Regular Meeting  Hayden Town Council  March 5, 2020

Work Session

Staff & Councilmember Reports

Recreation
Mathew Mendisco for Josh Jones, Town Manager: None

Police
Greg Tuliszewski, Chief of Police: None

Public Works
Alex Evonitz, Director of Public Works: None

Administration
Town Manager, Mathew Mendisco: Full staff reports will be given at March 19th, 2020 Council Meeting. Mary Alice is currently working on three separate subdivisions.

Councilmembers
Councilmember Zach Wuestewald informed us of questions that were brought up at Round Table hosted at Yampa Valley Regional Airport; Schools funding, bank funding, multiple mortgages, car payments, bussing of children if schools close. Possibility of 800 jobs in Moffat county lost. What jobs could we bring to the valley to supplement the loss of economy that we will lose? No possibility of bringing anything to bring the same revenue.

Staff reports will continue at the end of the meeting.

Mayor Redmond called the regular meeting of the Hayden Town Council to order at 7:31 p.m. Councilmembers Engle, Meek, and Hagins, and present. Councilmember Wuestewald joined at 7:36 p.m. Also present were Town Manager, Mathew Mendisco, Deputy Town Clerk, Andrea Salazar, Police Chief, Greg Tuliszewski, and Public Works Director, Alex Evonitz.

Opening Prayer  Mayor Redmond offered the opening prayer.

Pledge of Allegiance  Mayor Redmond led the Pledge of Allegiance.

Minutes –
February 20, 2020

Consideration of Bill Payment Voucher dated February 25, 2020 in the amount of $85,528.57.

Public Comments  None.

Proclamations/  None.

Minutes approved the Regular Town Council Meeting March 19, 2020.
Presentations

Review and Consider Donation Request from Yampa Valley Autism Program

Heidi Mendisco Operation TITLE requesting funds to serve more children in Hayden area. Would like to expand the offered programs to Hayden Totally Kids with developmental disabilities. We would like to keep them with their peers in Hayden vs traveling to Steamboat. Councilmember Meek moved to approve the donation request from Yampa Valley Autism Program in the amount of 1,500.00. Mayor Redmond seconded. Roll call vote. Councilmember Engle – aye. Councilmember Meek – aye. Councilmember Hagins – aye. Mayor Redmond – aye. Councilmember Wuestewald – aye. Motion carried.

Consent Items

None.

Old Business

Review and Consider Approval of Conditions Survey


Review and Ratify Real Estate Contract to Purchase Secondary School from Hayden School District


New Business

A. Vacation of Portion of E Lincoln Avenue

a. Public Hearing:

Ordinance 694 An Ordinance Vacating a Portion of East Lincoln Avenue Adjacent to 198 E Lincoln Avenue and 200 N Walnut Street as Described in Attachment 1 Attached Hereto, Reserving a Public Utility Easement to the Town of Hayden on Behalf of the Public as Described in Quit Claim Deeds and as Shown and Noted on the Hayden Granary Final Plat Which Are Recorded in the Records of the Routt

Mayor Redmond opened the public hearing on Ordinance 694 at 8:07 p.m. There were no public comments. Mayor Redmond closed the public hearing at 8:08.
b. 2nd Reading and Consideration for Approval of Ordinance 694, An Ordinance Vacating a Portion of East Lincoln Avenue Adjacent to 198 E Lincoln Avenue and 200 N Walnut Street as Described in Attachment 1 Attached Hereto, Reserving a Public Utility Easement to the Town of Hayden on Behalf of the Public as Described in Quit Claim Deeds and as Shown and Noted on the Hayden Granary Final Plat Which Are Recorded in the Records of the Routt County Clerk and Recorder, Authorizing the Mayor to Execute Quit Claim Deeds on Behalf of the Town, and Providing an Effective Date

Mary Alice Page-Allen, Town Planning & Economic Development Director, noted that staff has provided a recommendation for approval with the findings of fact and conditions of approval as noted in the staff report on this matter. She added that the 1st Reading of this ordinance was completed on February 20, 2020 and that the referenced Termination of Licenses are on the agenda for Town Council’s consideration as well.

Councilmember Hagins moved to approve Ordinance 694, An Ordinance Vacating a Portion of East Lincoln Avenue Adjacent to 198 E Lincoln Avenue and 200 N Walnut Street as Described in Attachment 1 Attached Hereto, Reserving a Public Utility Easement to the Town of Hayden on Behalf of the Public as Described in Quit Claim Deeds and as Shown and Noted on the Hayden Granary Final Plat Which Are Recorded in the Records of the Routt County Clerk and Recorder, Authorizing the Mayor to Execute Quit Claim Deeds on Behalf of the Town, and Providing an Effective Date immediately after publication with the findings of fact that the proposed road right-of-way vacation is in compliance with the applicable provisions of the Hayden Development Code and Section 43-2-301, et seq, Colorado Revised Statutes, that the vacation will not leave any adjoining land without established public road access and it is appropriate to proceed with road right-of-way vacation of a portion of E Lincoln Avenue as proposed, and it is appropriate to not require compensation for the area of vacated right-of-way, subject to the following conditions:

1. An ordinance vacating road right-of-way as proposed, and authorizing the Mayor to execute a quit claim deed on behalf of the Town reserving a 15-foot-wide overhead electric utility easement and as shown and noted on the Hayden Granary Final Plat, shall be recorded with the Routt County Clerk & Recorder's Office.

2. A Quit Claim Deed describing the vacated road right-of-way shall be recorded concurrently and after the ordinance vacating the road right-of-way.

3. A Final Plat, incorporating the vacated right-of-way property and dedicating a 15-foot-wide overhead electric utility easement, shall be recorded concurrently and after the ordinance vacating the road right-of-way.

4. Termination of Grant of License Agreement documents in the form as approved by the Hayden Town Council shall be recorded concurrently and after the ordinance vacating the right-of-way.

5. A snow removal and storage plan shall be submitted to and approved by the Town Manager prior to recording the ordinance vacating the road right-of-way.

c. Review, Consideration and Authorization to sign Termination of Grant of License by and between the Town of Hayden and Hayden Granary, LLC


d. Review, Consideration and Authorization to sign Termination of Grant of License by and between the Town of Hayden and 200 Walnut Granary, LLC

B. Hayden Granary Final Plat

a. Public Hearing: Hayden Granary Final Plat, a replat of 200 N Walnut Street and 198 E Lincoln Avenue and adjacent vacated portion of E Lincoln Avenue

Mayor Redmond opened the public hearing on the Hayden Granary Final Plat at 8:16 p.m. There were no public comments. Mayor Redmond closed the public hearing at 8:16 p.m.

b. Review and Consideration for Approval and Authorization to Sign the Hayden Granary Final Plat

Mary Alice Page-Allen, Town Planning & Economic Development Director, noted that staff has provided a recommendation for approval with the findings of fact and conditions of approval as noted in the staff report on this matter.

Mayor Redmond moved to approve and authorize the signing of the Hayden Granary Final Plat with the findings of fact that the Final Plat meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Town of Hayden Comprehensive Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden subject to the following conditions:

1. The Final Plat shall show and dedicate to the Town of Hayden on behalf of the public the following easements: 1) a 15-foot-wide public utility easement along the southern line of the lots; and 2) a 25-foot-wide water line easement across the northwest corner of proposed Lot 1.
2. The Final Plat shall be recorded within ninety (90) days from the date of approval by the Council unless an extension of this deadline is authorized in writing by the Mayor.

3. The Final Plat shall be recorded concurrently and after the ordinance authorizing and approving the Road Vacation.


C. Zone Change – Commercial (C) to Central Business District (CBD) – 198 E Lincoln Ave & 200 N Walnut St

a. Public Hearing:
   Ordinance 695 An Ordinance Rezoning Lots 1 and 2, Hayden Granary Final Plat, and Adjacent Portion of East Lincoln Avenue as described on Exhibit A attached hereto from Commercial (C) Zone District to the Central Business District (CBD) Zone District

Mayor Redmond opened the public hearing on Ordinance 695 at 8:21 p.m. There were no public comments. Mayor Redmond closed the public hearing 8:21 p.m.

b. 2nd Reading and
   Consideration for Approval of Ordinance 695, An Ordinance Rezoning Lots 1 and 2, Hayden Granary Final Plat, and Adjacent Portion of East Lincoln Avenue as described on Exhibit A attached hereto from Commercial (C) Zone District to the Central Business District (CBD) Zone District, and Providing an Effective Date

Mary Alice Page-Allen, Town Planning & Economic Development Director, noted that the Planning Commission held a public hearing on this matter at their meeting held on February 13, 2020 and has forwarded a recommendation for approval with the findings of fact and conditions of approval as noted in the staff report on this matter. She added that the 1st Reading of this ordinance was completed on February 20, 2020.

Mayor Redmond moved to approve Ordinance 695, An Ordinance Rezoning Lots 1 and 2, Hayden Granary Final Plat, and Adjacent Portion of East Lincoln Avenue as described on Exhibit A attached hereto from Commercial (C) Zone District to the Central Business District (CBD) Zone District, and Providing an Effective Date with the findings of fact that the proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Town of Hayden Comprehensive Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden, subject to the following conditions:

1. The approval of the rezoning is subject to approval of the 200 N Walnut Street Major Site Plan for Yampa Valley Brewing Company.
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.


D. Conditional Use Permit
- Yampa Valley Brewing Company

a. Public Hearing: Resolution 2020-03 A Resolution of the Town Council for Hayden, Colorado Approving a Conditional Use Permit for 200 N Walnut Street, Lot 1, Hayden Granary Final Plat, 200 Walnut Granary LLC

Mayor Redmond opened the public hearing on Resolution 2020-03, A Resolution of the Town Council for Hayden, Colorado Approving a Conditional Use Permit for 200 N Walnut Street, Lot 1, Hayden Granary Final Plat, 200 Walnut Granary LLC at 8:24 p.m. There were no public comments. Mayor Redmond closed the public hearing at 8:24 p.m.

b. Review and Consideration for Approval of Resolution 2020-03 A Resolution of the Town Council for Hayden, Colorado Approving a Conditional Use Permit for 200 N Walnut Street, Lot 1, Hayden Granary Final Plat, 200 Walnut Granary – Conditional Use Permit to permit the Yampa Valley Brewing Company brewery tasting room and associated production operations in the CBD Zone District at 200 N Walnut Street

Mary Alice Page-Allen, Town Planning & Economic Development Director, noted that the Planning Commission held a public hearing on this matter at their meeting held on February 13, 2020 and has forwarded a recommendation for approval with the findings of fact and conditions of approval as noted in the staff report on this matter. She added that the 1st Reading of this ordinance was completed on February 20, 2020.


E. Yampa Valley Brewing Company – Incentive Request
Review and Consideration for Approval of Incentive Package for Yampa Valley Brewing Company LLC

Paul Brinkman introduced himself and outlined his companies’ current efforts throughout Hayden, and the basis for the incentive request.

Mary Alice Page-Allen, Town Planning & Economic Development Director, referred to the materials in the Council’s packet and the staff’s recommendation for approval of the incentive request outlined in the letter dated February 10, 2020.


F. Hayden Village Townhomes, Filing No. 2

a. Public Hearing: Hayden Village Townhomes, Filing 2, a Final Plat of 280 E Washington Avenue modifying common area parcels to add two (2) additional residential unit building sites.

Mayor Redmond opened the public hearing on the Hayden Village Townhomes, Filing No. 2, Final Plat at 8:30 p.m.

Justin Haynes 240 E Washington Avenue, voiced his concerns regarding how snow storage would be managed with the loss of the area now used for snow storage and how drainage would be managed. Mary Alice Page-Allen noted that snow storage and drainage plans are part of the submitted application materials. Applicant Paul Brinkman, Brinkman Properties LLC, outlined their plans regarding Hayden Village Townhomes. Mr. Brinkman also requested a change to recommended Condition 4 to abandon the water curb stop at CO/TCO versus prior to filing the Final Plat due to weather constraints.

There were no further public comments. Mayor Redmond closed the public hearing at 8:32 p.m.

b. Review, Consideration for Approval and Authorization to sign Hayden Village Townhomes, Filing 2, Final Plat

Councilmember Meek moved to approve and authorize the signing of the Hayden Village Townhomes, Filing No. 2, Final Plat with the findings of fact that the Final Plat meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Town of Hayden Comprehensive Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden subject to the following conditions:

1. The Final Plat shall be recorded within ninety (90) days from the date of approval by the Council unless an extension of this deadline is authorized in writing by the Mayor.

2. The Final Plat shall include the full extents of the Hayden Village Townhomes development, and the designation/redesignation of Unit Numbers shall comply with Hayden Addressing requirements.

3. Documentation shall be provided to Town staff, and reviewed by the Town Attorney if necessary, ascertaining that the Applicant has standing to partition and change the use(s) of Common Elements.

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4. Confirmation that the water curb located at the southeast corner of the property has been abandoned in accordance with Hayden Public Works Department requirements shall be provided prior to issuance of a CO/TCO.

5. Amended or restated Covenants that appropriately address the changes proposed by Hayden Village Townhomes, Filing No. 2, shall be submitted for review and approved by Town staff, and the Town Attorney if necessary. Said amended or restated Covenants shall be recorded concurrently with the Final Plat.


G. 2019 Supplement Budget

   Mayor Redmond opened the Public Hearing for Resolution 2020-04 Amending the 2019 Budget at 8:48 p.m. No public comments were received. Mayor Redmond closed the hearing at 8:48 p.m.

   b. Review and Consideration for Approval of Resolution 2020-04 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 2019 and Ending on the Last Day of December 2019


H. Graves Consulting Proposal – Compensation Study
   Review and Consideration for Approval of Graves

   Councilmember Wuestewald moved to approve Graves Consulting Proposal for a Compensation Study, Staffing Analysis and Employee Survey. The Staffing Analysis

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I. Financials
Review and Consideration for Acceptance of January 31, 2020 Financial Statements Draft

Councilmember Hagins moved to table the agenda item until the March 19th Town Council Meeting. Mayor Redmond confirmed the agenda item to be moved to the March 19th Town Council Meeting.

J. USDA Rural Business Development Grant
Review and Consideration for Approval of Application to USDA for Rural Business Development Grant


Pulled Consent Items
None.

Staff and Councilmember Reports Continued
None.

Executive Session

Adjournment
Mayor Redmond adjourned the meeting at 9:32 p.m.

Recorded by: Andrea Salazar, Deputy Town Clerk

APPROVED THIS 19TH DAY OF March 2020.

J. Timothy Redmond, Mayor