

# RICO TOWN BOARD MEETING MINUTES

Date: January 17, 2024  
Call to Order 7:02PM

**Trustees Present:** Mayor Nicole Pieterse  
Mayor Pro Tem Patrick Fallon  
Trustee Joe Dillsworth  
Trustee Benn Vernadakis

**Trustees Absent:**  
Trustee Jordan Carr  
Trustee Chris Condon

**Staff Present.** Chauncey McCarthy, Anna Wolf

## Approval of the Agenda

To start public comment with a moment of silence for Michael Enriquez.

### Motion

To approve the agenda.

**Moved by** Trustee Benn Vernadakis, seconded by Mayor Pro Tem Patrick Fallon.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

## Approval of the Minutes

### Motion

To approve the minutes.

**Moved by** Trustee Joe Dillsworth, seconded by Mayor Nicole Pieterse.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

## Consent Agenda

### Payment of the Bills

Mayor Nicole Pieterse gives summary of Rico Trails Alliance check.

### Motion

To approve the minutes.

**Moved by** Mayor Pro Tem Pat Fallon, seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

## Public Comment:

Moment of Silence for Michael Enriquez.

Mayor Pro Tem Pat Fallon airs frustration on the timeline of the packet for this meeting. To add an outline on the agenda for the expectations of the Board as well as staff on the February meeting.

Skip Zeller: Thanks Chauncey for the commitment and time to the Town.

Allyn Svoboda: There is no video of the courtroom.

Mayor Nicole Pieterse: the Grooming on the local trails to be used by all users. If not on fat bike or Nordic skis please stay in the middle.

**Action Items:**

Swearing in of the recently reelected Trustee of the Rico Board of Trustees

Mayor Nicole Pieterse swears in Mayor Pro Tem Patrick Fallon.

Appointment of vacant Board of Trustees seat

Board of Trustees has discussion.

**Motion**

Move to appoint Joe Crock to the vacant seat

**Moved by** Mayor Pro Tem Pat Fallon, seconded by Mayor Nicole Pieterse.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

Appointment of vacant Planning Commission seats

Board of Trustees has discussion.

**Motion**

To appoint Gerrish Willis, Kiplynn Smith, and Andrew Romanyshyn to the Planning Commission

**Moved by** Trustee Benn Vernadakis, seconded by Mayor Pro Tem Patrick Fallon.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

Consideration of a liquor license renewal, Rico High Inc DBA Prospector, applicant.

**Motion**

To approve liquor license renewal, Rico High Inc DBA Prospector, applicant

**Moved by** Trustee Benn Vernadakis, seconded by Mayor Nicole Pieterse.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

Consideration of first reading of Ordinance 2023-06, an ordinance of the Town of Rico, Colorado amending the short-term rental restrictions and licensing requirements in the Rico Land Use Code.

Town Manager Chauncey McCarthy gives Summary.

Board discussion was had

Public Comment was taken.

More Board Discussion was had.

**Motion**

To approve the amendments to the short-term rental ordinance as written. Ordinance 2023-06.

**Moved by** Trustee Joe Dillsworth, seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

Consideration of letter of support for the Rico Geothermal Coalition grant application

Town Manager Chauncey McCarthy gives introduction. Teal Stetson-Lee gives summary.

Board discussion was had.

Public Comment was taken.

### **Motion**

To submit a letter of support for the Rico Geothermal Coalition's grant application.  
**Moved by Mayor Nicole Pieterse, seconded by Trustee Joe Dillsworth.**

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

### Consideration of waiver and modification of certain Rico Land Use Code subdivision provisions for condominium application for Bedrock subdivision Lot 6, BRD LLC applicant

Town Manager Chauncey McCarthy gives summary.

Presented by Applicant.

Board Discussion was had.

Public comment was taken.

### **Motion**

To deny Bedrock's request to treat the Bedrock condominium subdivision application as a Minor subdivision; waive conceptual Major Subdivision review (LUC section 520, 526, and 528); defer to staff to determine what submittals are required for Preliminary Review under LUC section 534, including but not limited to an Improvement Survey under LUC Section 534. C.a; expedite the timing for application materials under LUC Section 562.1 as determined by staff; with a minimum 20 day review period; waive the bonding requirement of LUC Section 554 as there are no new subdivision improvements, they were bonded, completed and approved already; and waive the 10% land dedication requirement under LUC Section 556 based on the fact that a land dedication already occurred when the underlying Bedrock Subdivision was approved. And with the conditions that both the Board and the Planning Commission receive all correspondence as Town receives it.

**Moved by Mayor Tem Pat Fallon, seconded by Trustee Benn Vernadakis.**

**Vote.** A roll call vote was taken and the motion was approved, 4-0.

### **Staff Report**

#### Clerk's report:

Preparing for the audit.

The new paperless and autopay has been a success.

#### Manager's report

Sewer workshop on February 15, 2024.

EV charger. Leasing fee of \$2500 Town to terminate the contract.

Working on the updated floodplain mapping.

### **Discussion Items**

#### Dark Sky Association presentation

Aaron Watson gives presentation

#### Voluntary lead soils clean up ("VCUP") update

Mayor Nicole Pieterse gives summary.

New public forum date set to March 7, 2024. Board work session March 6, 2024.

#### 2024 and beyond work plan

Board discussion was had.

Construction impact mitigation rules and regulations definitions review  
Board has discussion. Ordinance to be written by legal.

Water rates

Town Manager Chauncey McCarthy gives summary.  
Board gives staff direction.

2023 year-end financial review

Town Manager Chauncey McCarthy gives summary.

Colorado Municipal League annual conference

Interest was expressed by multiple board members.



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Anna Wolf  
Rico Town Clerk



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Nicole Pieterse  
Mayor