

Hayden Town Council Special Meeting May 22, 2025

Call to Order/Roll Call

Mayor Banks called the regular meeting of the Hayden Town Council to order at 6:44 p.m.

Mayor Banks Offered a moment of Silence

Mayor Banks Led the Pledge of Allegiance

Mayor Banks, Mayor Pro Tem Gann, Councilmembers Haight, Hicks, Carlson, Bell, and Hayden were present. Also present, were Assistant Town Manager/Community Development Director, Tegan Ebbert, Public Works Director, Bryan Richards; Rhonda Sweetser, Director Parks and Recreation, and Chief Scott Scurlock. Town Manager Mathew Mendisco; and Deputy Town Clerk, Christie Haight.

Councilmember Reports and Updates

Study Session – YAMPA VALLEY REGIONAL AIRPORT EXPANSION PLANS

Kevin Booth, YVRA Director, and Tenneal Gerber Assistant Director, presented an update on the upcoming changes at the airport.

Public Comment –

Elizabeth Spinazzola, 455 W Jefferson Ave Unit 105, handed a letter to the Council

JJ Pike, 499 W. Washington, most of her comments were about MSA. Her first point was communication and how to communicate with the Council. She hasn't figured out how to communicate yet and get a back and forth. JJ gave a handout to the board members of the landscaping map at Main Street Apartments. She asked for the Council to look at the MSA development from the view of her home. She also reminded the Council to keep in mind the extension of West Washington.

Dana Haskins, 575 W Washington, Dana had two items: Communication and the development process for the Town. It feels that we are the mercy of developers. Don't feel like our town is protected or care how they feel. Suggesting to commence quarterly open meetings for Q&A and to make a moratorium on development until codes can be rewritten.

Proclamations and Presentations –

- A. Resiliency Project Update: CU Boulder Capstone group presents the community engagement plan.
Sam, Brooke, and Demi of the CU Capstone team presented the goals of the project.
- B. NCIC Presentation: Commissioner Tim Redmond (Northwest Colorado Innovation Center)
Commissioner Time Redmond thanked the town for being a partner during the ED changes.

Consent Agenda Items

- A. Consideration of minutes for the Regular Meeting of May 1, 2025 as amended.
- B. Consideration to approve payments dated May 2nd – May 12th, 2025 in the amount of \$185,048.63

- C. Consideration to approve payment approval dated May 14th, 2025 in the amount of \$112,427.41
- D. Consideration to approve payment approval dated May 14th, 2025 Hayden Merc in the amount of \$3,710.33

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

Items Removed from Consent Agenda There were none

Old Business - There was no Old Business

New Business

- A. Approve Construction Contract with Oldcastle SW Group, Inc. dba United Companies for the 2025 Hayden Paving Program
Bryan Richards updated the Council on the work that will be done on HWY 40 on Poplar to right before the Fairgrounds as well as the section at the entrance of the Bus Barn. Work will be done in early June. Traffic will be rerouted to 3rd street and open at night.

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

- B. Public Hearing: Conditional Use Permit application for the Explorist.Life Business application for three warehouse structures, RV parking with product testing and limited onsite occupancy, and all associated infrastructure and amenities to be located at Lot 12, Northwest Colorado Business Park F3.

Explorist.Life Business presented their project that is across from the airport and explain on what they do focusing on mobile, marine, and off-grid electrical systems. They also run a You-Tube training videos to promote education. They are investing in a permanent facility that actually has enough land area to support their future growth. As part of the site-plan, they are asking for 6 RV sites that will be working sites, no camping sites. Councilmember Haight felt that the site plan and application don't align as to the sewer. Mathew said it isn't in the site plan but is in the building plan. Ty Johnson, the Town's consultant contract planner, spoke to the conditional use permit on the 6 RV sites for overnight occupancy. He went through the criteria and the findings of fact for each criterion. The Planning Commission voted unanimously to recommend approval to Town Council. Councilmember Carlson asked if a project of this nature go against our short-term housing. Mathew and Tegan responded that it does not go against our ordinance because there is no remuneration.

Mayor Banks opened the Public Hearing at 8:37 p.m. as there were no public comments, the hearing closed at 8:38 p.m.

- C. Review and Consideration of the Conditional Use Permit application for the Explorist.Life Business application for three warehouse structures, RV parking with product testing and limited onsite occupancy, and all associated infrastructure and amenities to be located at Lot 12, Northwest Colorado Business Park F3

Mayor Banks moved and Mayor Pro Tem Gann seconded. Councilmember Haight requested that the site plan be updated to be consistent with the MVP plans for the building reflecting the utilities.

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: Absent
Rhonda Sweetser, Director Parks and Recreation:

POLICE

Scott Scurlock, Chief of Police:

PUBLIC WORKS

Bryan Richards, Public Works Director:

PLANNING

Tegan Ebbert, Assistant Town Manager:

ADMINISTRATION

Mathew Mendisco, Town Manager: Gave a general update; the County sent a contract for a lot at the business park. A PILOT contract was requested and the Council can expect to see that contract moving ahead. We gave an update on the Resiliency plan that is moving forward. The Geo-thermal project is moving ahead as well. The drilling is happening as we speak. There will be a better update on June 5th. We will have an executive session for further information at the next meeting for discussion on the first right of refusal of the opened up 57 acres adjacent to the business park at the airport.

Barbara Binetti, Town Clerk.

Andrea Salazar, Finance Director:

Councilmember Reports and Comments:

Executive session: There was no Executive Session

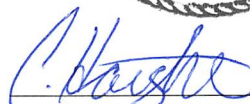
Adjournment: Mayor Banks adjourned the meeting at 8:49 p.m.

Recorded by:

APPROVED THIS 22nd Day of May, 2025.



Ryan Banks, Mayor



Christie Haight, Deputy Town Clerk