

## Hayden Town Council Regular Meeting April 3, 2025

### Call to Order/Roll Call

Mayor Banks called the regular meeting of the Hayden Town Council to order at 6:00 p.m.

Mayor Banks Offered a moment of Silence

Mayor Banks Led the Pledge of Allegiance

Mayor Pro Tem Gann, Councilmembers Bell, Haight, Hicks, Carlson, and Hayden were present. Also present were Town Manager Mathew Mendisco, Assistant Town Manager/Community Development Director, Tegan Ebbert; Finance Director Andrea Salazar, Town Clerk, Barbara Binetti; Public Works Director, Bryan Richards; and Chief Scott Scurlock.

### Councilmember Reports and Updates

Councilmember Bell ask how we would go about with the State and County to build side-by-side trails and dirt bikes around the County around Hayden. More and more every day we are being forced to rely on more tourism, with more industry shutting down, we are a pretty one-dimensional community but have so much to offer and need to take advantage of that. We have so much great stuff out our back door. Mathew said that we actually did do a project in 2023. Tegan said she would send the Board the Recreational Economy Report For Rural Communities of 2023 that speaks to this. We are trying to figure out what we have right now so we can decide what to expand on. She will also reach out to Meeker since they have their own Recreation District and see how they have structured things. Mathew said that since the Council is doing the new strategic plan, this will be something that can be targeted for discussion. Ryan Bell would like to be involved with the discussion and moving the moto cross track over to the race track as a possibility. Danny Hayden asked who maintains the race track now, Mathew answered that we do as the Town owns the property.

### Study Session – none

### Public Comment

Essam Welch – 265 W. Washington Avenue. I am blessed to be able to walk my daughter to school everyday and was thrilled when I heard that the Poplar Bridge project was going planned last year. I referred back to the language on the bridge that I understood was to be Federally funded. The language says it better that I can about the dangers of the bridge. (the language on record, published by the Town) I learned in the media lately that the project is in danger of not happening due to the Transportation funding. I implore that the Council and Staff do whatever is possible to follow through with the original plans to get the bridge corrected. Please make the project happen as close as was designed. Councilmember Hayden asked who inspects the bridge, Bryan Richards responded that CDOT inspects the bridge. Mayor Banks said we got good news. Mathew Mendisco said that we have gotten the news that the Federal Funding has been released but it is to late to do it this year but we will be able to do it next year.

Ginny Winn – 179 4<sup>th</sup> Street. I came tonight as I saw there was discussion for the proposed housing at the old skate park for Town employees and critical positions. I have a couple of questions that I need answered that don't make sense to me right now. Is there a need? Why are we not aligning with Prairie Run that is supposed

to have affordable housing – the 129 units that that we helped fund. Why are we looking at this next process? What really is our need? Mayor Banks replied that this is a presentation for that skate park asset and this is just an exploring of our options at this time and we can't answer your questions right now because we don't have the information yet. We are not voting on this it is just a presentation for a technical assistance program.

Proclamations and Presentations - The Small-scale Housing Technical Assistance Program from CHFA, old skate park site review

Mary Coddington and Tim Reinen with the Technical Assistance Program, and Margie Joy with CHFA joined the meeting remotely. Mary presented the CHFA Technical Assistance program review and the pilot program Ship 2.0. Hayden is considering future uses for a parcel of town owned land that is currently serving as a community skate park. This parcel is at 362 S. Poplar, east of a manufactured home park and north of the County Fairgrounds. The town is moving the skate park to a larger location. The goal of the technical assistance, awarded through the Colorado Housing and Finance Authority, is to provide a clear and actionable plan to advance community priorities for the site. This includes identifying and detailing funding options and their availability, offering design direction that aligns with the town's vision, and outlining practical next steps to achieve these goals. and would like to repurpose the existing site to become 5-7 units of housing that would be affordable to town employees and other residents that fill critical positions in the community. Hayden is chosen as only the second community ever by CHFA (2 out of 60) for a pilot program – Ship 2.0- for a program to close the financing gap to make this project feasible. If the Town decides this is something they want to do, we will begin the next phase of the project where units could be occupied by June of 2026. Mary said that CHFA is stepping in with two different sides of this equation. They are offering to come in as the lender at 2.5% interest for the initial funding and they are also offering to come in as the gap funder. They are ready to step up and cover the \$2.8 million dollar gap themselves. This money has already been set aside for this program for Hayden. No other funding is required. CHFA is very excited that the Town's program has been chosen and is a very special project for your community. Margie Joy also reiterated how excited they are on the Pilot project that can bring something very nice to Hayden's community. Mayor Banks said this would be an item on our next meeting agenda of April 17<sup>th</sup>.

#### Consent Agenda Items

- A. Consideration of minutes for the Regular Meeting of March 20, 2025
- B. Consideration to approve ratified payments dated March 26, 2025 in the amount of \$15,041.73
- C. Consideration to approve payments dated March 31, 2025 in the amount of \$127,204.05
- D. Consideration to approve the draft of December 2025 Financial Statements
- E. Review and approve appointment of Conner Peterson to the Hayden Parks and Recreation Board
- F. Review and approve appointment of Dan Gilbertstadt to the Hayden Parks and Recreation Board
- G. Review and approve appointment of Erica Royer Benson to the Hayden Parks and Recreation Board of Minutes – March 6, 2025

Councilmember Bell moved and Councilmember Hicks seconded. A roll call vote was held and the motion passed unanimously.

Items Removed from Consent Agenda There were none

Old Business - None

New Business

- A. Review and Consider for Approval RESOLUTION NO. 2025-02 A RESOLUTION IN SUPPORT OF A MOUNTAIN PASSENGER RAIL STATION IN THE TOWN OF HAYDEN

Cody Hedges with CDOT presented a short presentation as Mathew Mendisco had sent him a list of the Councils' questions. Service Option A is the plan that we are going with. The average trip length from Denver to Hayden is one question Mathew asked. This will change in time but the old Yampa Valley Mail in the 1950's was a 7-8-hour schedule, Hayden to Steamboat is 30-40 minutes, but again based on the old schedule. Another question was the difference between commuter and inner-city rail cars. They don't have to be different, however, the big thing on this service is because this is shared service with freight. The cars have to meet crash worthiness. How long passenger trains take to stop and start? Varies, but on average it is 8 minutes added to a stop, which includes "dwell" time. The airport connection would be a phased approach. It would take a lot to build a new line. For the early time it makes more sense for there to be a bus connection from the Hayden station to the airport. As far as depots, most all are being reused because it makes more sense and they are already in prime locations. As far as the Resolutions, these were asked for to get overall support from localities, commitments for the depot locations, and a commitment to complete a Rail Station Area Plan.

Councilmember Haight asked when work would begin up here. Cody said there is not a specific time line yet said that this is still in negotiations. Mathew said that the last meetings with CDOT that initial agreements have been readied with the Union Pacific and that the planning goal of the State is for it to begin after May. The Governor is pushing for this rail to get moving as soon as possible. Councilmember Haight said with so many things up in the air with this, I am struggling to understand why we need to have the Resolution now versus waiting until there are more questions answered. Cody said that the more information we have when we go into negotiations with the UP, the more opportunity we have for a successful negotiation. This Resolution is not financially binding but shows the unity of the communities for the project. The UP wants to talk to the State as one voice. Councilmember Haight asked if Hayden decided now is not the time but wanted to opt in later, would that be an option? Mathew said that probably with projects like this, there are moments in time when if you are not on in the beginning of a project, it is not viable to jump in later. Cody said that if when we go in to talk to the UP and we have already had the conversation without Hayden, and then Hayden wants to jump in, it will take the discussions back to zero. The UP is very difficult to work with. They are a private company and it has to be advantageous to them. Mathew said the only reason this is viable at this time is that there is less freight on the rail and secondly that the Moffat Tunnel Lease was up last year and the State was able to negotiate with the UP. Again, timing is everything. Councilmember Hayden asked about potential ridership. Mathew said that was part of what will be in CDOT's study. Councilmember asked if we could do a community survey. Mayor Banks said that there is already a community survey being done with the RTA.

Mayor Banks moved and Councilmember Bell seconded. A roll call vote was held and the motion passed unanimously.

- B. Review and Consider for Approval the Consultant Contract with Zenobia Consultant for the Hayden Resiliency Study  
Bryan Richards reported that this year we are doing water studies to identify where water loss is occurring in order to try and mitigate the losses. This is the consultant that will help give us the answers.

Councilmember Carlson moved and Mayor Pro Tem Gann seconded. A roll call vote was held and the motion passed unanimously

- C. Review and Approve the Construction Contract with T's Construction and Property Preservation for the Northwest Business Park Geothermal Schedule 2 Pump House.  
Bryan Richards said this contract is for a portion of lot 11 for the building shell and a little bit of plumbing. We will save money by using our new Vac truck on this project.

Mayor Banks moved and Mayor Pro Tem Gann seconded. A roll call vote was held and the motion passed unanimously

Pulled Consent Items There were none

#### Staff and Councilmember Reports and Updates

##### 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:

The Resiliency Project needs a Councilmember or two to participate on the committee. Councilmembers Carlson and Bell volunteered.

##### ADMINISTRATION

Mathew Mendisco, Town Manager:

We will forego staff reports to move forward to the Executive Session.

Barbara Binetti, Town Clerk

Andrea Salazar, Finance Director:

#### Councilmember Reports and Comments:

Executive session: SESSION – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S Section 24-6-402(4)(b)

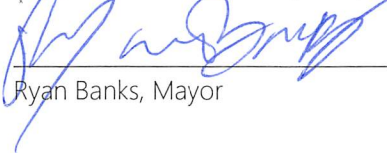
Mayor Banks moved for an Executive Session, Councilmember Hicks. A roll call vote was held and the motion carried unanimously.

Adjournment: Mayor Banks adjourned the meeting at 8:43 p.m.

Recorded by:

  
Barbara Binetti, Town Clerk

APPROVED THIS 17th Day of April, 2025.

  
Ryan Banks, Mayor

