

Town of Yampa October 7, 2020  
Regular meeting minutes

TOWN OF YAMPA  
OCTOBER 7, 2020  
YAMPA TOWN HALL – 101 MAIN STREET  
CROSSAN BUILDING-2<sup>ND</sup> FLOOR

BOARD MEMBERS PRESENT: Mayor Pro-Tem Mike Lewis, Trustee Jeff Drust, Stacey Geilert, Crystal McLaughlin (attended virtually)

BOARD MEMBERS ABSENT:

EMPLOYEES PRESENT: Public Works Assistant (PWA) Greg Samuelson, Town Clerk (Clerk) Janet Ray, Deputy Clerk (DC) Nora Phillips, Sheila Symons

AUDIENCE PRESENT: Todd Carr and Machia Cox (Yampa Fire District Chief)

Call to Order

Mayor Pro-Tem Lewis called the meeting to order at 7:00 pm.

Roll Call

Board roll call was taken.

Approval of Minutes

None at this time

Public Hearing

Review and discussion of proposed ordinance adopting the International Building Code, 2018 Edition, including Appendix Chapters C, E, and J; International Residential Code, 2018 Edition including Appendix Chapter B, C, E, Q; International Existing Building Code, 2018 Edition; National Electrical Code as adopted by the State of Colorado Electrical Board; International Mechanical Code, 2018 Edition; International Energy Conservation Code, 2018 Edition; International Plumbing Code, 2018 Edition; International Fuel Gas Code, 2018 Edition; International Property Maintenance Code 2018 Edition, all regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures, and building service equipment; repealing all conflicting ordinances; providing for severability; and providing an effective date.

Todd Carr from the Routt County Building Department gave updates to the Blower door testing for the updated in the International Building Code. He advised that adding a Blower Door test is for new residential homes for air tightness. A blower door test will allow for more efficient heating in new residential homes. It will help with the small cracks that may

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not be insulated with the foam or caulk that is used in building of a new home. This will allot for less than 3.0% amount of air leakage allowance. This blower door will be \$300-\$400 for new builds. The buyer of the new home will pay for this test. The blower door will not be for manufactured homes. Todd Carr advised that all towns and cities in the county have adopted the Blower Door testing for their municipality.

Radon Ready homes update is a new update to the International Building Code. They are asking the builders to install the radon prevention.

Trustee Geilert asked a question on the fire sprinklers at Bear River condos here at 70 Moffat Avenue in Yampa. In the current Building Code – mixed occupancy buildings (businesses and residential) it is currently allowed to have 2 residential units, up to 2 stories in height before you are required to have a sprinkler system. Bear River Condos will have 3 residential units and one business unit. They do have fire ready walls and the Yampa Fire District has inspected the properties for safety and agreed it is okay without the fire sprinklers. This was confirmed by Fire Chief Cox. Bear River Condos has fire ready walls which helps get residents out and still assists to protect the fire department if there was a fire. Since Bear River is not multiple stories it is more like a Townhome according to Todd Carr the Building Official for Routt County which makes this acceptable to pass for the Town of Yampa's new building ordinance. Todd Carr recommended if the Town does not require the fire sprinklers to have this go across the board for all homes in the future. Clerk Ray advised the Fire Department Chief Cox to write a letter to the Board for the outtake on this new ordinance to have it in writing.

Trustee Drust made a motion to approve the New International Building Code Resolution and to allow the blower door testing for the Town of Yampa and Trustee Geilert seconded it. Motion passed on unanimous voice vote. The effective date for the new building codes would be 01/01/2021.

Audience participation – Non-agenda items

None

Audience participation – Scheduled items

None

Old Business

Discussion of and possible action on Bobby George's hay meadow disturbed by transmission line installation (tabled from 9/2/2020 meeting)(information provided by Mr. George in packet)

The Town of Yampa had a culvert issue in 2019 on the land that Bobby George has leased a hay meadow from Barbara Palmer. Bobby George is wanting reimbursement for what profits he lost due to the culvert issue that the Town of Yampa caused.

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Bobby George spoke and advised he would be fine with a water trade from the Town's water reserves or he would like the money he lost reimbursed. This was due to the ditch that was dug and the lack of water due to that ditch to his crop.

Clerk Ray advised she can investigate Bear River or Yamcolo water reserve for a trade option to bring to the Board.

Bobby George did advise he has no records of income made off his hay crop in the past except from maybe 2008. He also advised he is aware of the drought we had this year and that did not help. However, the culvert issue made it even more impossible to keep the crop watered.

Bobby George did advise he is not in a hurry and is okay if the Board needs to have some time to work through some of the questions and concerns, they may have.

Trustee Drust made a motion to table until we have more information and Trustee Geilert seconded that. The motion passed unanimously on voice vote.

Consideration of maintaining water usage allowance of 15,000 gallons for October for all users or returning to 5,000 gallons

The Board decided since we are having record drought conditions, that we will keep our water up to 15,000 gallons for the month of October to help avoid fire situations.

Trustee Geilert made a motion to keep the water allowance at 15,000 gallons for October and Trustee McLaughlin seconded it. Motion passed unanimously on voice vote.

Wastewater system improvements update and consideration of any needed approval  
Regional Solar Planning for Peak Power Shaving and Net Metering (old town hall/EMS  
building and wastewater treatment plant) update

Town is working on a purchase of 3 acres of land from the Yampa Valley Ranch for the Wastewater Plant. Yampa Valley Ranch is currently under contract to be sold. The Town needs to purchase the 3 acres soon if we are going to purchase them. Clerk Ray advised she will follow up on the land use from the owner.

McKinstry Solar is a company the NW region of Colorado is looking into for solar energy. This is an entire region project. The Town is looking into a Solar energy for Old Town Hall and possibly the Town Shop. The Town Board has advised they would like a meeting with McKinstry for more information to understand the process. Clerk Ray will set up a meeting with them for 10/21 for a Town Board Workshop. Clerk Ray also will reach out to other entities that are involved to see where they are on the process.

Trustee Drust made a motion for a meeting with McKinstry and Trustee Geilert seconded it. The motion passed on unanimous voice vote.

Regional Solar Utility Planning Project (regional solar array) update

This project is for a "solar garden" around South Routt. The City of Craig is front lining this project. The Town is good with their commitment on this for now.

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Personnel Update

Sheila Symons drug test came back clean.

Public Works Samuelson will decide which job he would like to take with the Town. It will be either Road and Bridge and Building Maintenance or the Water/Wastewater position. When he decides he will bring questions to the Board for which job he chooses. Questions may be salary, on-call hours, schedule etc.

Clerk Ray's last full-time day will be 10/15/2020.

Covid-19 update

The Town of Yampa has not applied for the Cares Reimbursement yet. Clerk Ray advised we should have it in by next week.

Sheila Symons advised of the new program of South Routt Ready to help with more awareness for Covid-19 safety. This would be something all residents and businesses can pledge to be South Routt Ready and doing our 5 commitments. Wear your mask, Wash your hands, Social Distance, Stay home if you are sick, Get Tested if you have symptoms. This is because people are giving up on the prevention because they are Covid Fatigued.

New Business

Consideration of renewal of G & G, LLC DBA Yampa Sinclair Fermented Malt Beverage – Off Premises license (in packet)

Trustee Drust made a motion to approve the liquor license for G&G LLC DBA Yampa Sinclair and Trustee Geilert seconded. This motion passed unanimously on voice vote.

Consideration of signing updated Mutual Aid Agreement between Routt County and Municipalities and Special Districts (in packet)

The mutual Aid agreement is for the respective Town or City Councils, School Boards, Board of Directors, Board of County Commissioners and Elected Officials in Routt County. This is to work together if one of the divisions in the agreement need aid and to assist each other by the exchange of services and equipment for the purpose of preserving the health, safety and welfare of their inhabitants. It is also for the assistance if danger of catastrophes to the public welfare knows no jurisdictional boundary. The Mutual Aid Agreement advises that each party will in good faith, make an attempt to assist the others based on their needs and specific requests. Through the greater cooperation in mutual aid, each Party may have greater resources available to aid their community in time of disaster, or when incidents exceed a Party's capability to cope.

Trustee Drust made a motion to approve the Mutual Aid agreement and Trustee Geilert seconded it. The motion passed unanimously on voice vote.

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Consideration of health insurance renewal (in packet)

The Town Board has decided on plans 4, 5 and 6 for the employees to choose from. Trustee Geilert made a motion to approve these 3 plans for employees to choose from and Trustee Lewis seconded it. The motion passed unanimously on voice vote.

Consideration of additional work on town hall/emergency services building roof (estimate in packet)

Clerk Ray advised of previous work that was done on the roof of Old Town Hall/Emergency Services building. She advised of the cost estimate from JDS Roofing and Exterior Solutions for the Town Board to consider to have repairs done. Trustee McLaughlin made a motion to pay JDS Roofing and Exterior Solutions \$580 and Trustee Lewis seconded it. Motion passed unanimously on voice vote.

Consideration of Mayor appointment

Trustee Drust would like to be Mayor. Trustee Geilert made a motion to make him Mayor and Trustee McLaughlin seconded it. Motion passed unanimously on voice vote.

Oath of office for Mayor and Town Clerk

Clerk Ray swore in Mayor Jeff Drust and new Town Clerk and Treasurer Sheila Symons

Review of procedure for filling vacant trustee position

With the appointment of Mayor Drust the town now has a vacant Trustee position. Clerk Ray advised the vacant trustee position will be placed in the newsletter and posters around town.

Public Works Department update

PWA Samuelson advised of issues with the Boiler system at the Town Shop. He has called out for a repair with Cummins Sales and Service to see what they can offer as an estimate to repair the issues of the generator system there. (This conversation was very hard to understand with masks on. The best update that could be heard.)

Discussion and consideration of contact information & website access for Mission Autodialer (SCADA system)

Public Works Samuelson advised that the auto dialer calls constantly. Mayor Drust advised he would be okay with being a contact.

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Clerk's review of possible code violations and required action (if any) and report of ongoing business

None at this time

Reports of Committees

No reports

Meeting Reports

Museum and Heritage Fund Advisory Board (MAHFAB) – Trustee Lewis advised nothing new to report

Northwest Transportation Planning Region (NWTPR) – Clerk Ray advised they are working on the Statewide Transportation plan. Clerk Ray advised they are still trying to work on a grant to help pay for the repairs on Main St.

Schedule Workshops and/or Special Meetings

Clerk Ray advised there will be a meeting or workshop on the 21<sup>st</sup> of October.

Members and audience requests for agenda items for next meeting

Trustee Lewis wants to address the snow removal for water meter access.

Reading of Correspondence and required action if any

Correspondence was circulated for review.

Soroco School District wants to put information in newsletter and website about the vote 5-A vote to help the existing levy at the school. This helps with funding with transportation and teachers' salaries. The Board decided since it was political that it should not be on the website or newsletter. Trustee Geilert made a motion not to put this letter on the website and Trustee McLaughlin seconded this. Motion passed unanimously by voice vote.

Clerk Ray advised that YVEA will donate to our Christmas lighting contest.

Review September financials, September meter reading report and September invoices/vouchers

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

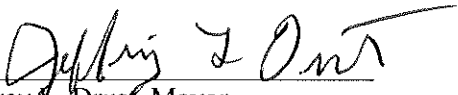
Reading and Payment of Bills

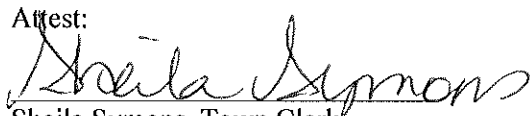
Clerk Ray read the bills. Trustee Lewis made a motion to pay the bills, Trustee Geilert seconded the motion and the motion passed unanimously on voice vote.

Adjournment

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Mayor Pro-Tem Lewis asked for further business, hearing none he called for adjournment. Mayor Pro-Tem Lewis made a motion to adjourn, Trustee Drust seconded the motion and the motion passed unanimously on voice vote. The meeting adjourned at 10:36 pm.

  
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Jeffrey L. Drust, Mayor

Attest:  
  
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Sheila Symons, Town Clerk  
September 1, 2021