

TOWN OF YAMPA  
REGULAR MEETING MINUTES  
JULY 7, 2021  
7:00 P.M.

Meetings and Workshops are now hybrid, meaning they can be attended virtually or in person

Town of Yampa Regular Meeting

Wed, Jul 7, 2021 7:00 PM - 11:59 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/759384061>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 759-384-061

BOARD MEMBERS PRESENT: Mayor Jeff Drust, Mayor Pro-Tem Mike Lewis, Trustee Stacey Geilert, Trustee Michael Geanious, and Trustee Crystal McLaughlin

BOARD MEMBERS ABSENT: None

EMPLOYEES PRESENT: Town Clerk (Clerk) Sheila Symons, Deputy Clerk (DC) Nora Phillips, Public Works Assistant (PWA) Greg Samuelson, Public Works Water and Wastewater (PWW) Ben Mitchell

AUDIENCE PRESENT: Machia Cox, Dick Palmer, Barbara Palmer, Jeremiah Cummins, Mary Alice Page-Allen , Joseph Edwards, Richard Sutton

1. **Call to Order**

Mayor Drust called the meeting to order at 7:00pm

2. **Roll Call**

Roll Call was taken

3. **Pledge of Allegiance**

The Pledge of Allegiance was recited

4. **Approval of Minutes**

- Consideration of approval of April 1, 2020 meeting minutes, May 6, 2020 meeting minutes, June 3, 2020 meeting minutes and July 1, 2020 meeting minutes (in packet)

It was advised that we are out of state compliance not having 2020 minutes approved. Any edits can be updated if someone on the Town Board has any to bring up. Trustee Lewis made a motion to approve the April 1, May 6, June 3 and July 1, 2020 minutes. Trustee Geilert seconded the motion. The motion passed with majority voice vote. One Board member was not in favor of approving.

5. **Audience Participation – non agenda items**

Five-minute time limit – presentation only-Board will render no decisions

None

6. **Audience Participation – scheduled items**

- Lily Ackerman – Yard Contest for Town

- Board to decide if she can proceed with hanging signs and having Town add to the Newsletter  
Trustee Lewis made a motion to okay Lily Ackerman to hang signs and proceed with the Yard Contest for the Town. Trustee McLaughlin seconded the motion. The motion passed on unanimous voice vote.

7. **Old Business**

- Planning update (letter to be signed in packet)

- Mary Alice Page-Allen will be in attendance for any questions that arise

Mary Alice Page-Allen advised that the contract states that she would help with the zoning/planning for the Town of Yampa and anything additional (including general guidance, questions or any projects

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relayed from the Clerk Symons that are needed). She will work on new forms and applications for the Town, fee schedule and to review budget information to keep things in line. She advised she will help with codification within limits as she does have a full time position with the Town of Hayden. She has advised that she can do up to 20 hours per month on Fridays and Saturdays as needed.

Update on 30 Moffat project: Access across from the Antlers is on the Palmer's property. An easement or a decree from the court for the right to use that access is needed. She is working on this.

- Regional Solar Planning for Peak Power Shaving and Net Metering (old town hall/EMS building and wastewater treatment plant) update
  - JDS Roofing estimate for painting and repair (in packet)
  - DOLA advice for Town of Yampa

Clerk Symons advised JDS roof painting and repair is going to be very expensive. It was recommended by JDS roofing to paint and repair the roof. Brian Ashley with Steamboat Springs advised that he feels that the roof can just be repaired. Another roofer advised that repairs can be made and painting can be done later. McKinstry (the Solar project company) advised it could be costly to paint after the fact. Greg Winkler with the Department of Local Affairs (DOLA) advised that DOLA will assist, if need be, in the future but to go ahead and just repair the roof and they will assist if painting is needed later. He also advised it is not recommended to pull out of the Solar Project as it will not look good for the Town of Yampa, especially just because the roof may need painted. Trustee Lewis made a motion to move forward with the roof repair only not the painting of the roof at this time to be able to proceed with the Solar Project. Trustee McLaughlin seconded the motion. The motion passed with a unanimous voice vote.
  
- Bobby George/Palmer Hay Meadow update and consideration of compensation and additional work needed

Letter from Previous Clerk Ray was included advising history of situation. Clerk Symons advised that the Palmer's are in person to discuss the settlement for Bobby George as they do not feel the \$1500 settlement is a fair amount. Barbara Palmer advised that they do not have all of the information that has been provided to the Town from Bobby George. They are just trying to be the liaison between Bobby George and the Town as they are the land owners he leased from. Discussion was had regarding why \$1500.00 was the total the Town Board will authorize until he can provide more official data. Bobby George issue will be moved to a workshop to review again.

The Palmers also mentioned that the irrigation for their portion of the hay meadow is not going well. This issue will be addressed to see if we can have an engineer firm to fix the problem or if PWA Samuelson will be able to work there to fix the culvert issue. The Town Board thinks the best option to start with is to look at our contract with Scott Contracting to see where the warranty work is. If they are still under warranty, then that would be beneficial. The question was brought up as to why this wasn't brought to the Town Board sooner by the Palmers, and the Palmers advised that they just weren't in the area to review the meadow prior.
  
- Horizontal Well Permit update and consideration to move forward with permit requirements pending information from LRE Water

Email reviewed from LRE Water advising that they can do a 'do not exceed' for \$7500 to assist with obtaining the Horizontal Well Permit. This permit needs to be obtained to access this well for the Town's water. Trustee Lewis made a motion to move forward with the Horizontal Well permit with LRE water. Trustee Geilert seconded the motion. The motion passed on unanimous of voice vote.
  
- Consideration of moving forward to a Planning Commission meeting for Brad Wheeler's changes of property (Land Use Application in packet)

The Town Board agreed with moving forward with the Planning Commission meeting for Brad Wheeler's proposal. Date will be determined.
  
- 8. New Business
  
- Consideration of adopting Ordinance No. 2021-03 – An Emergency Ordinance Imposing Open Burning and Fireworks Restrictions (in packet)

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Trustee Lewis made a motion to enforce Ordinance No. 2021-03. Trustee Geilert seconded the motion and the motion passed on unanimous voice vote.

9. **Public Works Department**

• **Revisit on-call policy discussion**

Clerk Symons advised that both PW employees were both working on-call for 10 days. It was reiterated that on-call is Monday – Monday per the current on-call policy. A monthly calendar will be utilized to advise who is on-call and when.

• **PWA Samuelson's report**

○ **Continued discussion on upcoming winter and furnace for shop**

Update to the Fire District to hear thoughts and ideas for heating the Fire Hall this upcoming winter due to the heating upgrade that was planned did not work out price wise. Mayor Drust advised he has plans for heating if we are unable to obtain coal and to not be concerned as electric heaters should be sufficient. PWA Samuelson will advise in August on Coal situation. At this time there is enough coal to get the shop through the winter. The Fire District is fine with electric heaters if that is needed and coal is not available. The Fire District has put some money aside to assist with paying for the heating system also. Heating system upgrade will take place in 2022 – as a Request for Proposa (RFP) will be taking place for the upcoming 2022 winter.

• **PWWW Mitchell report**

○ **Computer update/Checking if American Relief Plan money can be used for this upgrade**

SCADA upgrade would be covered under the American Relief Plan.

10. **Clerk's review of possible code violations and required action (if any) and report of on-going business**

Kudos to the 4<sup>th</sup> of July Committee and PWA Samuelson with the great work done.

• **Sheila Symons completed Audit Training with Colorado Municipal Clerks Association (CMCA)**

Audit has been extended until August. The un-approved minutes for 2020 have been sent to Chris Catterson (Town of Yampa Auditor) and if any edits are needing to be done, they can be updated to the auditor.

11. **Reports of Committees**

• **4<sup>th</sup> of July Committee Update**

No update available at this time.

12. **Meeting Reports**

• **NW Colorado Development Council (NWCDC) – Trustee Geilert**

Discussions will be had in the upcoming week to keep moving forward with the project.

13. **Schedule Workshops and/or Special Meetings**

• **July 14, 2021**

Planning Commission and Workshop

14. **Board Members and audience requests for agenda items for next meeting**

Tent camping in yard needs to be addressed

15. **Reading of Correspondence and required action if any**

• **Soroco Education Fund email request**

The Town Board is in support of this being put in the Town Newsletter.

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**16. Review June Financials, June meter reading report, and June invoices/vouchers (Financials in packet)**

June financials were in town board and audience packets for review. The June meter reading report was available and circulated. The June invoices with completed vouchers were circulated for review.

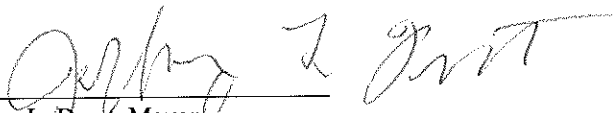
**17. Reading and Payment of Bills**

Clerk Symons read the bills. Trustee Lewis moved to pay the bills, Trustee Geilert seconded the motion and the motion passed unanimously on voice vote.

**18. Adjournment**

Mayor Drust asked for further business, hearing none he called for adjournment. Trustee Lewis moved to adjourn, Trustee McLaughlin seconded the motion and the motion passed unanimously on voice vote. The meeting adjourned at 9:27 pm.

**AGENDA SUBJECT TO CHANGE 24-HOURS BEFORE SCHEDULED MEETING  
AUDIENCE PACKET AVAILABLE FOR REVIEW BEFORE THE MEETING**

  
\_\_\_\_\_  
Jeffrey L. Drust, Mayor

Attest:

  
\_\_\_\_\_  
Sheila Symons, Town Clerk

November 3, 2021