

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

July 8, 2021

1. CALL THE MEETING TO ORDER

Mayor Pro-Tem Hockenbery called the meeting to order at 6:30 p.m. Roll call was taken, present were Pat Medina, Sven Edstrom, Patrick Webb, Jim Wingfield and John Marta. Absent was Mayor Wilkening.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR JUNE 10TH, 22ND, 24TH, AND 28TH, 2021

Jim Wingfield moved to approve all minutes as presented, Patrick Webb seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

3. CONSIDERATION OF BILLS

John Marta moved to approve payment of all bills as presented, Jim Wingfield seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

4. PUBLIC HEARINGS

VARIANCE REQUEST APPLICATION-DELTA COUNTY FEDERAL CREDIT UNION

Mayor Pro-Tem Hockenbery read the rules of the Public Hearing to all present.

STAFF PRESENTATION

Town of Hotchkiss Building Inspector Bruce Stanley explained Tiny Homes. They are allowed in Town on a permanent foundation. There are several builders of Tiny Homes in the area. One builder, in South Delta that does not have the certification to build them up to the IBC (International Building Code) and IRC (International Residential Code). The Tiny Homes that he builds are considered recreational vehicles. They do not have the plumbing and electrical inspections that certified builders have. Bruce can go inspect them at the building site if the Town approves and that business is chosen to build this office space. Bruce said that the main difference is that the certified builders build them on the site chosen and have them inspected in all aspects. The non-certified builder builds them in his factory and delivers them already built and then they place them on the foundation chosen. Also, as a recreational vehicle, the building would not conform to the Town of Hotchkiss codes. Safety is the primary concern of all building inspectors.

APPLICANT PRESENTATION

Michelle Fish, CEO of the Delta County Federal Credit Union, Linda Cannon and Christie Schmidt were all present. Michelle stated that the land that will be used for this office was bought by the credit union in 2011. Linda and Christie came to the Credit Union and asked if they could lease the property to put their Real Estate business on.

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4. PUBLIC HEARINGS (cont.)

APPLICANT PRESENTATION

Linda Cannon told the Board that they would like to keep their office in the Town. The buildings they have been in keep being sold and she is tired of moving. Christie Schmidt told the Board that they want to follow the rules and make sure that this is done right.

The Board was able to ask the applicant questions. Some of the questions were about the foundation. Building Inspector Bruce Stanley said that the home/office would have to be anchored to the ground no matter what foundation that they choose.

PUBLIC COMMENT

Public Comment was opened at 6:58 p.m.

Tom Wills said that this Tiny Home/Office is a good idea. He had some problems with the application but not the request.

Public Comment was closed at 7:00 p.m.

BOARD DELIBERATION

The Board agreed that this request is precedent setting. Pat Medina said that the Ordinances are in place for a reason. The Board should look at changing the Ordinance instead of granting a variance. Patrick Webb agreed that it took a while to come up with the Ordinances and granting variances go against them. Jim Wingfield said that he thought the only variance he could see is that the office may not be built on site and Building Inspector Bruce Stanley has offered to inspect the off-site building of the building if that is the company chosen. John Marta said that more and more Tiny Homes will be coming into the area. If they are done correctly, he does not see a problem with it.

After several more minutes of deliberation, Jim Wingfield moved to approve the above noted variance request with Bruce Stanley doing the inspections at the build site if needed, seconded by John Marta. A verbal vote was taken with Patrick Webb and Pat Medina voting against and Jim Wingfield, John Marta and Sven Edstrom voting in favor. Motion passed with a vote of three (3) to two (2).

5. OLD BUSINESS

WATER RESTRICTIONS REMINDER

Mayor Pro-Tem Mary Hockenbery reiterated the water restrictions and reminded everyone to not just let their sprinklers run unattended.

OUT OF TOWN WATER TAP REQUEST UPDATE-JIM AND NICCI RICHARDSON

Engineer Joanne Fagan told the Board that Public Works Director Mike Owens were going through all the information to study the water and its usage in Town. There is a lot of information to cover, and she would like to propose having a Work Session at some point so that they could explain it all to the Board. Mayor Pro-Tem Hockenbery said that a time would be set later to make sure everyone could attend.

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5. OLD BUSINESS (cont.)
OUT OF TOWN WATER TAP REQUEST UPDATE-JIM AND NICCI RICHARDSON
Mayor Pro-Tem Mary Hockenbery asked Engineer Fagan if she was recommending a moratorium on water taps and Engineer Fagan said not at this time.
Jim and Nicci Richardson brought in the report form the County stating that their septic system would meet the standards if another tap was granted. Nicci Richardson said that the apartment they are building would be used for her dad to live in and as a guest house when needed.
Pat Medina moved to approve the above noted Out of Town water tap request for Jim and Nicci Richardson, seconded by Jim Wingfield. A verbal vote was taken with all Trustees voting in favor. Motion passed.

HOTCHKISS CHAMBER OF COMMERCE UPDATE/ONE DELTA COUNTY UPDATE-
KIM SHAY
CHAMBER OF COMMERCE
Kim Shay was not present at this meeting. Mayor Pro-Tem Mary Hockenbery told the Board that Kim would like to invite the new Marshal to the Merchant meeting to be held on Thursday, July 15th.

ONE DELTA COUNTY
No update was given.

MARSHAL'S OFFICE UPDATE
The new Marshal for the Town of Hotchkiss, Scott Green will start on Monday, July 12th.

ORDINANCE 2020-01 DMEA FRANCHISE AGREEMENT UPDATE (Concerns Addressed/Possible Amendment)
This item was tabled until Attorney Bo Nerlin, Engineer Joanne Fagan and Public Works Director Mike Owens can meet with DMEA (Delta Montrose Electric Association)
6. PUBLIC COMMENT
None.
7. MAYOR'S REPORT (cont.)
Mayor Pro-Tem Hockenbery said that Coffee with a Cop was well attended.
Mary will attend a webinar with DOLA (Department of Local Affairs) and Region 10 to learn more about the Open for Business Main Street Grant that will be for retail stores and restaurants. Region 10 said that they will help with the grant writing and the Town Hall Clerks will help as well. The deadline is August 23rd and will require 20% of the money to come from the business.

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7. MAYOR'S REPORT (cont.)

Patrick asked if the grant would cover energy efficiency improvements and Mary said that the grant should cover solar, roofing, windows and geothermal. A contractor will be needed to bundle the work. This is not an all or nothing award. The committee may pick one location in Town but not another. Mary will have more information once she attends the webinar.

8. NEW BUSINESS

SPECIAL EVENTS LIQUOR LICENSE REQUESTS

DELTA AREA CHAMBER OF COMMERCE

Mitchell Gronenthal of the Delta Area Chamber told the Board that the Chamber is holding the Deltarado Days rodeo at the Fairgrounds this year. Normally the rodeo is held at the Round Up Arena in Delta but cannot hold it there this year due to the disrepair it is in and there are no funds to fix it up. The Chamber would like to have a Special Events Liquor License so that alcohol can be served. They will have food trucks come in. The Chamber has hired a security company and the Chamber Board and Volunteers will be policing the area with all exits being monitored. The rodeo will be on July 23rd from 3:00 p.m. to 1:00 a.m.

Pat Medina said that she was not comfortable with the area size on the map of where the alcohol will be allowed. She felt that it was too big of an area that would be hard to police. There was several minutes of discussion about the map and the area. Mitchell apologized about the map. He had never been to that area and was not sure how big it was. Mitchell agreed to change the map to make the area smaller.

Jim Wingfield moved to approve the above noted Special Events liquor license with the amended changes on the map, seconded by John Marta. A verbal vote was taken with all Trustees voting in favor. Motion passed.

HOTCHKISS ELKS LODGE B.P.O.E. #1807

At this time John Marta recused himself to represent the Elks Club for this Special Events Liquor License Request.

John told the Board that the Elks Club has been repaired and they would like to host a dinner and dance on August 6th from 5:00 p.m. to 2:00 a.m. It will be open to the Public as a kind of Grand Reopening for the Elks Lodge.

Pat Medina moved to approve the above noted Special Events Liquor License, seconded by Patrick Webb. A verbal vote was taken with all Trustees voting in favor. Motion passed.

PLANNING COMMISSION MAKE UP DISCUSSION

Mayor Pro-Tem Hockenbery told the Board that the Planning Commission is currently made up of three (3) Trustees, one (1) employee that lives within the Town limits and three (3) citizens of the Town. Mayor Wilkening would like to change the make up to have another citizen on the Commission instead of an employee.

There were several minutes of discussion and the Board directed Attorney Nerlin to write an amendment to the Ordinance implementing the change.

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8. NEW BUSINESS (cont.)

EMPLOYEE RAISE DISCUSSION

Mayor Pro-Tem Hockenbery explained that raises are built into the Budget every year at 3% for each employee. The raises take effect on the anniversary date of the employee. Pat Medina said that she feels evaluations need to be done first before raises are given. Jim Wingfield said he feels that the Town employees are under paid. Town Clerk Ginger Redden told the Board that the raises are approved at the adoption of the Budget and this agenda item is for the auditor to show that the Board has approved the raises for the 2021 calendar year. Three (3) employees have already had their raises implemented and they would have to be removed if not approved for this year. June is the month that this item is on the agenda for approval due to most of the Employee raises coming due in this month.

Attorney Bo Nerlin stated that the HR (Human Resources) policy can be rewritten to reflect that, but it would have to be done for the 2022 calendar year.

Jim Wingfield moved to approve 3% raises for all employees for the 2021 calendar year seconded by John Marta. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Pat Medina moved to rewrite the HR policy for the 2022 calendar year budget season implementing evaluations for each employee and basing the raises received on the evaluation up to 3%, seconded by Jim Wingfield.

Attorney Nerlin asked for clarification on who is responsible for the evaluations. After much discussion, the Board decided that the Department Head would handle the reviews for their department and bringing the results to the Board and the Mayor would handle the reviews for the Department Heads bringing the results to the Board. Attorney Nerlin said the HR policy will be amended to reflect the Board's wishes.

The wording of the motion stands.

A verbal vote was taken with all Trustees voting in favor. Motion passed.

9. ADJOURNMENT

Pat Medina moved to adjourn the meeting at 7:59 p.m., seconded by Jim Wingfield. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Respectfully Submitted,

Ginger R. Redden, Town Clerk