

## RECORD OF PROCEEDINGS

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Hotchkiss Board of Trustees

May 9, 2019

1. CALL THE MEETING TO ORDER

Mayor Wilkening called the meeting to order at 6:32 p.m. Those present were Mary Hockenbery, Patrick Webb, Esther Koontz, John Marta and Pat Medina. Absent was Sheila Maki.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR APRIL 11, 2019

Esther Koontz moved to approve the minutes as presented. Seconded by John Marta, motion passed.

3. CONSIDERATION OF BILLS

Mary Hockenbery moved to pay all bills as presented. Seconded by Patrick Webb, motion passed.

4. PUBLIC COMMENT

Tracy Ihnot gave the Board of Trustees an update on everything happening at the Hotchkiss Public Library. They are gearing up for the Summer Reading Program. Over 25,000 people visited the library in 2018. Tracy encouraged the Board to contact her with questions and she encouraged everyone to visit the library.

Georgia Hopper expressed concerns about the Willow Heights Park.

Sue Whittlesey told the Board that there is a free exercise class for Senior Citizen's at Memorial Hall on Mondays at 10:00 a.m. The class is really popular so far.

5. OLD BUSINESS

POSSIBLE ADOPTION OF TOWN PROCUREMENT

Continued to the June 13th meeting.

GEORGE HAMM EASEMENT REQUEST-ROBERT GALLEGOS, ENGINEER

Continued to the June 13th meeting.

COLORADO CODE CONSULTING INFORMATION-DAN REARDON

Dan Reardon told the Board that he is the only representative on the Western Slope for Colorado Code Consulting. Dan explained the reasons to upgrade the Town's current Building Code to the most recent one published, which is the 2018 IBC (International Building Code). The Code can be amended to fit the needs of the Town. There are other jurisdictions involved in this project. The cost to the Town will be about \$2800.00. The Town must reach a decision about whether or not to join this project by June 28, 2019

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6. PUBLIC HEARINGS  
TOWN OF HOTCHKISS-MIKE OWENS  
Continued to the June 13th meeting.

### DAN BOLTON-NO IMPACT SUBDIVISION-480 CEDAR DRIVE

At this point in the meeting, Esther Koontz recused herself for this item.

Dan Bolton told the Board that he is applying for a No Impact Subdivision on his property at 480 Cedar Drive. This will split the land in to two (2) parcels and has all easements in place. Mayor Wilkening read the part of Ordinance 2015-05 concerning No Impact Subdivisions.

Attorney Nerlin said that he had nothing to add.

The Public Hearing was opened at 7:00 p.m. for Public Comment.

Public Comment included a memo from Tom Wills (attached to Town copy). Esther Koontz agreed with Tom Wills.

The Public Comment of this hearing was closed at 7:10 p.m.

The Trustees spent several minutes discussing this request. The Planning Commission moved to recommend to the Board that this request be approved.

Patrick Webb moved to approve the No Impact Subdivision request for the above noted property. Pat Medina seconded, motion passed.

### JAMES AND GEORGIA HOPPER-BOUNDARY ADJUSTMENT FOR 484 AND 460 DUKE HILL ROAD-KEN SCHAAF

Esther Koontz rejoined the Trustees.

Ken SchAAF represented Jim and Georgia Hopper for the Boundary Adjustment. This is an internal adjustment to give Jim and Georgia's granddaughter more property and to adjust the property line on the other side so that it is not running through buildings.

The Public Hearing was opened at 7:13 p.m.

There were no comments for or against this request.

Public hearing closed at 7:19 p.m.

The Planning Commission recommended approval of this request to the Board.

John Marta moved to approve the above noted Boundary Adjustment for 484 and 460 Duke Hill Road. Patrick Webb seconded, motion passed.

7. NEW BUSINESS  
SPECIAL EVENTS LIQUOR LICENSE-RIDE THE ROCKIES

Tracy Ihnot represented Ride the Rockies. The request is for June 13th from the hours of 12:00 p.m. to 8:00 p.m. for a beer garden at the Fair Grounds. Riders will be coming over McClure pass and will stay the night in Hotchkiss. Tickets will be sold for the beer and bracelets will be issued to all adults that are being served alcohol.

Esther Koontz moved to approve the above noted Special Events Liquor License. Pat Medina seconded, motion passed.

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7. (cont.) NEW BUSINESS

**DELTA COUNTY HOUSING AUTHORITY SUPPORT LETTER**

Mayor Wilkening explained the Housing Authority Grant process. This letter would support the grants that the Housing Authority applies for.

Esther Koontz moved to approve the support letter for the Delta County Housing Authority.

Mary Hockenbery seconded, motion passed.

**JILL VANDENBERG-SIGN PLACEMENT REQUEST ON TOWN PROPERTY**

Jill VanDenBerg told the Board that she has opened an antique store at 611 Highway 92. She would like to place a sign on Town property where Highway 92 and Highway 133 meet on days when the business is open.

Mayor Wilkening read part #8 of the Sign Ordinance. This part states that no sign may be placed more than 250 feet from the place of business. When paced off the sign would be more than 300 feet from the business. It was noted that several non profit businesses have used that same area for their signage. Non profits are an exception to that rule.

CDOT (Colorado Department of Transportation) also has very strict rules about signs on their property.

After several minutes of discussion amongst the Board this request failed for lack of a motion.

**DONATION REQUEST-HOTCHKISS K-8 8TH GRADE CONTINUATION**

There was not a representative for this request. Mayor Wilkening told the Board that this request was for a raffle to raise money for this event. It was noted that a raffle cannot be held without a license from the State of Colorado. Attorney Nerlin said that the Board could not do anything about it being called a raffle but could still consider the request. Donating T-Shirts with the Town name and logo was discussed.

Esther Koontz moved to the leave the decision about donating T-Shirts to the 8th Grade Continuation to the staff. Mary Hockenbery seconded, motion passed.

**DONATION REQUEST-NORTH FORK POOL PARK AND RECREATION DISTRICT**

Lenore Cambria told the Board that the NFPPRD is sponsoring a walking tour during Rural Philanthropy Days on Wednesday, June 12th. They would like to serve light snacks during this tour and asked the Board if they would like to donate either time or money for the event. It will be an hour from 5:15 p.m. to 6:15 p.m.

There were several minutes of discussion by the Board. Susie Kaldis-Lowe told Lenore to contact Sunshine Knight or Pat Frasier of the Rural Philanthropy Days Board to discuss a donation for the tour.

**LIQUOR LICENSE RENEWAL-LANGE'S TACO HUT**

Esther Koontz moved to approve the Liquor License renewal for Lange's Taco Hut. Pat Medina seconded, motion passed.

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7. (cont.) NEW BUSINESS

**WATER TAP CHANGE REQUEST-HANSON MESA DOMESTIC WATER USERS ASSOCIATION**

Steve Harper and John Miller represented the Hanson Mesa Domestic Pipeline Company (HMDPC) with two (2) requests for recent changes to existing taps. This is the first time HMDPC has approached the Town regarding changes.

The first request is from Anthony Ranches, LLC (Kwiki Tire II) requesting approval to install two (2) bathrooms, one for customers and one for employees and to install an outside hose bib or hydrant. This request was approved by HMDPC.

The second request needs discussion and approval from the Board. This request was from High Elevation Hemp, LLC located at 34914 Powell Mesa Road. HMDPC received an email from High Elevation Hemp to allow use of the water for greenhouses constructed on the property. The email states that the use would be about 15,000 gallons, presumably per month. John Miller said that High Elevation Hemp has a second tap on the property and they have been asked to use that tap for this request. They have not used any water to this point.

Attorney Nerlin said that the contract with Hanson Mesa can be amended to reflect limited commercial use on a case by case basis and can also request that further information be gathered before any decision is made.

Mary Hockenbery moved to approve Kwiki Tire's request for the two bathrooms and outside hose bib or hydrant and request receiving more information from High Elevation Hemp before a decision can be made by the Board. Esther Koontz seconded, motion passed.

At this time, John Miller asked if the motion could be amended to have more information and be separated into two separate motions, one for each business.

After several minutes of further discussion, Mary Hockenbery moved to approve the request from Anthony Ranches, LLC (Kwiki Tire) based on the recommendation of the HMDPC Board, a request to install two (2) bathrooms as well as the installation of an outside hose bib or hydrant. Seconded by Esther Koontz, motion passed.

Mary Hockenbery moved to request more information from High Elevation Hemp:

- 1) Data concerning the water use and the peak months for this use of domestic versus irrigation water
- 2) Expansion plans they may have
- 3) Any plan of possible irrigation water storage to use during the colder months
- 4) An approximate amount of domestic water that will be used monthly for the greenhouses
- 5) Any additional information that HMDPC deems necessary to make an informed decision concerning this request.

This information should be given to the HMDPC Board in a formal letter to be passed along to the Town of Hotchkiss for consideration.

Esther Koontz seconded, motion passed.

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7. (cont.) NEW BUSINESS

**SIGN PLACEMENT ON TOWN PROPERTY REQUEST-RURAL PHILANTHROPY DAYS**

Susie Kaldis-Lowe told the Board that the sign requested is 16 feet by 3 feet and would be hung between two of the trees on the Town property where Highways 92 and 133 meet. The sign would be displayed during Rural Philanthropy Days, the week of June 10th through June 15th. Mary Hockenbery moved to approve the above request for Rural Philanthropy Days. Patrick Webb seconded, motion passed.

8. STAFF REPORTS

**TOWN ENGINEER REPORT**

Interviews were held for the Construction Manager at Risk (CMAR) contractor selection for the new Public Works building. Three (3) proposals were received. Ford Construction had the highest score and the lowest proposal. Engineer Fagan asked permission to issue the notice of award to Ford Construction for preconstruction services. The proposals came in higher than anticipated by .25 million dollars. The maximum amount that can be requested from DOLA (Department of Local Affairs) is 1 million dollars. July 16th through July 18th will be the presentations to DOLA for the grant funding.

Mary Hockenbery moved to approve Engineer Fagan issuing a preconstruction service notice of award not to exceed the amount of \$5,000.00. Pat Medina seconded, motion passed.

The dome for the Water Tank Project is currently having a proposal put together by Dowdy Steele and Ultraflote, LLC, the people that constructed the dome, on how to fix it. Money has been requested by Ultraflote in the amount of \$51,000. Engineer Fagan asked that part of this money be paid (\$25,000) once the proposal is accepted and a schedule committed to and the remaining be paid once it is complete.

Esther Koontz moved to approve that staff issue \$25,000 to Ultraflote, LLC conditioned upon a plan being received and a schedule committed to for fixing the Water Tank dome and issuing the remainder of the payment once everything is working as it is supposed to. Mary Hockenbery seconded, motion passed.

**TOWN MARSHAL'S REPORT**

Marshal Miller told the Board that Deputy McArtor will be going to work for the Sheriff's Department. His last day will be May 22.

**TOWN PUBLIC WORKS REPORT**

Public Works Director Mike Owens said that the runoff is good this year. Turbidity is up, water usage is up and weeds are being taken care of.

**TOWN CLERK'S REPORT**

None.

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9. STAFF REPORTS

Patrick Webb reported on building permits.

Mayor Wilkening reported on the Planning Commission activities and said that Rich Kramer has been a good addition to the Board.

John Marta reported that more Seniors are coming to the Senior Center for meals and talked about All Points Transit and the cost associated with using the service. Mary Hockenbery said that she would reach out to All Points and ask about fees.

Mary Hockenbery said that this is the 8th year for Down Town Beautification and she thanked the Town and the Chamber for all of the support that they give.

Mary Hockenbery talked about the Downtown Colorado Streets Workshop that was held in Hotchkiss on April 23. Some notes from the workshop will be on the wall in the Chambers for all to see. A \$3500 grant was received for hosting the workshop and ideas are being looked at for utilizing the money for the downtown area.

10. MAYOR'S REPORT

Mayor Wilkening attended the Delta County Municipal Quarterly where flooding and the Urban Growth area for the County were discussed.

Fair Grounds usage meeting was attended.

Mayor Wilkening thanked the Public Works crew for great team work in fixing a water break on Willow Heights.

11. UPCOMING EVENTS

Hotchkiss Sheep Camp Stock Dog Trials are this weekend

Elks will have a benefit for roof repair

Creamery Arts will host a soup benefit

12. POSSIBLE ITEMS FOR THE NEXT AGENDA

Formalize an Update on the Grant for the Public Works Building

13. EXECUTIVE SESSION

Cancelled.

14. ADJOURNMENT

Pat Medina moved to adjourn the meeting at 9:01 p.m. Mary Hockenbery seconded, motion passed.

Respectfully Submitted,

Ginger R. Redden, Deputy Town Clerk