

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

June 12, 2025

1. CALL THE MEETING TO ORDER

Mayor Jim Wingfield called the meeting to order at 6:28 p.m. A verbal roll call was taken. Those present were Jim Jorgensen, Randy Thalmann, Pat Medina, Roger Christian, Custer McLeod and Sven Edstrom.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR MAY 8, 2025

Pat Medina made a motion to approve the minutes as presented, Custer McLeod seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

3. CONSIDERATION OF BILLS

Town Clerk Ginger Redden read off the additional bills.

Custer McLeod made a motion to pay the bills, Pat Medina seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

SWEARING IN OF NEW OFFICERS

Chief Scott Green gave a speech praising the two (2) new officers.

Officer Kevan Arreola said that he was born and raised in Delta. He started in a small department ten (10) years ago. He walked away from being an officer for a while but felt a need to come back. He was a detective while he worked with Delta and is using those skills to help the department when he can.

Officer Lora Flores said that she grew up in the Delta area and that she has been in the community for a long time. She chose Hotchkiss because it felt like home to her. She said that this has been a dream of hers for the longest time and is extremely thankful.

4. PUBLIC COMMENT

There were no public comments.

5. STAFF COMMENT

There were no staff comments.

6. PUBLIC HEARINGS

476 EATERY LLC CHANGE

APPLICANT DISCUSSION

Teak explained to the Board that she has another business in Grand Junction that she wants to be able to separate the Hotchkiss business from.

BOARD DELIBERATION

There was no Board deliberation.

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 2
6/12/2025

6. PUBLIC HEARING (Cont.)
476 EATERY LLC CHANGE

Pat Medina made a motion to approve the LLC change for 476 Eatery, Custer McLeod seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

VARIANCE REQUEST-KEEPING A PIG AS A PET-270 N 4TH STREET-NELLIE RAINS
Roger Christian told the Board that the Planning Commission had recommended denial to the Board of Trustees.

APPLICANT DISCUSSION

Nellie Rains told the Board that she had collected signatures from those that are okay with her keeping the pig. She stated that there are 84 signatures in total that are in favor of the Keune Keune pig in the city limits. She stated that there were other people allowed in Town to have goats and other livestock animals. She stated that she was willing to pay for a permit to keep the pig. She stated that the pig is part of their family and that she is really attached to the pig. She felt that she shouldn't have to be made to get rid of the pig when others are allowed to have livestock. She stated that the pig doesn't try to get out of the yard. She stated that she is not a pet and that she is livestock as they will be raising it for butcher.

PUBLIC COMMENT

Lynse Frank, 336 E Orchard Street, told the Board that she doesn't see any reason that they shouldn't be able to keep the pig.

Steve Reed, 248 N 4th Street, told the Board that he is the next-door neighbor and that he has no objections for the keeping of the pig. He stated that the pig is a good size for the yard and that it isn't cattle.

BOARD DELIBERATION

Roger Christian asked how big the pig would get. Jim Jorgensen said about 200 pounds. He said that it is one thing to have the pig if there was acreage to the property. He is concerned that it could become a nuisance. Randy Thalmann said that he had researched information on the pig. Pat Medina said that the pig has gotten out of the yard multiple times already and that a previous Board had denied another property of the keeping of sheep for not having enough acreage. Sven Edstrom said that he is okay with them having a pig but that there should be stipulations. He said that there are neighbors present that agree with the pig. He also brought up the comment submitted by a neighbor about the water source that runs through the property. He also questioned if the pig ended up pregnant. He thought that it would be a bigger issue if there were more than one pig. He stated that he doesn't want there to be any trouble for neighbors. Custer McLeod said that he agreed with Sven Edstrom and that he does find the water source through the property to be a concern.

Nellie Rains told the Board that the pig has its own enclosure and plays in the yard with the dogs. She stated that she is attached to the pig.

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 3
06/12/2025

6. PUBLIC HEARING (Cont.)

VARIANCE REQUEST-KEEPING A PIG AS A PET-270 N 4TH STREET-NELLIE RAINS
Roger Christian said that he didn't want to set a precedence. Sven Edstrom said that he didn't feel that it would set a precedence. Jim Jorgensen said that the rules are there for a reason. He said that you can't vaccinate a pig if you are looking to raise it for butchering. There was more discussion between Sven Edstrom and Jim Jorgensen. Attorney Bo Nerlin interjected that this was Board discussion and that it shouldn't bounce back and forth between applicant and the Board, and that one Board member should be talking at a time. Mayor Wingfield said that his opinion is that the pig shouldn't be allowed in the city limits. Roger Christian agreed. Jim Jorgensen made a motion to deny the variance request to keep a pig as a pet at 270 N 4th Street, Roger Christian seconded. A verbal vote was taken with Jim Jorgensen, Randy Thalmann, Pat Medina, and Roger Christian voting in favor. Custer McLeod and Sven Edstrom voted against. A vote of four (4) and two (2) against. Majority rules and motion passed.

7. OLD BUSINESS

HR POLICY UPDATE

Pat Medina told the Board that she isn't sure about Custer McLeod, but she is waiting on a few things from Bo Nerlin. She then hopes to have a meeting in two (2) months' time.

MASTER PLAN UPDATE

Ginger Redden told the Board that the contract was signed and they will start with the Planning Commission in July's meeting.

MUNICODE UPDATE

Bo Nerlin said that he and Chief Scott Green had spoken about updating to the 2024 Model Traffic Code. The last time that the Model Traffic Code was updated was 2020. They are looking to go over fines as well as other chapter updates. Roger Christian asked if it was the entirety or parts of the 2024 Model Traffic Codes that they were looking to update. Chief Green said that it would be all of it, with thought into the cell phone law. Bo Nerlin said that it would probably be in the range of 95% with attention to electric bikes on public streets.

ROOF UPDATE-MOVING OF THE COOLER

Mayor Wingfield said that the swamp cooler was moved after the roof repair and that the drywall needs to be fixed next time.

MAIN STREET IMPROVEMENT GRANT UPDATE

POSSIBLE AWARDDING OF PROPOSAL FOR RRFB INSTALLATION

Ginger Redden told the Board that there were no bids turned in and that CDOT (Colorado Department of Transportation) had reached out saying that they have someone of interest.

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 4
06/12/2025

7. OLD BUSINESS (cont.)

POLICE DEPARTMENT LEASING VEHICLES DISCUSSION

Chief Green said that he would like to get in newer vehicles and that maintenance will be included. He wants all F-150's and that he wants to do a five (5) year lease. After five (5) years, if it isn't working out for the Town and they want to go in a different direction, the Town can buy out the vehicles in the end. He said that all the maintenance would be done at Ford in Delta. They can sell the older vehicles at a higher rate and cover the first year of the lease. The vehicles wouldn't have to be stripped down. The leasing options may be a little less, but she didn't want to make guarantees. He stated that the vehicle with the highest mileage was 63,000. Custer McLeod asked if there had been more quotes from other businesses. Chief Green said that he had gotten a few but they wanted to have them delivered from Montana or New Mexico. This dealer would deliver them outfitted and ready to go. He said that if the Town went belly up, they can get out of the agreement without penalty. Pat Medina asked about the years of the vehicles in the current fleet. Roger Christian said that the Delta County Sheriff are the only ones that leased in the nearby area, and they only have it for the administration. Chief Green said that it will cost just as much to buy one car each year. He said with this option, he wouldn't have to jumpstart, trickle charge or tow patrol vehicles. Chief Green stated that there is plenty of money in the Capital Improvement Fund and that this could easily come out of that fund. He said that there won't be enough money put together for a long time, the way that the plan is now. Roger Christian said that it is a lot of money to spend and that the Board is the steward of the Towns funds. He also asked if there would be any hidden costs. Chief Green said that he doesn't think that there will be any and that the company isn't in it to make money off this. Sven Edstrom asked about the current vehicles age and how many were needed. He asked if leasing three (3) vehicles to replace the oldest vehicles. Roger Christian asked if the prices for the lease would change with going from five (5) vehicles, down to three (3). Chief Green didn't think that he would, but he had reserved five (5) vehicles. Pat Medina suggested that we start out leasing the lower amount and get more if needed. Ginger Redden told the Board that the budgeted amount for the revenue and expenditure for the year. She also noted that the General Fund is already in a deficit and that there needs to be two (2) years of funds put into savings for payment of billings in the event of an emergency. Pat Medina said that there may be other things that may come about that will need to come from this fund. Mayor Wingfield said that anything could happen for any department. Custer McLeod asked if there was a grant option to explore for the leasing of the vehicles. Chief Green stated that the Capital Improvement Fund has two million dollars (\$2,000,000) in that fund and that this shouldn't be depleted that fast. The Board asked Officer Arreola, who was in the crowd, what he thought about the current vehicles. Randy Thalmann asked if the Officers are allowed to take the vehicle home. Chief Green said that they are and will continue to if they decide to lease. Public Works Department Head Marvin Jackson talked about the equipment that he is thinking of replacing in the future and how old they are. Sven Edstrom made a motion to approve the leasing of three (3) F-150's for the Police Department, Custer McLeod seconded. A verbal vote was taken with Jim Jorgensen, Randy Thalmann, Pat Medina, Custer McLeod, and Sven Edstrom voting in favor and Roger Christian

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 5
06/12/2025

7. OLD BUSINESS (cont.)
POLICE DEPARTMENT LEASING VEHICLES DISCUSSION
voting against. With a vote of five (5) in favor and one (1) against, majority rules. Motion passed.
8. MAYOR REPORT
Mayor Wingfield mentioned the Trustee and Planning Commission training that will be on Tuesday, June 17, 2025, at 6:30 p.m. Randy Thalmann said that the lights will require a title search for the property for there to be lights on the path by the Hotchkiss K-8. Marvin Jackson said that there will need to be a base layer put into the public parking lot to pave it. He had investigated how much it would cost and gave the Board a rough estimate of \$50,000. That is considering that the County will provide the asphalt at no cost to the Town but there is currently no IGA. Mayor Wingfield said that he is also looking to make a pan for the parking lot. Marvin Jackson said that he talked with DMEA, and they mentioned that if anyone but them installed the light post, that the Town would be responsible for any repairs, compared to DMEA installing it and covering the maintenance. Chief Green said that the light installation will be covered by the Safer Streets Grant and can possibly cover the costs for the work that Public Works will need to do for the paving of the parking lot. He stated that the funds for the grant need to be exhausted by June 1, 2026. Mayor Wingfield told the Board that there is the annual report in the packets from Judge Joss.

DEPARTMENT HEAD REPORTS

POLICE DEPARTMENT

UPDATE ON RAISES FOR DEPARTMENT

Chief Scott Green told the Board that raises were given to Officer Arreola and Flores for their 6-month review. Officer Flores raise amounted to a 17.4% increase. The HR Policy states that anything over 15% must be brought before the Board. He told the Board that he talked with the Administrator of Olathe, this raise will bring her close to what she would have been making with their department. He stated that the difference would be \$4,100.00 for the remainder of the year. He said that it is never clear on how well the employee will perform.

Custer McLeod made a motion to approve the 17.4% raise increase for Officer Flores, Pat Medina seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

SMART WAGE GRANT UPDATE

Chief Green told the Board that the Officers received a bonus in June, excluding Officer Arreola and Flores, who will receive a \$2,000 bonus in July. Corporal Prentice received a \$7,000 bonus, while Officer Winnett, Haskins and Admin Rodarte received \$5,000. The grant also covered paying the expenses for Officer Flores during her time in Olathe and the purchase of her equipment. He told the Board that there is a possibility of more bonuses.

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 6
06/12/2025

8. MAYOR REPORT (Cont.)

POLICE DEPARTMENT

DMEA GRANT INFORMATION

Chief Green told the Board that he had brought on a grant writer and offered the service to the Public Works and Clerks Office as well. The grant writer was successful in obtaining a grant with DMEA for \$9,000 for two (2) new radios.

HEART SMART INFORMATION

Chief Green told the Board that CIRSA offers a Heart Smart program for Police Departments at a discounted rate. It will cost the Town \$249 per officers for the three (3) year program. He stated that the average life expectancy age for an Officer is 57. He said that he doesn't want the department to become part of that statistic and that this cost can come out of the Back the Badge fund.

Sven Edstrom made a motion to approve the Heart Smart program offered through CIRSA for the Police Officers, Custer McLeod seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Chief Green told the Board that he had put a printout on the table for the Trustees with badge ideas. He is asking that they look them over and let him know which one they like the most.

PUBLIC WORKS

Department Head Marvin Jackson told the Board that the department is investigating the plumbing at the Water Plant and has received a new aerator.

TOWN CLERKS

Town Clerk Ginger Redden told the Board that she had received a scholarship for a training class in Fort Collins.

9. NEW BUSINESS

ALARM MONITORING DISCUSSION-CONTINUE WITH PEAK ALARM OR
CHANGE TO ALPHA COMPANIES INC DBA SAFE SECURITY LLC

Ginger Redden told the Board that it costs \$45 monthly for the shared alarms with Peak Alarm and that it would cost \$42 with Alpha Companies Inc, DBA Safe Security LLC. She stated that there are alarms in both offices and that the alarm is notified by call or text to herself, Chief Green or Deputy Clerk Ashley Rodarte. She explained the pros and cons for both companies.

Sven Edstrom made a motion to switch security companies to Alpha Companies Inc, DBA Safe Security LLC, Custer McLeod seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

Page 7
06/12/2025

9. NEW BUSINESS (Cont.)
SPECIAL EVENT LIQUOR LICENSE-HOTCHKISS ELKS LODGE BPOE #1807
Ginger Redden and Chief Green said that everything looked good with the application. Custer McLeod made a motion to approve the Special Event Liquor License for the Hotchkiss Elks Lodge BPOE # 1807, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed

ONE DELTA COUNTY INTERGOVERNMENTAL AGREEMENT DISCUSSION
Attorney Bo Nerlin told the Board that there was a printout in the packet for the IGA, and that he had advised Greg Pope that he would be later into the night with the agenda. He said that this is an extension to push the agreement with One Delta County to 2030. He stated that it wouldn't be multi-fiscal and that it could be negotiated in two (2) years. Roger Christian said that he volunteered for the Board to attend the committee meetings. He has listened to the minutes and when asking questions, he would get a lot of "I don't know" as a response. He stated that he doesn't see what the organization is doing currently for the County. Bo Nerlin said that it is a Board decision on continuing with One Delta County. He said that he reviewed the agreement and that it is a continuation of the previous agreement. That this is ultimately up to the Board. Mayor Wingfield said that he agrees with Roger Christian but also thinks that it is a good idea to stick with the organization.
Pat Medina made a motion to approve the Intergovernmental Agreement with One Delta County, Custer McLeod seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Bo Nerlin reminded the Board of the training on Tuesday, June 17, 2025, at 6:30 p.m.

10. ADJOURNMENT
The meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

Ashley M. Rodarte, Deputy Town Clerk