

**Town of Bayfield
Regular Town Board Meeting
May 1st, 2007**

Town Board Members Present: Mayor James Harrmann, Rick Smith, Tom Au, Daryl Yost, Niel Hieb

Town Board Members Not Present: Russ Jones, Carol Blatnick

Staff Present: Justin Clifton, Joe Crain, Marianne Hicks, Dirk Nelson (Town Attorney)

Media Present: Carol McWilliams – Pine River Times

The meeting was called to order @ 7:08 p.m.

Minutes: Rick made a motion to approve the minutes as submitted. Daryl seconded the motion. All were in favor, motion passed unanimously.

Public Input: No public comment was offered, item was immediately closed.

Rick made a motion to move Action Agenda Item #11 (Root Routledge Boundary Adjustment) to Agenda Item #2A. Daryl seconded the motion. All were in favor, motion passed unanimously.

Action Agenda Item #1: Planning Commission Report

Robert Piccoli had left the building briefly, the Board moved to the next Agenda Item.

Action Agenda Item #2: Approval of Bills

Daryl asked if Mike Shave does the inspections to enforce the lighting code. It was explained that Mike does not do those inspections because they are an administrative inspection. Justin will check the code and look into the businesses that are not complying with the lighting code.

Daryl motioned to approve the bills as submitted. Rick seconded the motion. All were in favor. Tom abstained from voting on the bill written to Pinnacle Surveying.

Action Agenda Item #1: Planning Commission Report

Robert gave his Planning Commission Report regarding the meeting on April 24th, 2007. This is included in the packet.

**Action Agenda Item #2A:
Public Hearing/ Consideration: Root Routledge Boundary Adjustment
474 North Mountain View Drive - Parcel # 567712201002**

Joe gave his staff report. He stated that Root currently has two lots totally 2.2 acres located on the corner of Mountain View Drive & Spruce Drive. These parcels are both zoned R-40 and the lot line separating the two lots runs in a north/south orientation. Root is requesting to change this boundary line to an east/west orientation. This change will accommodate keeping all of the improvements on the property on one parcel. The Planning Commission recommended approval of this request. Staff is recommending approval with the following condition:

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- 1) That the recommendations of the Town Engineer be addressed.

The Town Engineer has recommended that the found monuments be described on the plat so that it is clear what they represent.

The item was opened for Public Comment. No input was offered, item was immediately closed.

Rick made a motion to approve the boundary adjustment for Root Routledge @ 474 North Mountain View Drive, Parcel # 567712201002. Niel seconded the motion. Daryl abstained from the voting. 3 were in favor, motion carried.

Action Agenda Item #3: Town Hall Update

Justin gave his staff report. He said that Marty has put together a Request for Proposal (RFP) for a general contractor for the Town Hall project. They're going to move forward with the approval and selection process. Justin asked the Board if they were interested in being involved in this process. Rick asked if it's customary to hire the general contractor so early in the process. Marty explained that getting the GM (General Manager) on staff early helps keep costs down and budget updates in check. Daryl stated that he would like to see the Board involved in the process of selecting who is going to be building the new Town Hall. Justin asked if they would like to delegate one or two members or if the entire Board would like to be involved.

Niel stated that he would like the entire Board involved in the selection process.

Daryl suggested selecting the top three candidates for the Board to interview.

Justin said that he will set up a work-session similar to the one that was done when interviewing for the architect.

The Mayor said that he would like to be involved in the hiring of sub-contractors.

Justin suggested that the Board create specific criteria for the GM & the project manager to use so that the Board does not have to be involved in every aspect of the project.

Rick said that he thinks it would be a good idea to have a meeting with the GM and give him very explicit details and direction for the project. He thinks that this will make the process smoother and less laborious. Rick also said that he does think that the Board should be involved in the selection of the GM.

Daryl agreed.

Marty said that he will leave a copy of all of the proposals at Town Hall for the Board to peruse at their convenience.

Daryl suggested that Marty give the Board a quick synopsis of the people who have applied for the position and give his input as to why the top candidates were chosen.

Tom Au asked Robert Piccoli if he would like to be involved in the process. Robert answered that he would.

Justin said that May 23rd, 2007 would probably be the date for the work-session.

Action Agenda Item #4: Senior Center Update

Justin gave his staff report. He stated that Dave Anderson has been selected as the architect for the Senior Center. The project is moving forward despite other issues in Town. After a discussion with Marty, it was decided that engaging the architect and working on the design of the building is not a huge commitment so the Town is moving forward cautiously.

Mayor asked if the Senior Center design will conform to the look of the area.

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Justin stated that they are hoping to keep the design very simple and have it blend in with the surrounding area.

Niel asked if the Town could request any additional money towards the Senior Center project.

Justin answered that the IGA (Intergovernmental Agreement) states that the money and land dedication will fulfill the County's obligation to the project.

Daryl mentioned asking them about helping with operating costs.

Justin commented that the County will be running the nutritional program and providing the staff for the program.

Action Agenda Item #5: Sports Park Update

Justin said that the project is really close to being complete. They are hoping to have the restrooms finished by the end of next week (May 11th).

Marty said that the baseball field is going to be ready to seed next week also.

Daryl asked about drinking fountains.

Marty said that they poured a concrete pad for a new fountain and it will also be operational by next week.

It was asked about the irrigation system and the head-gate.

Justin answered that these two things may not be fixed until after the ditches are turned off for the year. However, Andy will be able to function throughout the season without these two things.

Daryl asked the estimated start date of the new Town Hall.

Marty answered that they are hoping for late September. Getting the new GM on board will help set the time lines for the project.

Daryl then asked how long it is estimated that the project will take.

Marty answered approximately 10 - 12 months. This is a good time frame if everything goes as scheduled. Marty hopes to have a schedule ready for the Board to review by the next Board meeting.

Action Agenda Item #6: Liquor License Renewal - Quaking Aspen Café

Niel motioned to approve the renewal for the Quaking Aspen Cafe. Tom seconded the motion. All were in favor, motion passed unanimously.

Action Agenda Item #7: Sanitation District Update

Justin gave his staff report. He stated he received a counter proposal to the Addendum that was sent to the State. The counter proposal had a lot of conditions that didn't make a lot of sense. Justin is still in the process of negotiating the specifics. Justin was concerned that the conditions in the proposal were a set-up for failure so he is still working on a proposal that is solution oriented instead of enforcement oriented. The Town did receive a letter from Chairman Frost with the Southern Ute Tribe. The letter was very supportive and positive and this letter helps display the cooperative effort that is being forged between Bayfield and the Tribe. The State received this letter today and Justin is hopeful that it will help sway the Town's case.

Daryl asked if the improvement contracts have been written.

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Justin stated that the improvements are very expensive and the Sanitation Board feels that they can't proceed with the improvements or the contracts until they are accepted and approved by the State. The Sanitation Board will be ready to move as soon as they receive a yes from the State. There is a possibility of a 30 day waiting period before the moratorium is lifted once the proposal is accepted. This waiting period could be negotiable and Justin is working on the negotiation.

The letter from the Tribe says that some of the requirements the State has put forth are excessive and Justin is going to use this letter to help plead the Town's case. Justin explained that they need to come up with a plan that everyone can accept.

Justin also expressed that time is of the essence. A few more weeks without revenue coming in could change the amount of money that can be spent on the improvements. The proposal that was sent off to the State was based on money coming in during this time frame. Since the moratorium has not been lifted, the building season and the revenue that it brings in are at a stand-still. However, the State now has the letter from the Tribe saying that they support the Town's proposal and Justin is very hopeful that the proposal will be accepted and approved.

Daryl asked when the de-sludging of the lagoons will happen.

Justin answered that he is hoping it will be completed in a couple of weeks.

Action Agenda Item 8: Sunrise Home Owner's Association

Justin gave his report. He explained that this item was put on the agenda by request of the Sunrise Estates Homeowners Association. There hasn't been much progress on this issue because most of the communication is being handled through the attorneys. It's been very difficult moving forward with this project. There have been accusations that the Town is holding up the progression but these sorts of delays are expected when a bond is called in the way that the Town was forced to do.

The floor was then given to the Cyndi Smart with the HOA. She handed out a packet of information to the Board members (this is included in the packet). She read a letter expressing the HOA's concerns regarding the Sunrise subdivision.

Cyndi said that it's very frustrating to deal with the Town of Bayfield. She and a few other members of the HOA met with Justin and were very frustrated with the results of that meeting. Cyndi stated that she is very concerned that the Town cannot find the landscaping plan and therefore, cannot prove that the subdivision was going to be landscaped. She commented that the HOA has accessed these public documents and they have copies of them. She said that she doesn't understand why the Town does not have the same documents. She was also informed by Justin that the Town has released the developer from any additional landscaping in the subdivision. The Town has accepted a check in the amount of \$3,000.00 to put in bushes around the well site. The original landscaping plan that was accepted by the Town Board & the Planning Commission clearly states that mature trees will be placed on the berm near the highway and around the well site. She said that the residents of this subdivision feel that they should get the landscaping that they were told was going to be constructed.

She also stated that the residents are dealing with subdivision infrastructure that is not adequate. She is very concerned that the Town does not have all of the engineering information documents. The drainage plan included in these engineering reports states that the drainage is supposed to go to the street on every lot in the subdivision and this plan is not currently happening on any of the lots. The eastern boundary lots are draining onto Mike Deming's property located below. She said that it's insulting to be told that the Town cannot do what needs to be done because they don't have the proper documentation.

Justin stated that he has no idea what Cyndi is talking about. He informed the Board that he has never said that the Town does not have these documents. There was one document provided by the HOA that he couldn't immediately access in the Town files. He also stated that he never said that the Town accepted the rest of the irrigation. The developer offered a \$3,000.00 check to replace the landscaping around the well site. Cyndi asked about the other trees in the subdivision

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that had died due to the lack of irrigation but the irrigation system hasn't been substantiated yet. So this item could not be addressed at that time. He also said that the landscaping has not been approved or accepted by the Town yet.

Daryl asked about the list that was submitted to the bonding company in November with the lists of problems and concerns in the subdivision.

Cyndi stated that they have a report that explains why the irrigation system will not work as designed. She said that Justin told them that he had discounted this report because it appeared to be an estimate.

Justin stated that anything having to do with the adequacy or inadequacy of the engineering in this subdivision needs to be handled by the Town's engineers or by professionals hired by the Town. Justin said that Cyndi has told him numerous times that she has information on court cases documenting and proving that everything done in this subdivision is either wrong or illegal but after many requests to receive these documents, Justin has yet to get any of them.

Cyndi stated that she does not feel that she should have to do all of this work and that the Town should get the information themselves. She also referenced the SIA where it states that the Town will perform inspections of the water & sewer systems. She asked who did these inspections because she doesn't think that they were done correctly. She noted that the subdivision now has a problem with their sewer lifting station. There is 4 1/2 feet elevation difference between what was actually constructed on the site and what is shown on the plat. There is a house in the subdivision that has sewage coming up in the master bath because of this design. She said that there are so many things wrong with the subdivision that the homeowners would be satisfied if the Town would just fix a few of the issues.

Cyndi then asked other residents that were at the meeting with Justin if her account is accurate

Rich Loether said that his interpretation at the meeting was that the Justin did have a landscaping plan but this plan only shows bushes instead of trees and it is totally inconsistent with the plan that the HOA is using.

Cyndi stated that this issue needs to be resolved as soon as possible. She thinks that many of these issues could have been preempted if the Town would have required the developer to apply for a storm drainage permit.

Justin stated that this whole situation has been a struggle and he agrees that things need to be resolved as quickly as possible and the Town is striving towards this resolution.

Rick asked where the Town is with the revocation of the bond.

Dirk answered that there are two things that the Town has written demands for: the irrigation system and the drainage ditch. He stated that he was not aware of a sewer problem. It has been determined that the ditch may not be built as originally designed. Russell Engineering has submitted a plan for a ditch that is half the size of the original plan and it has been determined that it will not handle the drainage of the subdivision.

Justin explained that the Town has specified to the developers that if they wish to construct a ditch that is not consistent with the original plan they will have to come back to the Board to get authorization. The developers have not come to the Board to make such a request.

Daryl asked what the bonding company is requesting.

Dirk explained that the bonding company wants what was originally designed & bonded to be constructed. However, it may not be possible to build what was originally designed because it may not work. There may need to be a new engineering plan created for the ditch. Dirk sent a letter to the bonding company last week stating that the Town is going to get this issue resolved and if required, the Town may have to do some of the work on its own.

Brett Dody (owner of several lots in Sunrise Estates) stated that these words are the same ones that have been said for the past 2 years. He feels that no one wants to take responsibility and deal with the issues to get them fixed. He feels that Fred Copenhaver (the developer) is bullying the Town around and nothing is getting done. He thinks that the Town

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needs to put pressure on the developer and make him fix the issues. Brett explained that he had to put \$40,000.00 dollars into piping a ditch on the west side of his property which was something that should have been done by the developer. He stated that the Town needs to address the issues, establish timeframes, and fix the problems.

Rick Loether (1338 Kremer Drive) stated that he is one of the residents impacted by the drainage ditch. The developer and Cory Gosney have made numerous changes & modification to the current ditch. Rick requested that the Town instruct these persons not to come onto his property to work on the ditch anymore until there is an engineered plan in place. He also requested that the Sunrise HOA be notified whenever the Sunrise Subdivision is on the Town Board Agenda.

Cyndi said that she doesn't think it's possible to create an irrigation system in that subdivision that will provide water for 69 lots. She asked if someone needs to come up with a different plan because the irrigation system isn't going to work.

Rick stated that the Board knew that calling the bond was going to be a problematic process. He suggested that the Town do the work that needs to be done and attempt to recoup the costs after the fact.

Dirk said that it's clear that the ditch and the irrigation system as engineered have issues. If the ditch isn't going to work as originally planned and the Town decides to build something different there's going to be push-back from the bonding company because it won't be what was approved when the bond was put into place.

John Ralph (6 Arrowhead Drive) said that there is a major landscape issue also. He asked if it would be possible to start work on the landscaping since it can be done without the engineering.

It was explained that it would not be a wise idea to put in the landscaping until the irrigation system is in place.

Dirk explained that the Town is waiting on some final analysis and once these are received the process can move forward and more things can be done.

Rick stated that the staff needs to focus on the 3 main issues in order of priority: the drainage ditch, the irrigation system, & the landscaping.

Daryl asked that the staff look at minutes because he believes that the developers asked for an extension on the landscaping requirements.

The Board instructed staff to report back on the status of this item at the next meeting. They also requested that this item remain on each Town Board agenda until all the issues are resolved.

A short break was called @ 9:20 p.m.

The meeting was called back to order @ 9:30 p.m.

Action Agenda Item # 9: Deferment Fees

Justin told the Board that this item has been withdrawn per the Town staff.

Action Agenda Item #10: Public Hearing: Hardy Annexation

Justin told the Board that this item has been withdrawn per the applicant, Dave & Linda Hardy.

Action Agenda Item #12: Public Hearing/Consideration: Bay Heights Re-Subdivision Lot 119

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David Black - 606 Buck Highway Sec 11, T 34 N, R 7 W, NMPM
Parcel # 5677-123-08-019

Joe gave his staff report. He explained that this is a request for a final plat on the Bay Heights Re-subdivision of Lot 119. There is 2.2 acres on the property which the applicant is requesting to split into 6 single family lots (David's Black residence is located on one of these lots and there will be 5 additional lots created). The 5 newly created lots will access off of Fox Farm Circle and David's Black's residential lot will continue to access off of the Buck Highway.

The preliminary plat for this project was approved by the Town Board on August 8th, 2006 with a vote of 4-1.

The Board decided at preliminary plat that David would need to dedicate a 60 foot right of way (ROW) and stub out the water & sewer service to the north property line. It was also decided that the applicant would not have to construct the street to full subdivision standards. He would only have to pave the shared driveway servicing the two units being created. The compromise for the 60 foot ROW will guarantee access to the property to the north if they ever decide to develop their property. Without this access, that piece of property will be land-locked and will not be able to develop.

There is a letter in the packet from David Black. In the letter, David states that he does not want to be responsible for the maintenance of the 60 foot ROW. He feels that this is a public ROW and that it should be maintained through the Town just like all other public streets.

David also requested in the letter to be allowed to record the plat once it is approved by the Town Board. David feels that capacity issues should be dealt with through the issuance of building permits and availability of sewer taps. He does not think that the inability to issue sewer taps should hold up the processing of his small subdivision.

Joe commented that the Town Board adopted a resolution that states that developments can be taken through the process to final plat but that they will be held at final until the sewer issues are resolved. He informed the Board that they would need to make a determination on this request.

Daryl mentioned that he thinks that there needs to be something on the plat documenting that the road will have to be improved all the way to Fox Farm Circle if the property to the north is ever developed.

It was asked what type of road is being proposed.

It will be a paved driveway until the other parcel is developed. The Town will need to make sure that the road does have a shelf life and that it doesn't completely erode and fall apart. However, it will not have to meet the road standards of other subdivisions.

Rick stated that if the Town is going to maintain this street, they need some sort of assurance that it's going to be able to handle traffic. The Town needs to know that the road is close to compaction requirements. The Town does not have to have to continue to have to fix it because it was not done to standard.

Joe responded that this requirement could be added to the list of conditions for approval.

The floor was then given to David Black for presentation.

David stated that he had to give up 12,000 square feet of his property and he feels that it's greedy on the Town's part to require this large dedication of land. He said that the subdivision could be configured better if he did not have to dedicate the easement and as configured he is concerned that he won't be able to recoup his costs on the project. He also suggested remanding this item back to the Planning Commission.

David stated that the gas line issue needs to be addressed but he feels that this gas line needs to be addressed by the Fox Farm Subdivision when they request their bonding. He thinks that they should have to fix the problem instead of him.

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Justin responded that he doesn't think that it's legally possible to make Fox Farm liable for the gas line. The contractors for Fox Farm did bury the gas line @ the proper depth but once the improvements are made on David's property, the gas line will no longer be at the proper depth. The issue does need to be addressed but it isn't feasible to make Fox Farm move the line.

Joe stated that the Land Use Code says in the subdivision process that applicants must provide an easement to get to adjacent properties and provide a stub-out for utilities.

David argued that he is legally entitled to subdivide his property and that he does not feel that he should not be allowed to record his plat once it is approved.

Rick responded that the Town adopted the resolution stating that no new subdivisions could be recorded until the sewer issues are resolved. The Board has been consistent on this item and has not allowed anyone to record their plats. He does not think that it is a good idea to violate this ordinance for any development especially with the ongoing negotiations with the State. He thinks that it's very important for the Board to stay consistent until the resolution & the sewer moratorium are lifted.

David stated again that he would like to go back to the original plan design and not dedicate the ROW. The street would then just be a driveway to the lots in the subdivision.

Joe explained that the lot to the north will be land locked if the access through David's property is not granted. This is the reason that the ROW stipulation is being required.

The Mayor then opened the item up for public comment.

Brad Elder (100 Jenkins Ranch Road) said that the developers have to pay for street lights through La Plata Electric and he doesn't think that these should be included in the Subdivision Improvement Agreements (SIA).

Debbi Renfro (867 East Sage Street) asked if there is a drainage plan for this subdivision because she is concerned that the drainage will flow into Fox Farm.

Joe answered that there has been a drainage study done for the property.

No more public comment was offered so this portion of the meeting was closed.

Daryl asked Dirk if the Town could be held liable for not allowing the final plat to be recorded.

Dirk answered that the Town is covered by the resolution that was passed. Dirk did recommend referencing the resolution in the motion if the plat is approved.

Tom made a motion to approve the re-subdivision of Lot 119 of Bay Heights Subdivision, including the 60' ROW with the understanding that the Town will maintain the ROW. The driveways that are constructed will need to meet the Town Engineers acceptance of the driveways and is conditional upon the following staff recommendations:

- 1) That the conditions of the Town Engineer be met prior to recordation.
- 2) That the conditions of the Public Works Director be met prior to recordation.
- 3) That an easement for the waterline that feeds downtown be granted prior to recordation.
- 4) That an SIA be developed and consummated between the Town and the developer, and appropriate surety posted for all public improvements prior to the plat recordation. That the Town Board instruct staff to consult with the Bayfield Sanitation Board in connection with the Compliance Agreement that has been submitted to the State

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of Colorado. There may be a requirement for developer contribution or prepayment of adjusted sewer plant investment fees at the time of plat recordation.

- 5) That a plat note be added to the final plat that states that the 60 foot area referenced as Tract A is a future public street. Any and all improvements that occur in this area will be removed at the time access to the north is requested and replace with a public street that meets current Town infrastructure standards.
- 6) That the applicant transfer water rights in the amount of .39 af per anum times 5 lots to the Town prior to final plat recordation.
- 7) That a plat note be added that requires all of the development meet setback standards contained in the R-10 Land Use District.

The motion also included a stipulation that the plat not be recorded until Resolution #208 is resolved.

Daryl seconded the motion.

It was the consensus of the Board that it will be David's responsibility to fix the gas line.

All were in favor, motion passed unanimously.

Action Agenda Item # 13: Dove Ranch Unit 1 Phase 3 Final Plat

Joe gave his staff report. This final plat is a portion of Dove Ranch Unit 1 Phase 3. This portion consists of 29 lots and these lots can be serviced by the existing water storage tanks while the tank on the Jack Roe property is being constructed. Lot sizes in this phase range from 10,000 to 17,673 square feet. The 2.58 acre "turn-key" Dove Ranch Park will also be developed during this phase of the subdivision. This park property (valued at \$90,300.00) was dedicated to the Town, along with \$200,000.00 worth of park improvements in the annexation agreement. The developer, Brad Elder is requesting approval of this phase of the subdivision and the park design. The SIA will include water, sewer, curb & gutter, sidewalks, street signage, street lights, drainage improvements and the improvements to the park. Financial surety will be required for all items contained in the SIA.

Water pressure in this area of the subdivision was questioned by Karola with Upper Pine Fire District during preliminary plat. Ron Saba, Director of Public Works stated that he feels that water pressure levels are adequate. To clear up these concerns, the Town met with Karola, the developer, & Ron to come up with a solution. They decided to add in a stipulation that states that no Certificates of Occupancy (CO) will be issued until the new water tank is constructed on the Roe property or Brad Elder relocates the Pressure Relief Valve (PRV) located on Dove Ranch Road just east of the BP well site is relocated west near the intersection of Mountain View Drive and Dove Ranch Road.

The staff recommends approval of the final plat for Unit 1 Phase 3 Central Park Area with the following conditions:

- 1) That the applicant meets the requirements of the Town Engineer.
- 2) That the applicant meets the requirements of the Public Works Director.
- 3) That the drainage be contained on Dove Ranch property until such time, if at all, a regional solution is available.
- 4) That school impact fees be paid to the Bayfield School District.
- 5) That the Dove Ranch Park be completed and an accounting of expenditures be submitted to the Town of Bayfield.

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- 6) That no CO's be issued prior to the completion and operation of the upper water storage tank or the existing PRV located on Dove Ranch Road just east of the BP well site is relocated west near the intersection of Mountain View Drive & Dove Ranch Road.
- 7) That the final plat be held by the Town of Bayfield and not be recorded in the County Clerk's office until such time as the Bayfield Sanitation District notifies the Town that sewer taps are available.
- 8) That an SIA be consummated with the Town of Bayfield that identifies public improvements to be constructed. That the SIA include Exhibit A containing unit costs approved by the Town Engineer. That cost improvements for Dove Ranch Park be included. That an acceptable financial surety be submitted to guarantee all work.

Justin recommended adding the following verbage to condition #8: That the Town Board instruct staff to consult with the Bayfield Sanitation Board in connection with the Compliance Agreement that has been submitted to the State of Colorado. There may be a requirement for developer contribution or prepayment of adjusted sewer plant investment fees at the time of plat recordation.

The floor was then given to the Brad Elder.

Brad gave a presentation on the proposed Dove Ranch Park. The park is going to be located in the center of the Dove Ranch Subdivision. There is a large activity area and a native space area that will showcase native plant material that are low water users. He wants to use this area to encourage xeriscaping. There are drop inlets located at the top of the activity area which will help slow water run-off and improve water quality. There are two separate turfed areas & two separate play areas. There will be a play set for young children (ages 2-5) and another one for older kids (5-12). There are lots of parking spaces around the park so it will be possible to have a lot of different activities. There is a total of about 20,000 square feet of play area. The Planning Commission recommended putting in drinking fountains and Brad stated that they are going to put in at least one.

Andy Bass, Director of Parks & Recreation stated that he thinks that it is a great plan and the location is absolutely amazing. He thinks that it will really help relieve Joe Stephenson Park because it will be able to service some of the Town sports leagues. He said that he has requested an underground irrigation system that is on a timer system so that the parks & recreation department does not having to move sprinklers around to keep it watered. He has also requested that there aren't any wood structures or play areas. He would rather have metal so that there is less maintenance.

Brad commented that they are going to try and keep the park as maintenance free as possible.

Niel asked about lighting.

Brad answered that there are street lights on each corner which will cast a lot of light but there won't be any lights in the depths of the park.

It was asked if there is a procedure that will be in place for winterizing the irrigation system.

Brad answered that they have very detailed plans for winterizing the water lines & the irrigation system.

Brad asked if there were any comments about the park. The Board did not have any. Brad then asked for questions on the subdivision.

Daryl asked for details on the water system plan.

Brad explained that if the Roe water tank isn't built by the time CO's are ready to be issued in this phase of the subdivision, the PRV on Mountain View Drive will be closed and the one in Dove Ranch will be opened. Brad also said that there are some other options but they haven't been fully tested and explored yet.

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There was a lengthy discussion regarding the possibilities and what needs to be done to make sure that the entire area has enough water pressure. The Board was also concerned about the Town having to pay significant pumping costs if water has to be pumped to this area to supply enough water pressure.

Brad suggested broadening staff recommendation # 6 to include any other method approved by the Town. The staff agreed to this revision.

Justin told the Board that the Town is working on developing a template with specific subdivision categories and details within each category. The new SIA's will be structured to correlate to these categories. There will be a checklist and a very stringent inspection process for each LOC release.

The item was then opened for public comment.

Tim Ruotolo (1717 North Taylor Circle) stated that he is happy to be a part of the Town and is looking forward to promoting Bayfield. He appreciates everything that the Town is doing and thinks that the Dove Ranch proposed plat will be a great addition to the Town. He also thinks that it will help add necessary funds toward the sewer issue.

Public comment was then closed.

Daryl made a motion to approve Unit 1 Phase 3 Central Park Final Plat for the Dove Ranch Subdivision subject to staff recommendations 1 - 7. However, condition # 6 needs to be revised to include the following verbage: "or any other appropriate method approved by the Town" and condition #8 needs to be revised to include the following verbage: " That the Town Board instruct staff to consult with the Bayfield Sanitation Board in connection with the Compliance Agreement that has been submitted to the State of Colorado. There may be a requirement for developer contribution or prepayment of adjusted sewer plant investment fees at the time of plat recordation". The motion also included a stipulation that the plat not be recorded until Resolution #208 is resolved.

Rick seconded the motion. All were in favor, motion passed unanimously.

Action Agenda Item #14: Concrete Water Tank

Justin stated that he does not have any information to report on this item. He is waiting on a cost analysis.

Action Agenda Item #15: New/Unfinished Business

Niel asked about the Mill Street Sign on the east end of Mill Street.

Justin answered that the location for the sign has been marked and the stubs are already in the ground. He is hoping that it will be installed before the end of the week.

Daryl stated that the maintenance of the Town looks much better.

It was commented that the new red lettering on the Bayfield Center sign looks very good.

The Mayor commented that the sign on the west side of the twin bridges still does not have a light shining on it.

Justin said that he will look into that issue.

It was asked when the Bean ditch @ Joe Stephenson park is going to be piped.

Justin answered that the pipe won't be installed until the ditch is turned off in the fall.

Action Agenda Item #16: Property Acquisition (Executive Session)

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Regular Town Board Meeting
May 1st, 2007**

Rick made a motion to go into to executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a). Tom seconded the motion. All were in favor, motion passed unanimously.

Action Agenda Item #17: Tone Property (Executive Session)

Rick made a motion to go into to executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a). Tom seconded the motion. All were in favor, motion passed unanimously.

Action Agenda Item #18: Town Manager Evaluation (Executive Session)

Daryl made a motion that the Town Manager Evaluation be continued to the May 15th, 2007 Regular Town Board Meeting. However, any pay increase received from the evaluation will be dated back to May 1st. Rick seconded the motion. All were in favor, motion passed unanimously.

The meeting was adjourned @ 11:55 p.m.

APPROVED:

James Harrmann
Mayor

Marianne Hicks
Deputy Town Clerk