

**Town of Bayfield  
Regular Town Board Meeting  
July 19, 2016  
1199 Bayfield Parkway, Bayfield CO 81122**

**Town Board Members Present:** Trustee Davenport, Trustee Nelson, Trustee Nyberg, Trustee Polites, Trustee Sanders, Mayor Salka

**Town Board Members Absent:** Trustee Dallison

**Staff Present:** Chris La May (Town Manager), Jeff Robbins (Town Attorney), Kathleen Cathcart (Town Clerk), Joseph McIntyre (Marshal), Erin Dunavant (Finance Director)

**Media Present:**

The meeting was called to order @ approximately 7:00 p.m.

**Approval of Minutes:** Trustee Nyberg made a motion to approve the minutes from July 5, 2016 as presented. Trustee Davenport seconded.

All were in favor.

Motion passed unanimously.

**Approval of Bills:** Trustee Nyberg made a motion to approve the bills dated July 6 through July 14, 2016. Trustee Polites seconded.

Roll call: 6 – 0

Motion passed unanimously.

**General Public Input:** Mrs. Jackie Morlan, 118 W. Mill Street, stated that she had approximately 25 vendors signed up to participate in Thursday nights Block Party. She also stated that she would like to recommend that the Town use the approximately \$22,500.00 in DOLA Funds for Professional Consulting Services for signage representing the Town's new brand. She would also like a portion of the funds to go towards developing a new website.

**Town Updates:** Town Manager La May stated that he did not have anything to add to his report.

**Action Agenda Item #1: Presentation – Region 9 Economic Development District**

Ms. Laura Lewis Marchino, incoming Executive Director of Region 9, presented the Board a general overview of Region 9 including their programs and projects. The Board was provided several reports including; La Plata Performance Report 2015, Economic Health Diversity 2015, Housing 2015, Livable Wages 2015, Transportation 2016, Energy Conservation 2016 and Technical Assistance for Brownfield (TAB) Program, in tonight's Board Packet.

**Action Agenda Item #2: Consideration Of Approval Of Annexation Agreement Between CRG Construction Inc. And The Town Of Bayfield**

Town Manager La May stated that Agenda Items 2, 3, 4 and 5 all pertain to the same property. It is assumed that if Item #2 is approved, so will Items #3, #4 and #5. He went on to state that the Town received a petition to annex a 44.18 acre tract identified as Lot 1, 2, 3, Gosney Minor Exemption Subdivision, which was recorded as such on May 15, 1995 under reception number 687148. CRG Construction, Inc. is the owner of Lot 2, Cory R.

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and Jennifer Gosney own Lot 1, and Donna Jean Gosney Vandenberg and Martha Evelyn Wommer (deceased) are legal designated owners of Lot 3. Properties are more commonly known as 6150 and 6170 CR 516. The applicant upon successful annexation seeks to further subdivide Lot 1 of the Gosney Minor Exemption Subdivision into two distinct lots, one encompassing 2.95 acres, the other 41.23 acres, under the CRG Subdivision. The Board of Trustees at the April 19, 2016 regularly scheduled meeting, after public hearing, approved Resolution 366, A Resolution of the Board of Trustees of the Town of Bayfield, Colorado, Making Findings of Fact Regarding the Eligibility for Annexation of the Property Described in the Petition for Annexation Filed with the Town of Bayfield by CRG Construction, Inc., Cory R. Gosney, and Donna Jean Gosney Vandenberg. The Resolution included conditions of completion of a mutually agreeable annexation agreement. With most annexations the property owner and the Town negotiate conditions of annexation. The agreement is memorialized in an annexation agreement, which typically runs with the property. Subsequent to this we have learned that there is a deceased family member that is still on title to Lot #3. This will be problematic to move forward with the annexation. The applicant has requested that we remove Lot #3 from the annexation. The applicant is not requesting water or sewer services at this time. The annexation agreement provides that when water service is within 100 feet of property, the property owner will tie in to water system at their expense and pay plant investment fees. When property is within 400 feet of sanitary sewer it would tie-in, and pay plant investment fee. The linear footage is consistent with Municipal Code language compelling properties to tie-in to central services. There is a cost share agreement structured in case there is a larger water and sewer line improvement project, in which the property owner would have to pay its portion of cost to extend the lines to the property, and then pay for the length of line adjacent property frontage. Plant investment fees are due at time of tie-in. Property owner would be responsible to acquire, at their time and expense, the necessary water and sewer line easements, if necessary. The property owner requests that the water rights be conveyed at the time they receive Town water services. Please note the water rights are not Los Pinos or Schroder Water, so it would likely require change in water delivery point. Annexation agreement does suggest that cash in lieu would be acceptable, as well. No streets are proposed and no change in use of property. Private access across lots will have to be maintained to provide access to CR 501 for lower lot. Upon execution of the Agreement, the Property Owner shall pay cash in-lieu of parkland dedication of \$1,552.00. The Town agrees to grant the Property Owner a license to allow for the continued use of the Property for the raising of livestock use until such time as adjacent properties annex into the Town of Bayfield. Staff recommends approval of Annexation Agreement between CRG Construction, Inc. and the Town of Bayfield, Colorado. Additionally, staff is recommending approval of the ordinance which memorializes the annexation, which will be recorded along with the annexation plat and finally the subdivision with the CRG Final Plat

Trustee Nelson made a motion to approve the Annexation Agreement between CRG Construction Inc. and the Town of Bayfield. Trustee Nyberg seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #3: Consideration Of Approval Of Ordinance 400, An Ordinance Of The Town Of Bayfield, Colorado Annexing Certain Territory To The Town Known As The CRG Construction Inc. Annexation**

Trustee Polites made a motion to approve Ordinance #400, an ordinance of the Town of Bayfield, Colorado annexing certain territory to the Town known as the CRG Construction Inc. Annexation. Trustee Nelson seconded.

Roll call: 6 – 0

Motion passed unanimously.

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**Action Agenda Item #4: Consideration Of Approval Of CRG Construction Annexation Plat**

Trustee Nelson made a motion to approve the CRG Construction Annexation Plat. Trustee Nyberg seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #5: Consideration Of Approval Of CRG Subdivision – Final Plat**

Trustee Nyberg made a motion to approve the CRG Subdivision – Final Plat. Trustee Nelson seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #6: Consideration Of Approval Of Annexation Agreement Between Cory R. Gosney  
And The Town Of Bayfield**

Town Manager La May stated that Action Agenda Items 6, 7 and 8 all pertain to the same property. He went on to state that the Town has received a request to annex a 13.0 acre tract owned by Cory R Gosney. The property is located outside of the existing Town boundary on the southwest quadrant of Town. The property is bisected by Bayfield Parkway and the Twin Bridges over the Los Pinos River. Property is adjacent the Town's Eagle Park, Joe Stephenson Park and the Pine River Arena Association, Inc. properties. With most annexations the property owner and the Town negotiate conditions of annexation. The agreement is memorialized in an annexation agreement, which typically runs with the property. Applicant is not requesting water or sewer services at this time. Water and sewer are available adjacent the property. There is no planned development of the parcels at this point. If Property Owner chooses to tie-in they agree to pay plant investment fees at that point and construct in accordance with town specifications and standards. The property owner requests that the water rights be conveyed at the time they receive Town water services. Please note the water rights are not Los Pinos or Schroder Water, so it would likely require change in water delivery point. Annexation agreement does suggest that cash in lieu would be acceptable, as well. No streets are proposed and no change in use of property. Private access across lots will have to be maintained to provide access to CR 501 for lower lot. Upon execution of the Agreement, the Property Owner shall pay cash in-lieu of parkland dedication of \$776.00. The Town agrees to grants the Property Owner a license to allow for the continued use of the Property for the raising of livestock use until such time as adjacent properties annex into the Town of Bayfield. Staff recommends approval of Annexation Agreement between Cory R. Gosney and the Town of Bayfield, Colorado.

Trustee Nelson made a motion to approve the Annexation Agreement between Cory R. Gosney and the Town of Bayfield. Trustee Nyberg seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #7: Consideration Of Approval Of Ordinance 401 – An Ordinance Of The Town Of  
Bayfield, Colorado Annexing Certain Territory To The Town Known As The Gosney Annexation**

Trustee Davenport made a motion to approve Ordinance #401, an ordinance of the Town of Bayfield, Colorado annexing certain territory to the Town known as the Gosney Annexation. Trustee Polites seconded.

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Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #8: Consideration Of Approval Of Gosney Annexation Plat**

Trustee Polites made a motion to approve the Gosney Annexation Plat. Trustee Davenport seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #9: Consideration Of Mayor's Appointment To Planning Commission**

Town Manager La May stated that staff has advertised for applications to fill the vacancy on the Planning Commission. Two applications were received. The Mayor has met with both applicants, Katie Middleton and Brenna Morlan. Mayor Salka is recommending appointment of Brenna Morlan to the vacant position.

Trustee Nelson made a motion to approve the Mayor's appointment of Brenna Morlan to the Town of Bayfield Planning Commission. Trustee Davenport seconded.

Roll call: 6 – 0

Motion passed unanimously.

**Action Agenda Item #10: Discussion And Possible Action – DOLA Downtown Implementation Grant**

Town Manager La May stated that the Town is a participant in a DOLA Grant that is being funneled through the SWCCOG. We were awarded assistance to do approximately \$50,000.00 worth of projects. The first project was the Branding and Marketing Campaign with Avant Marketing. That project is now complete. We are stepping into the second year of the grant and would like to move in the direction of completing a second project. A stipulation of the grant is that it has to be used for Professional Services. Staff believes that a logical next step would be a Wayfinding Signage Plan with Architectural Renderings with construction specifications. If the Wayfinding Plan comes in less than the \$22,500.00 that remains, then we can look at using those funds to boost our website.

The Board agreed with staff's recommendation.

**Action Agenda Item #11: Board Reports (SWCCOG, LPCEA, RHA, SWTPR, Region 9, Other)**

Trustee Nelson stated that discussion at the SWCCOG meeting was about the Preliminary Budget and Dark Fiber.

Mayor Salka stated that LPCEA will meet August 2, 2016.

Town Manager La May stated that SWTPR will meet in August.

Trustee Sanders stated that Region 9 will meet next week.

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Trustee Davenport stated that RHA will meet next month.

Trustee Nyberg stated that the Planning Commission will meet next month.

Town Manager La May stated that the Senior Board met last week. They are gearing up for their Bazaar in November.

**Action Agenda Item #12: Unfinished Business**

Town Manager La May stated that the Change Order for the Water Line Extension came in at \$185,000.00 instead of the projected \$180,000.00. This difference is due primarily to \$30,000.00 in overhead costs that were not figured in the original estimate.

The Board agreed that staff should move forward and authorize the change order in the amount of \$185,000.00.

Town Manager La May stated that currently the Town's Sales Tax Revenue is down approximately 2%, about \$21,000.00. These dollars are distributed to three funds, the General Fund, The Capital Improvement Fund and The Street Fund. Staff does not believe that any adjustments need to be made at this time.

Trustee Davenport made a motion to move to Executive Session in accordance with C.R.S. 24-6-402(4)€ determining positions relative to matters that may be subject to negotiations; developing strategy for negotiation; and instructing negotiators as it relates to Bayfield School District 10-JT-R Annexation. Trustee Nyberg seconded.

Roll call: 6 – 0

Motion passed unanimously.

The Board adjourned to Executive Session at 8:00 pm.

The Board came out of Executive Session at approximately 8:30 pm.

Mayor Salka stated that no decisions were made during the Executive Session.

The meeting was adjourned at approximately 8:31 pm.