

Hayden Town Council Meeting August 21, 2025

Call to Order/Roll Call

Mayor Banks called the regular meeting of the Hayden Town Council to order at 6:38 p.m.

Mayor Banks Offered a moment of Silence

Mayor Banks Led the Pledge of Allegiance

Mayor Banks, Mayor Pro Tem Gann, Councilmembers Hicks, Haight, Hayden, Carlson, and Bell were present. Also, present were Mathew Mendisco Town Manager, Chief Scott Scurlock, and Town Clerk Barbara Binetti.

Study Session – NONE

Councilmember Reports and Updates –

Councilmember Bell said that he walked the old race track with Public Works Director Bryan Richards and Kyle Barrett and discussed moving the dirt bike track to the old race track. Mayor Banks suggested that the Council discuss this more before having Staff look into it anything further. Mayor Banks asked for this to be put on a future work study in September.

Mayor Banks, Mathew Mendisco, and Bryan Richards attended the Geothermal Event at the airport on August 20th. The event was very well attended with over 140 people in addition to the Governor and Senators from Colorado. Mathew said that people were impressed with what Hayden is doing and that Hayden received national recognition in the press. The Yampa Valley Regional Airport has reached out with interest in the Geothermal. Mathew also reported that the sale of a lot in the business park to Routt County was completed on August 19th.

Public Comment –

- 1) Joabe Corenco, 897 Dry Creek, thanked the Town for moving the old ramp from the old skate park to the new one but did ask that it would not take away from the square footage that is already there.
- 2) Shari Copeland, 131 S 5th Street, asked what it would take to get some stop signs put in at 5th street and Drunk Alley as people are speeding in that area all of the time.

Proclamations and Presentations –

Consent Agenda Items -

1. Consideration of minutes for the Regular Meeting of August 7, 2025
2. Consideration to Review and Approve Payments dated August 13, 2025 in the amount of \$593,690.38
3. Consideration to Review and Approve Hayden Merc Payments dated August 14, 2025 in the amount of \$4993.70

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

Items Removed from Consent Agenda There were none

Old Business –

1. Public Hearing: A Public Hearing on the Service Plan for Dry Creek Village West Metropolitan District and related documents and to Approve a Resolution 2025-05 A RESOLUTION APPROVING THE DRY CREEK VILLAGE WEST METROPOLITAN DISTRICT SERVICE PLAN AND ASSOCIATED MATTERS AND DOCUMENTS

A Public Hearing opened at 6:55

The following had Public Comment:

Robbie Leach, 18500 Lyn View Trail, Hayden – spoke in support of the metro districts

Katie Bonds – 150 S 500 E, Utah, - Doesn't live here requesting a solid no vote because of the water rights that come with previous water rights ... wants to make pinyon pines a top priority for our town. Mayor Banks addressed Ms. Bonds telling her that she is wrong to come here and call out our town manager and staff as having a special agenda as they are going by our/the Council's direction.

JJ Pike, 490 W. Washington, Hayden – wanted to address both of the metro districts ... pros and cons for Metro Districts in small towns. She wanted to address the 300 units in process right now and would like to have the town slow down and see how the needs are after those are built. She would like a no vote tonight on these metro districts.

Dan Faucett, 335 S Poplar, Hayden – Mr. Faucett asked why there is a need for a metro district.

Shari Copeland, 131 S 5th Street – She spoke to why metro districts can be harmful for a small town. She said that they create long term burdens to future home owners and that costs can become overwhelming. They may offer a quick fix for developers but are a poor match for our small town.

With no further Public Comment, the hearing closed at 7:09 p.m.

David O'Leary responded for the Dry Creek Metro District representing Vinny English and Benny Byler. He spoke to the district having either 50 single homes or 100 apartments. He showed how the financial plan shows how the Metro Districts would be paid for. Councilmember Hayden asked what the zoning is in that area. Mathew Mendisco responded that it is residential low density and that this area was in affect before the Town had limits on entitlements. There was further general discussion on the metro district. The Town attorney Thad Renaud reminded the Council that any quasi-judicial setting decision needs to be based on the complete evidence presented before the Council.

- i. Review and Consideration to Approve a Resolution 2025-05 A RESOLUTION APPROVING THE DRY CREEK VILLAGE WEST METROPOLITAN DISTRICT SERVICE PLAN AND ASSOCIATED MATTERS AND DOCUMENTS

Councilmember Bell moved to approve the Resolution 2025-05: A RESOLUTION APPROVING THE DRY CREEK VILLAGE WEST METROPOLITAN DISTRICT SERVICE PLAN AND ASSOCIATED MATTERS AND DOCUMENTS, Mayor Pro Tem Gann seconded. A roll call vote was held. Mayor Banks, Mayor Pro Tem Gann, Councilmembers Bell, Haight and Carlson voted aye. Councilmember Hicks and Hayden voted nay. The motion carried 5-2.

2. Public Hearing: A Public Hearing on the Service Plan for Moonlit Meadows Metropolitan District Nos. 1-3 and related documents. Resolution 2025-06: A RESOLUTION APPROVING THE MOONLIT MEADOWS METROPOLITAN DISTRICT NOS. 1-3 SERVICE PLAN AND ASSOCIATED MATTERS AND DOCUMENTS

The Public Hearing opened at 8:47 p.m.

The following had Public Comment

JJ Pike, 499 Washington Ave – The housing needs assessment suggested 300 units by 2027 ... we have that many units being built right now. I would like it to slow down. We want to see a variety of housing, like court yard homes. It would be a better fit and would feel like a community. We don't need to be like steamboat and like Courtney said last meeting, it seems that we are saturated. I still think we should slow down. I would like to urge you to say no to Moonlit Meadows Metro District. I feel this is different than the Dry Creek metro District. It is premature as it is still zoned as open space so needs to be zoned before it goes forward. 948 additional units are more than doubles our town. I urge you to vote no.

Dan Faucett, 335 S Poplar - Has lived in town for 48 years. I feel that we need to see how it balances out. What he wanted to know exactly was why do we have water restrictions if we have abundant water, especially for all of the additional units. What about the water plant??? He was on the fire dept for 40 years. The power plant provided 64 % of the budget and 20mile was giving us \$100Ka year even though they are not in our district. There is a huge problem coming down the road. As Town Board, you need to be very educated on metro districts ... I am against the development completely due to the traffic.

Albert Deepe – 412 high meadow court – spoke in general in support Moonlit Meadows project.

Public Hearing closed 9:13

Matt Rullion responded for the Moonlit Meadows Metro District. The developer Paul Wember was also in attendance. Tonight is not about entitlements, the type of housing, traffic, is all ahead of you. There are some projections and some things that are projected to be built., like JJ said court yard, yes and no apartments. As to the timing of why we are requesting the Metro District now is because when ready developer can only happen in November of the year. With the districts in place now, it will allow us to get financing. We are looking for 50 - 60 mils. Per unit. What happens to homeowners if the developer doesn't finish? here are protections. 50 mils continue to be paid, the risk switches to the bond holders. Districts do not go bankrupt because of protections. The mil debt would never rise.

Councilmember Bell asked if there has been a preliminary plat. Mathew responded no, as Albert Deepe had told the Council, the land had been residential then the Deepes applied for it to be open grazing and the zoning was changed. The Developer has submitted preliminary plat for rezoning and PUD. It is in review and

not come to the planning commission yet. Councilmember Bell didn't see the need to move forward without any having a plat that has been approved even preliminarily.

- ii. Review and Consideration to Approve a Resolution 2025-06 A RESOLUTION APPROVING THE MOONLIT MEADOWS METROPOLITAN DISTRICT NOS. 1-3 SERVICE PLAN AND ASSOCIATED MATTERS AND DOCUMENTS

Mayor Banks moved, Councilmember Haight seconded, to table this question until such time as the rezoning has been completed. Roll call vote was taken and the motion carried unanimously.

New Business –

1. Review and Consider for Approval of Intergovernmental Agreement For Payment in Lieu of Taxes and Right of First Refusal For Lot 1, Northwest Colorado Business Park Subdivision Between Routt County, Colorado and The Town of Hayden, Colorado

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

2. Review and Consider for Approval the Northwest Colorado Business Park Subdivision, Filing No. 4 Minor Subdivision

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

Pulled Consent Items There were none

Staff and Councilmember Reports and Updates

Mathew Mendisco –

A conditional offer letter has been made to a potential new officer. Comments have been made about our Chief of Police running a very professional agency. This is being noticed by other agencies. Thank you to Chief Scott Scurlock.


Councilmember Reports and Comments:

Executive session:

Adjournment: Mayor Banks adjourned the meeting at 9:37 p.m.

Recorded by:

APPROVED THIS 21st Day of AUGUST, 2025.


Ryan Banks, Mayor


Barbara Binetti, Town Clerk

