

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

October 12, 2017

1. Mayor Koontz called the meeting to order at 6:29 p.m. with a quote from Theodore Roosevelt. Those present were Mary Hockenbery, Tom Wills, Lindee Cantrell, John Marta and Jim Roberts.
2. Those present recited the Pledge of Allegiance.
3. Minutes for September 14, 2017
Tom Wills wanted clarification that in paragraph # 17 Leroux Creek Planning met in conjunction with Delta County to discuss the goals for the Delta County Master Plan.
Jim Roberts moved to approve the minutes with the above noted clarification. Mary Hockenbery seconded and the motion passed with all in favor.
4. Swearing in of New Trustee-Patricia Medina
Deputy Town Clerk Ginger Redden swore in new Trustee Patricia Medina.
5. Public Hearings
Change of Use Review-180 S 1st Street-Ryan Stucker
Ryan Stucker would like to relocate his business (Rocky Mountain Granite) to 180 S 1st Street, the current location of Elite Auto.
Mayor Koontz opened the Public Hearing at 6:37 p.m. One comment was made that it would be a great change for the area. No comments were made against. The Public Hearing was closed at 6:38. Tom Wills stated that the Planning Commission recommended approval of the change of use and noted that it is an area of C-2 zoning and has off street parking.
Jim Roberts moved to approve the change of use for 180 S 1st Street, currently known as Elite Auto to allow Ryan Stucker to use it for his business, Rocky Mountain Granite. John Marta seconded and the motion passed with all in favor.

Boundary Adjustment-278 & 290 W Bridge-Gene and Marie Grange

This item was tabled until the November meeting since the requesting party was not present.

Grazing Permit-480 Cedar Street-Dan Bolton

Dan Bolton stated that he would like to have the sheep on his property to graze it off like he has done in years past. This year he would like to have cows added to his request as well as adding the Thoman property. He handed a letter from the Thoman family to Mayor Koontz.

Mayor Koontz opened the Public Hearing at 6:42 noting that there were a couple of letters in support of Dan's permit. Hearing no more comments for or against this item the Public Hearing was closed at 6:43.

Jim Roberts said that he is in favor of this permit. The fence is in good shape and there has not been a problem with any of the animals in the past. John Marta said it reduces the fire hazard when Dan brings the animals in to graze. Mayor Koontz said that it would be nice if they were off of the property by Thanksgiving.

Tom Wills moved to approve the grazing permit for Dan Bolton at 480 Cedar Street with the condition that the animals are done grazing by Thanksgiving. Jim Roberts seconded and the motion passed with all in favor.

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6. Liquor License Renewals
Mahalo Beverages, LLC (Tri-R Liquor)
Lindee Cantrell moved to approve the Liquor License renewal for Mahalo Beverages, LLC.
Mary Hockenbery seconded the motion and it passed with all in favor.

Hotchkiss Elks Lodge, B.P.O.E. #1807
Lindee Cantrell moved to approve the Liquor License renewal for Hotchkiss Elks Lodge,
B.P.O.E. #1807. Tom Wills seconded the motion and it passed with all in favor.

City Market #29
Mary Hockenbery moved to approve the Liquor License renewal for Hotchkiss City Market #29.
Jim Roberts seconded and the motion passed with all in favor.
7. North Fork Ambulance Update-Kathy Steckel
Kathy Steckel said that she has been a volunteer for the North Fork Ambulance Association (NFAA) for 20 years and recently went back to school to be able to offer the residents of the North Fork Area a higher level of care. Kathy encouraged everyone present to become a member of the NFAA and noted that only 34% of the residents in the area are members. NFAA is a nonprofit organization and the funding for them is getting low. The volunteers are held to the same level of education as the paid ambulance crews in the bigger areas. The NFAA is compiling a list of stories from the people they have helped and she encouraged everyone to like them on Facebook to read some of them.
8. Shadescapes-Chris King, Request to Plant Trees in the Sidewalk
This item was tabled until the November meeting since there was no presentation from Shadescapes.
9. Street Lights Update at 2nd Street and Orchard and the Railroad Tracks on 2nd
Greg Allen said that Public Works Director Mike Owens contacted Delta Montrose Electric Association (DMEA) about lowering the wattage of the lights at both locations.
10. North Fork Mosquito Abatement District Update-Rain Klepper, Chris Tschinkle
Rain Klepper said that they have been working hard this year to break up areas around the North Fork Valley where mosquito's breed. North Fork Mosquito Abatement District Board Member Zach Hotchkiss sprayed for the last time this season on October 6th. They become more efficient every year as more of the sources of mosquito's are removed. There were no human cases of West Nile disease reported in Delta County this year due in part to the hard work of the North Fork Mosquito Abatement District. There are some areas by the Rail Road Tracks that are still a problem but the Rail Road is private property and they cannot do anything there without permission. The Mosquito District is cutting their budget whenever possible and asked to Town to add them as a line item as they start through the budgeting season.

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11. Farm to Fiddle Festival Update
None
12. Colorado Main Street Program
Mayor Koontz spoke to Elyse Castleberry and she is optimistic that this program will be up and running again with new energy and enthusiasm.
13. Public Hearing-Boundary Adjustment-278 & 290 W Bridge-Gene Grange
Jim Roberts moved to amend the agenda to include this item due to Gene Grange attending the meeting late. Mary Hockenbery seconded and the motion passed with all in favor.
Gene Grange said that he would like to adjust the Boundary line between these two properties 562 feet from East to West to make these properties more even.
Mayor Koontz opened the Public Hearing on this issue at 7:22 p.m. Hearing no comments for or against the issue the Public Hearing was closed at 7:23 p.m.
Tom Wills said that the Planning Commission recommended approval of this adjustment with the condition that the Town be supplied with a final plat once it is completed for the Town records.
Mary Hockenbery moved to approve the above stated Boundary Adjustment between 278 and 290 W Bridge Street with a final plat of the adjustment being presented to the Town of Hotchkiss for the Town records. Tom Wills seconded and the motion passed with all in favor.
14. Five Minute Public Appearance
Larry Wilkening said that the Rail Road runs behind his property at 244 W Main Street and if there is a health hazard due to the mosquito problem, the Rail Road could be forced to do something about it.
Lindee Cantrell asked what the Town could do with the property on Bridge Street known as the old Coyote. Attorney Nerlin said that it is not a blight or a danger so there is nothing that can be done until the owner decides to do something with it.
John Marta said that there is water filling up the basements in the businesses on the North side of Bridge Street from the First State Bank of Colorado to the Elks Club. The water is seeping in from the North side and is worse this year than in years past. Engineer Joanne Fagan said that she and Public Works Director Mike Owens have been discussing the problem. It is ground water and the water table is higher this year than normal. Town Clerk Marlene Searle said that the irrigation water is not being used up on Hanson Mesa now so it is just coming into Town and there is a lot of it this year. Greg Allen from the Public Works Department said that the Public Works Crew has spent a lot of time trying to figure out this problem and how to handle it. Tom Wills said that all of the sewer lines were replaced in that area and wondered if that could have caused a problem. Engineer Joanne Fagan said that they did fix the line at Fourth Street and the Fair Grounds and that shouldn't impact the peak of the ground water. Once the ditches dry up, the ground water will dry up as well. Town Clerk Marlene Searle said that Paul Schmucker and

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14. (cont.) Hanson Mesa and others are working together to find a solution. She also noted that Mike Owens tested the water from the basement at the bank and it does not contain chlorine so it is definitely ground water.
15. Preliminary 2018 Budget-Setting of a Work Session
A Work Session was set for Thursday, November 2 at 6:00 p.m. One was also set for Wednesday November 8 at 6:00 p.m. if needed.
16. Master Plan Survey Update
Tom Wills said that there was a three hour Work Session yesterday and they made it through all of the goal statements for the Town Master Plan.
17. Town Engineer Report
Engineer Joanne Fagan said that the loan application for the New Water Tank Project was submitted for \$550,000 with a 20 year pay back term. Colorado Rural Water and Power Distribution Authority (CRWPDA) said that since the Town was not sure if they would be awarded a grant they would recommend asking for 1.1 million dollars and request the loan with a 30 year payback term. The amount cannot be adjusted up but it can be adjusted down and given back if the full amount is not used.
Jim Roberts moved to amend the CRWPDA loan application for the New Water Tank Project from \$550,000 at a 20 year payback term to \$1.1 million at a 30 year payback term. Mary Hockenbery seconded and it passed with all in favor.
Starting the first part of next week, Tribble and Sons Construction will be working on the Sewer Project at Highway 92 and Pinon.
18. Housing Task Force Update
Pat Medina said that she would be the representative from the Town of Hotchkiss for the Delta County Housing Authority. The meetings are held once a month and she will report back to the Town on decisions made at the meetings.
19. Leroux Creek Planning Update
Tom Wills said that joint meetings are still being held in conjunction with the Delta County Planning Commission to go over goals for updating the Delta County Master Plan. The projected completion date for the Delta County Master Plan is sometime in early Spring of 2018.
20. Department Reports
Public Works employee Greg Allen said that street sweeping continues. It is easier to sweep the streets once the leaves all fall from the trees.

Marshal Miller said that they are continuing to catch up with training and have done a lot of investigative work.

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21. Hotchkiss Planning Commission Update
Tom Wills said that they had a work session last night to go over goals of the Town of Hotchkiss Master Plan. This month at the meeting they will be considering a change of use review for a property owner that would like to start an AirBnB business out of her home. This business would allow people to rent a room out of the home for a short time, similar to a regular B&B but advertised on the internet.
22. Hotchkiss Chamber Update
The annual meeting will be at the Maloney House on November 9th from 5:30 to 7:00 p.m. They will be handing out awards for the business and the citizen of the year. The annual craft show will be held on Saturday, November 18.
23. Mayor's Report
Marshal Miller, Public Works Director Mike Owens and Mayor Koontz will have a meeting with the Colorado Department of Transportation (CDOT) to discuss pedestrian crossing signs and speed limits through Town. Mayor Koontz will report to the Board the outcome of this meeting.
24. Town Clerk Report
None
25. Upcoming Events/Schedule
November 9-Hotchkiss High School (HHS) Student Government will join the Town for the monthly meeting. Pictures will be taken.
October 27-Municipal Quarterly
26. New Business
Tom Wills attended the E2 Energy Conference where green energy options were discussed. A Resolution from the Town of Hotchkiss to the Delta Montrose Electric Association (DMEA) Board would help to support green energy options of hydro and solar energies that would stay local rather than be farmed out to another state. Tom supplied a Draft Resolution that he would like the Board to look over and address at the November Town meeting.
27. Possible Items for the Next Agenda
Green Energy Resolution
Public Hearing for AirBnB Review
Shadescapes-Request to Plant Trees in the Sidewalk
28. Consideration of Bills
Lindee Cantrell moved to approve all bills as presented. Tom Wills seconded and the motion passed with all in favor.

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29. Executive Session
Lindee Cantrell moved to go into and executive session at 8:10 p.m. for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402 (4)(b). Tom Wills seconded and the motion passed with all in favor.
32. Returned to Open Meeting.
Mayor Wendell Koontz read the following;
The time is now 8:35 p.m., and the executive session has been concluded. The participants in the executive session were; Mayor Wendell Koontz, Tom Wills, Lindee Cantrell, Attorney Nerlin, John Marta, Jim Roberts, Mary Hockenbery, Ginger Redden and Patricia Medina.
For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record. Seeing none, the next agenda is adjournment.
33. The meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Ginger Redden
Deputy Town Clerk