

RICO TOWN BOARD MEETING MINUTES

Date: February 28, 2024

Call to Order 7:01PM

Trustees Present: Mayor Nicole Pieterse
Mayor Pro Tem Patrick Fallon
Trustee Joe Dillsworth
Trustee Benn Vernadakis
Trustee Chris Condon
Trustee Joe Croke

Trustees Absent:
Trustee Jordan Carr

Staff Present. Chauncey McCarthy, Anna Wolf

Approval of the Agenda

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, 5-0.

Approval of the Minutes

Motion

To approve the minutes.

Moved by Trustee Chris Condon, seconded by Trustee Benn Vernadakis.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Consent Agenda

Payment of the Bills

Motion

To approve payment of the bills.

Moved by Trustee Chris Condon, seconded by Trustee Benn Vernadakis.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Public Comment:

Mayor Nicole Pieterse: Resignation letter from Trustee Jordan Carr. Opening to be posted.

Action Items:

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

Mayor Nicole Pieterse swears in Trustee Joe Croke.

Consideration of first reading of Ordinance 2024-01, an ordinance of the Town of Rico, Colorado amending the Rico Water Operations Rules and Regulations to provide for payment of water system impact fees.

Town Manager Chauncey McCarthy gives summary of the Ordinance.

Brian Mantz gives presentation.

Board of Trustees has discussion.

Motion

Move to approve the first reading of Ordinance 2024-01, an ordinance of the Town of Rico, Colorado amending the Rico Water Operations Rules and Regulations to provide for payment of water system impact fees.

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

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of Rico Fire Protection District request to host the 86th annual Tri-State Firemen's Association Convention and Training in the Town Park.

Town Manager Chauncey McCarthy gives summary.

Board of Trustees has discussion.

Motion

To approve the request to host the 86th annual Tri-State Firemen's Association Convention and Training in the Town Park

Moved by Trustee Joe Croke, seconded by Trustee Chris Condon.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of second 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.

Mayor Nicole Pieterse gives summary.

Motion

To approve the second 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.

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

Vote. A roll call vote was taken and the motion was approved, 5-0. Joe Croke abstains from voting.

Consideration of liquor license renewal, Garden Bar LLC applicant

Motion

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

Moved by Trustee Benn Vernadakis, seconded by Trustee Joe Croke.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of preliminary plat (condo conversion) subdivision Bedrock subdivision Lot 6, BRD LLC applicant

Town Manager Chauncey McCarthy gives introduction.

BRD gives summary

Board discussion was had.

Public Comment was taken.

Motion

To approve the preliminary plat of the proposed Bedrock conversion to condominium subdivision based on the findings that the application complies with the provisions of the RLUC section 538.3 and the other laws of the Town of Rico subject to the following conditions:

1. Parking spaces 1, 6, and 14 shall be modified so as not to exceed the maximum grade of 12 percent, Land Use code 538.1c&f
2. Retaining walls shall be finished as shown on the site plan
3. Retaining wall for the drive isle shall be finished or landscaped in a manner that reduces its visual impact pursuant to section 5.2 of the Bedrock subdivision improvements PUD agreement Land use code section 280 and LUC section 104.6
4. Individual water tap fees shall be paid per each unit and pursuant to Town ordinance number 2019-06 in our Water rules and regulations the applicant shall either comply with the engineering requirements under the current rules and regulations or provide an engineering solution acceptable to the Town's engineer in lieu of that
5. Town attorneys revisions on the applicants condominium documents shall be incorporated as a condition of final condominium subdivision plat approval
6. Condominium documents shall reference the recorded deed restriction and that such deed restriction may be amended only with the Town Board of Trustees approval.

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

Vote. A roll call vote was taken and the motion was approved, 6-0.

Appointment of timekeeper/time keeping method for public comment

Town Manager Chauncey McCarthy gives recommendation.

Board Discussion was had.

Public comment was taken.

Timekeeping will be done by the Town Manager via the zoom platform. Alternative options are time keeping with a stopwatch.

Staff Report

Clerk's report:

Q4 and last year closed out.

Paperless and autopay working smoothly.

Town Hall entryway updated.

Manager's report

Massive water leak repaired

Reorganization of the school district

Town has been recommended for the GOCO grant. March 15th to be announced. The town has been invited to apply for a grant from the Gates foundation

Discussion Items

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.

Roles and responsibilities of town staff and elected officials

Board has discussion.

2024 and beyond work plan

May work session.

Motion

To table a work session until May

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

Vote. A roll call vote was taken and the motion was approved, 6-0.

Water rates

Town Manager Chauncey McCarthy gives summary.

Board gives staff direction.

Adjourn at 9:24 PM



Anna Wolf
Rico Town Clerk



Nicole Pieterse
Mayor