presiding officer of the Town Council is *ex-officio* the presiding officer of the District; and the Town Clerk is *ex-officio* the Secretary of the District; and

WHEREAS, the Council has determined that it is in the best interests of the Town to convey the Property, as a whole or in parts, to the District in exchange for an unsecured promissory note or notes equal in value to the appraised value of the Property, or its various parts so conveyed, which promissory note(s) shall have such terms and conditions as are described in that certain Intergovernmental Agreement between the Town and the District, dated August __ 15 ____, 2024, (the “Intergovernmental Agreement”); and

WHEREAS, pursuant to the Intergovernmental Agreement, the District will use the Property to secure obligations that it may incur to finance the construction of public infrastructure for the Project.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, THAT:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Council.

Section 2. Conveyance of Property Approved. Pursuant to Charter Section 10-2 and C.R..S. § 31-15-713(b), the Council hereby approves the conveyance of Property, as a whole or

in parts, to the District in exchange for a promissory note or notes that conform to the requirements of the Intergovernmental Agreement.

Section 3. Severability. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. Effective Date. This Ordinance shall take effect, after publication after second reading in accordance with Section 3-3 of the Home Rule Charter, and shall be recorded in the Town Book of Ordinances kept for that purpose, authenticated by the signatures of the Mayor and Town Clerk.

Section 6. Public Hearing on Ordinance No. ____. A public hearing on this Ordinance will be held on August 15, 2024 at the regular meeting of the Hayden Town Council beginning at 7:30 p.m. at the Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3(d) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ON AUGUST 1, 2024, AND SETTING A PUBLIC HEARING FOR AUGUST 15, 2024 AT THE COUNCIL CHAMBERS OF THE HAYDEN TOWN HALL, LOCATED AT 178 WEST JEFFERSON AVENUE, HAYDEN, COLORADO.

BY: _____
Ryan Banks, Mayor

ATTEST: _____
Barbara Binetti, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3(h) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 15 DAY OF AUGUST, 2024.

BY: _____
Ryan Banks, Mayor

ATTEST: _____
Barbara Binetti, Town Clerk



Town of Hayden

Town Council Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Rejection of Resolution 2024-10 A Resolution Reactivating the Intergovernmental Agreement between the Town of Hayden and Routt County for the Purpose of Participating in the Coordinated election to be held on November 5, 2024, on August 1, 2024 Hayden Town Council due to a new IGA being necessary with Routt County.

AGENDA SECTION: New Business

PRESENTED BY: Barbara Binetti

CAN THIS ITEM BE RESCHEDULED: Not preferred

BACKGROUND REVIEW: In order to participate in the November 5, 2024 Coordinated Election, we must reactivate an Intergovernmental Agreement ((IGA) with Routt County which was originally executed August 28, 2007 which sets forth the specific terms and conditions regarding the conduct and finance of a coordinated election. The IGA was revised June 2, 2016 to automatically renew each year per Article I Purpose and General Conditions, 1.04 Term, Renewal, and Activation.

RECOMMENDATION: Move to approve Rejection of Resolution 2022024-10 A Resolution Reactivating the Intergovernmental Agreement between the Town of Hayden and Routt County for the Purpose of Participating in the Coordinated Election to be held on November 5, 2024, due to the issuance of a new IGA.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with the recommendation. This is required to correct the Resolution in error and to participate in the coordinated election.*



Town of Hayden

Town Council Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Resolution 2024-15 A RESOLUTION RATIFYING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF HAYDEN AND ROUTT COUNTY FOR THE PURPOSE OF PARTICIPATING IN THE COORDINATED ELECTION TO BE HELD ON NOVEMBER 5, 2024.

AGENDA SECTION: New Business

PRESENTED BY: Barbara Binetti

CAN THIS ITEM BE RESCHEDULED: Not preferred

BACKGROUND REVIEW: In order to participate in the November 5, 2024 Coordinated Election, we must ratify a new Intergovernmental Agreement ((IGA) with Routt County which was originally executed August 28, 2007, which sets forth the specific terms and conditions regarding the conduct and finance of a coordinated election. n.

RECOMMENDATION: Move to approve Resolution 2024-11 A Resolution Ratifying the Intergovernmental Agreement between the Town of Hayden and Routt County for the Purpose of Participating in the Coordinated Election to be held on November 5, 2024.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with the recommendation. This is required to participate in the coordinated election.*



Town Council and GID Commission Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Review and Consider Approval of IGA between Northwest Colorado GID and Town of Hayden for Reimbursement of Capital Expenses for Northwest Colorado Business District

AGENDA SECTION: New Business

PRESENTED BY: Mathew Mendisco

BACKGROUND REVIEW: As we approach the final week before closing with Yampa Valley Bank on the loan for the business park we need to put in place an IGA that will allow the GID to reimburse the Town for capital expenses related to the business park. These are all related to the public infrastructure that will be installed which include water, sewer, dry utilities, roads, geothermal, CMCA, and administrative expenses related to the management of the process. What this also does is puts in place a cost sharing agreement with the Town and the GID for the sale of the business park lots (outside of the ones under contract) after debt has been paid off for the 70% committed per our loan with YVB and unrestricted for the 30%.

Recommendation: Staff recommends approval of IGA between Northwest Colorado GID and Town of Hayden for Reimbursement of Capital Expenses for Northwest Colorado Business District



Town of Hayden

Town Council Agenda Item

MEETING DATE: August 15, 2024

AGENDA ITEM TITLE: Trapper Solar Project discussion and staff comments

AGENDA SECTION: new business

PRESENTED BY: Tegan Ebbert, Community Development Director.

CAN THIS ITEM BE RESCHEDULED: Yes, but not recommended.

BACKGROUND REVIEW: As discussed during staff updates at the August 1, 2024 Town Council meeting, staff received a referral request to provide comments for the Trapper Solar Project. It is infrequent that staff provide comments indicating that the project is not supported due to the culmination of concerns. Staff wanted to allow Town Council to review the letter and provide feedback before it is formally submitted.

The Town Council may choose to take a formal position on the project and can direct staff to put a resolution indicating a formal position on a future agenda.

RECOMMENDATION: Review staff referral comments and discuss option for Town Council to take a formal position on the project.

MANAGER RECOMMENDATION/COMMENTS: *I concur with the recommendation.*



Attn: Alan Goldich
Routt County Planning Department
136 6th Street, Suite 200
Steamboat Springs, CO 80487

August 16, 2024

RE: Trapper Solar Project Special Use Permit; PL20240046

Mr. Goldich,

Upon review of the submittal documents for the Trapper Solar Project Special Use Permit application, the Town of Hayden identified the following concerns:

1. The primary proposed access route of South Poplar Street, through the Town of Hayden, is not supported by the Town staff. The proposed route will travel through residential areas, a school zone, past the West Routt Fire Protection District station, and over the Poplar Street bridge. This area is congested with pedestrian and vehicular traffic during the beginning and ending of each school day. The Poplar Street Bridge is slated for a major replacement project beginning in 2025 and we have no assurance that it will be completed when the Trapper Solar Project breaks ground in 2026. This route has become a problem pinch point for traffic flow in the Town of Hayden. Town of Hayden staff, including the Hayden Police Chief, Hayden Public Works Director, and the Hayden Community Development Department, as well as the West Routt Fire Protection District have discussed this proposal and concluded that allowing this to be the primary access route conflicts with public safety. Town staff have suggested to the applicant that the Haul Road is a more appropriate access route.

2. A large portion of the proposed project is located on the Stokes Gulch State Land Trust (SLT) property, containing 1,878 acres. Stokes Gulch SLT has been part of the Colorado Parks and Wildlife (CPW) Public Access program since 1994 and it contains 34% of the state land trust property enrolled in the public access program in Game Management Unit (GMU) 13. This property is open to the public to hunt pronghorn antelope, mule deer, elk, sharptailed grouse, and geese. Archery hunters, muzzle loader hunters, and rifle hunters with a valid hunting license are permitted use this property. GMU 13 covers the area south of Hayden, south to the Williams Fork area, and west to Craig.

In conversations with State Land Trust staff, it was indicated that an evaluation of leases is done on a property following local approval of a project on SLT property. This means we do not have precise clarity regarding the future of the Stokes Gulch SLT Public Access lease however, conversations with CPW staff



indicated that they expect the public access lease to cease entirely. Hunting and the large solar fields are incompatible uses and the area of solar development blocks access from the public right of ways that hunters rely on to access the Stokes Gulch SLT.

GMU 13 has very few acres of public hunting area, so the loss of a large and highly accessible piece of land available for public hunting does impact our community. This property may not be prime hunting land, however it is accessible in a way that allows youth, senior citizens, people with ambulatory barriers, and new hunters to participate in the sport easily due to its unique positioning along a large section of public right of way (County Road 59). Hunting puts food on the tables of Hayden community members and hunting is one of the few tourist economies that Hayden has.

As the Hayden area braces for the transition of our economy with the closure of the Xcel Hayden Station, we participated in a modified Recreation Economy for Rural Communities study in 2023. The study explored how we can help diversify our economy through enhancing outdoor recreation with the ultimate goal of fostering business activity. One of the top suggestions that came out of this study was to better promote the publicly accessible amenities that Hayden has in its vicinity, such as Stokes Gulch. Loss of the area is averse to this economic development strategy we have deployed.

Outdoor recreational resources and the economic potential of the hunting industry are values that the Town of Hayden has incorporated into their defining documents.

The Hayden Forward Master Plan includes the following goals and statements:

Parks, Recreation & Open Space Element: With easy access to hunting, fishing, biking, skiing, tubing and many more outdoor activities, it is abundantly clear that one of Hayden's natural advantages is its ample recreational opportunities.

Goal HHC.HL2: Create access to locally sourced foods, including community access for hunting and fishing on public lands.

Action RE.HL2.2: Create an identity for Hayden as the capital or hub of certain outdoor activities (e.g. gravel biking, hunting, etc.). Because Hayden competes with other communities for tourists/visitors, it will be important to differentiate the Town's image or brand from its competitors.

The Town of Hayden's Mission statement is: *Empowering each neighbor with sustainable investments, sufficient outdoor recreational resources, an inclusive & welcoming culture, and diverse means & opportunities to prosper.*

The application did not speak to the impact discussed above, nor proposed mitigation efforts, as required in the Routt County UDC therefore the Town of Hayden staff feels that content is missing from their application submittal. Town of Hayden staff have brought up this concern several times to the applicant prior to the submittal of their application.



Several of the portions of the Economic and Community Benefit Analysis fail to provide the information required in the Routt County UDC so we are unable to adequately evaluate impacts to demand on local government services or if any community benefits are being provided to the Hayden area.

3. Housing inventory is an item of concern for the Town of Hayden. In a community where we currently lack housing for some of our most essential workforce members, it would be irresponsible to ignore this item. In 2022 the Town of Hayden conducted a Housing Needs Assessment. The assessment evaluated the housing demand of the existing Hayden area employers. Pressure to meet the housing demands of Steamboat, Craig, or out of area employers were not evaluated. The assessment found that the Town of Hayden is in a significant deficit of all typologies of housing and at all price points. Hayden also lacks lodging facilities. Our concerns are focused on the proliferation of workforce members living in campers for extended periods of time associated for the project build out both in and around Hayden or heavy use of man camp style temporary workforce housing sites surrounding the Town boundary. The Town of Hayden would like to evaluate whether those strategies will be employed at the time that we review the application for the Trappers Solar Project in totality as it could cause demand on our public services.

The applicant provided data points regarding housing and lodging availability in Routt and Moffat counties and it is understood that housing cannot be secured at this stage of the project timeline however the Town of Hayden requests additional specificity regarding actual housing strategies that will be pursued for the construction phase of this project.

As the result of the three above-mentioned concerns, the Town of Hayden does not support the application as currently submitted.

Respectfully,

Tegan Ebbert
Community Development Director
Town of Hayden

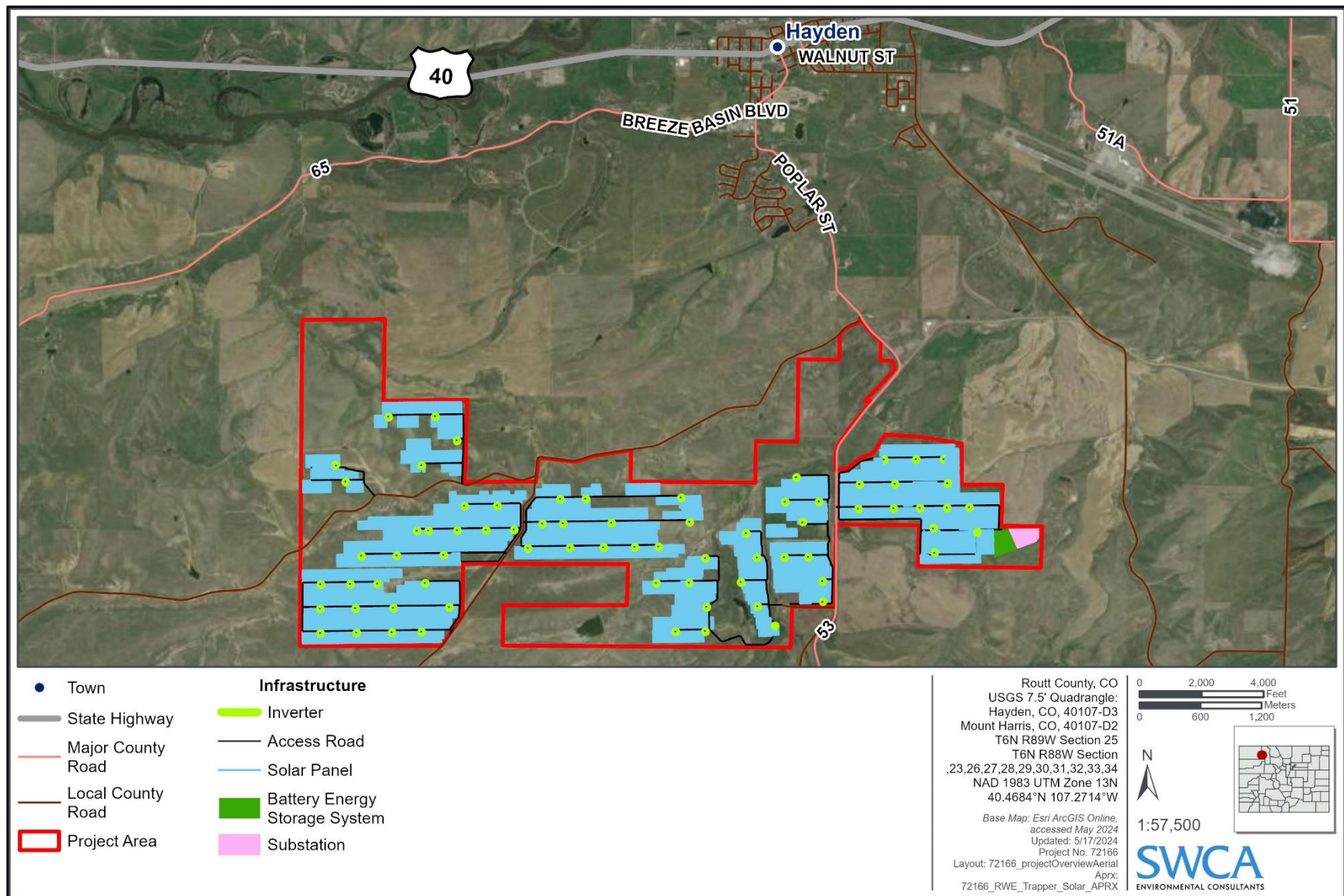
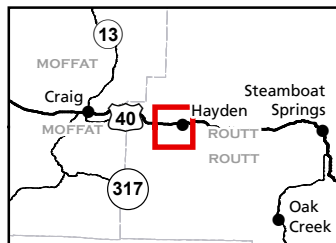
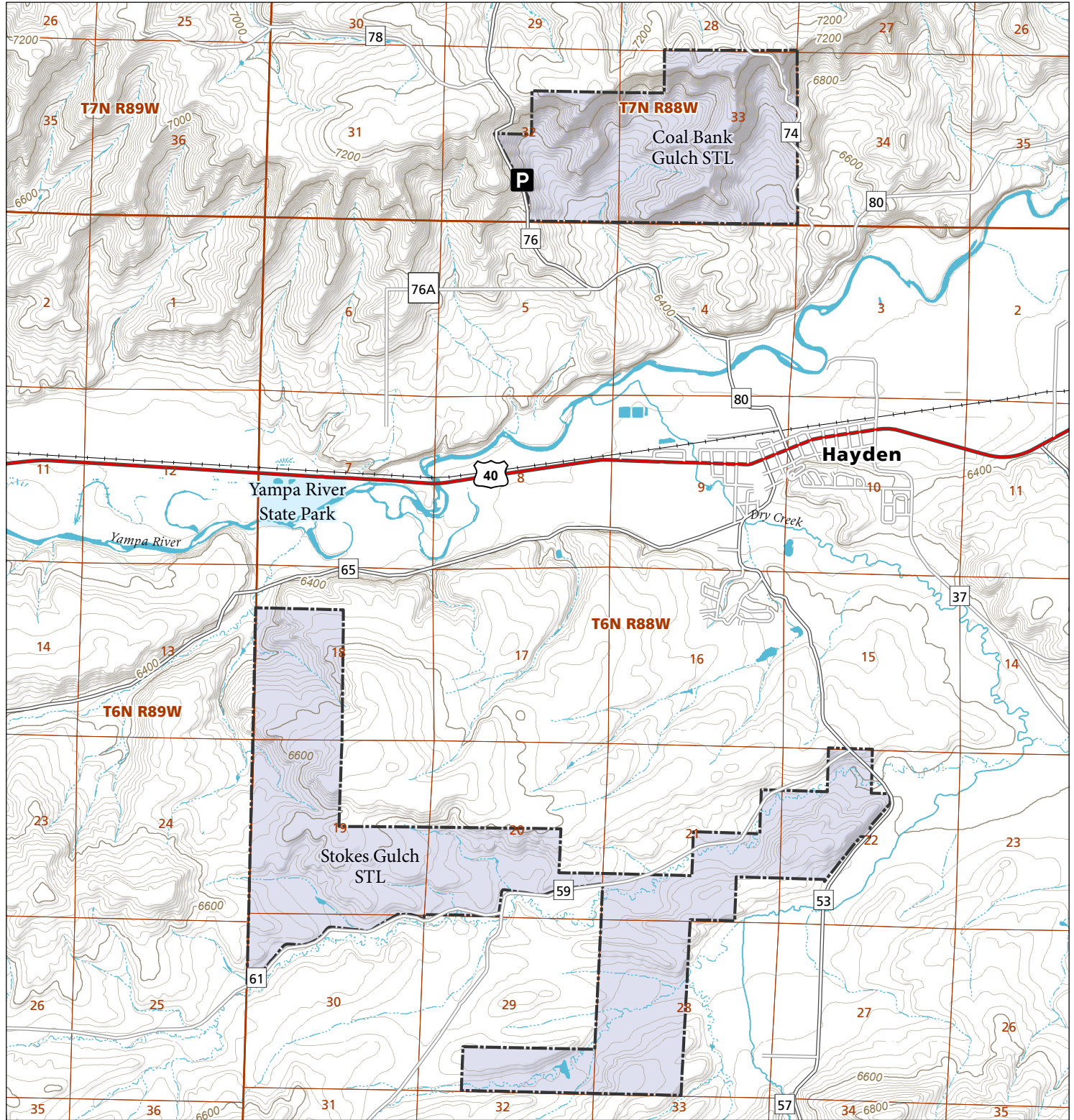




Figure 2. Trapper Solar Project area.

Stokes Gulch & Coal Bank Gulch STL Hunting and Fishing Access Program

Please see the current Colorado State Recreation Lands brochure for listing of land use regulations and access points for this property and other SLB parcels open for wildlife related recreation. Also refer to the CPW Fishing and Hunting information brochure for current hunting and fishing regulations.

Map Updated: 8/16/2023



-  STL Boundary
-  State Park
-  Parking
-  No Public Access

