

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

July 14, 2022

1. CALL THE MEETING TO ORDER

Mayor Wingfield called the meeting to order at 6:31 p.m. A verbal roll call was taken. Present were Tricia McFarland, Pat Medina, Sven Edstrom, Patrick Webb and John Marta. Absent was Custer McLeod.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA
MINUTES FOR JUNE 9, 2022

John Marta moved to approve the minutes as presented, Tricia McFarland seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

3. CONSIDERATION OF BILLS

Town Clerk Ginger Redden read the additional bills. Pat Medina moved to approve payment of all bills as presented, Sven Edstrom seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

4. PUBLIC HEARINGS

BOUNDARY ADJUSTMENT-CARSTEN/KOKES BETWEEN 727 & 735 ASPEN LANE

Mayor Wingfield read the rules of the Public Hearing to all present. This request was presented to the Planning Commission on June 22, 2022

STAFF PRESENTATION

Mayor Wingfield told the Board that the Planning Commission recommended approval for this request. Mike Owens stated that an easement for the Town of Hotchkiss needs to be shown on the new plat.

APPLICANT PRESENTATION

Krista Carsten told the Board that this boundary adjustment would make the boundaries between these two (2) properties more uniform. It would give Krista more of an area for gardening and help Maxine out as well so that she will not have to maintain such a big area.

PUBLIC COMMENT

Public Comment was opened and closed at 6:37 p.m. with no comments for or against.

BOARD DELIBERATION

Pat Medina moved to approve the boundary adjustment between 727 and 735 Aspen Lane and showing the easement Mike Owens mentioned, Patrick Webb seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

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4. PUBLIC HEARINGS (cont.)

ORDINANCE 2022-02 TDS FRANCHISE AGREEMENT 2ND READING, POSSIBLE ADOPTION

Jim Wingfield reminded the Board that the first reading of this Ordinance was last month. Attorney Bo Nerlin told the Board that unless there are comments during the Public Hearing the wording will stand as in the first reading.

STAFF PRESENTATION

Attorney Nerlin told the Board the need for the Franchise Agreement and told them that the amount paid to the Town is the same as it was 10 (ten) years ago.

APPLICANT PRESENTATION

No one from TDS was present.

PUBLIC COMMENT

The Public Hearing was opened and closed at 6:40 p.m. with no comments for or against.

BOARD DELIBERATION

Pat Medina moved to approve Ordinance 2022-02 an Ordinance granting a franchise by the Town of Hotchkiss, Colorado to TDS Telecom, its successors and assigns, to locate, build, construct, acquire, purchase, extend, maintain and operate into within and through the present and future corporate limits of the Town of Hotchkiss, Delta County, Colorado, Town wires, lines, poles, arms, appurtenances and fixtures for conducting a telephone business and exchange over, under, along, across and through any and all streets, other public ways and places in said Town of Hotchkiss fixing the terms and conditions thereof, seconded by Seven Edstrom. A verbal vote was taken with all Trustees voting in favor. Motion passed.

5. OLD BUSINESS

HOTCHKISS CHAMBER OF COMMERCE UPDATE/ONE DELTA COUNTY UPDATE-KIM SHAY/SHELLY WARE
CHAMBER OF COMMERCE

Kim had no report for the Chamber or One Delta County. She did report that the Fair planning is going well. It is going to be bigger and better than any other Fair that Delta County has had in a long time, and she encouraged everyone to visit it.

Kim invited all the Board of Trustees, Chief Scott Green, former Mayor Larry Wilkening, current Mayor Jim Wingfield and the clerks to be parade judges.

OLD PUBLIC WORKS SHOP BUILDING UPDATE

RFP (REQUEST FOR PROPOSALS) FINALIZATION-LARRY WILKENING AND MARY HOCKENBERY

Mayor Wilkening thanked Larry and Mary for all of their hard work on this project and for staying active with it even though their terms were up.

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5. OLD BUSINESS (cont.)

OLD PUBLIC WORKS SHOP BUILDING UPDATE

RFP (REQUEST FOR PROPOSALS) FINALIZATION-LARRY WILKENING AND MARY HOCKENBERY

Larry Wilkening introduced himself and thanked Mary Hockenbery for all that she has done for this project with him. In 2018 the Town developed a ballot measure to ask the Citizen's of Hotchkiss for approval to sell the old Public Works shop building. The measure passed in 2019, in 2020 Hotchkiss hosted two (2) street workshops and Bridge Street was toured. Also, in 2019 the Prosperity Plan was released. Guiding principles were developed that mesh with the Master Plan. In 2021, Public Works moved into the newly built shop building and in 2022 asbestos mitigation has been accomplished on the old shop building. Progress is being made. Ericka Heller with Community Builders helped develop the RFP (Request for Proposals) that now needs to be finalized. There are two things needed to finish up the RFP.

- 1) The selling or asking price of the building.
- 2) The timeline dates that are needed once the RFP comes into play.

There are also two (2) doors that have lead paint that need full remediation, Larry and Mary think that leaving them for the new owner would be a good idea and they can decide how to handle them.

Mayor Wingfield asked if the timeline and dates would hurt or help the Town.

Larry said that the timeline can be stretched but the preference would be to get it done sooner. Attorney Nerlin requested reaching out to the appraiser that did the appraisal to see about a new price. Larry told him that the appraiser was no longer in business. Larry did contact Lucinda Stanley and she did a Broker's Opinion of Value. That information was sent out in the Trustee packets a couple of months ago. There was several more minutes of discussion amongst the Board about how things should be handled.

Sven Edstrom moved to direct Larry Wilkening and Mary Hockenbery to work with staff to resolve the questions of asking price, timeline dates and remediation for finalization of the RFP and present a clean copy at the August Board meeting for possible approval, seconded by Patrick Webb. A verbal vote was taken with all Trustees voting in favor. Motion passed.

6. PUBLIC COMMENT

John Hickam told the Board that he is really interested in the old Public Works shop building and has three (3) business partners. John stated that it is a half (1/2) of a million dollar project to update. John is excited about the building and said that the Board should not worry about the asking price.

7. MAYOR'S REPORT

Mayor Wingfield told the Board that yes, there will be another two (2) inches of asphalt added to the road during the final paving. The ADA (Americans with Disabilities Act) ramps had to be postponed. Once the company doing the ramps can come back, the asphalt may have to be cut to accommodate them.

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7. MAYOR'S REPORT (cont.)

Sven Edstrom and Jim Wingfield met with the County concerning the trail that is being built to the High School. They reviewed the engineer report that the County did and there will be no need for a lift station for sewer taps in River Ridge Road area.

DEPARTMENT REPORTS

PUBLIC WORKS

Public Works Director Mike Owens said that with the CDOT (Colorado Department of Transportation) project in Town they are staying busy.

Tomorrow they will be replacing the transfer switch for the generator at the Wastewater Plant. There will be a conference call on July 19th with PALL to discuss the membranes for the Water Plant.

POLICE DEPARTMENT

Police Chief Scott Green told the Board that the Police Department is down one Officer that he will replace soon. Chief Green introduced new Officer Cody Prentice. Cody told the Board a little about himself. He graduated from the Police Academy in May and is very happy to be working for the Town.

SWEARING IN OF NEW OFFICER CODY PRENTICE

Chief Green swore in Cody and there was a short break for cupcakes.

TOWN HALL UPGRADE INFORMATION

Deputy Town Clerk told the Board that the two (2) walls that were thought to be load bearing are not. Construction plans should be submitted soon.

8. NEW BUSINESS

CITIZEN PETITION PRESENTATION FOR POSSIBLE BALLOT QUESTION-MARY HOCKENBERY

Mary Hockenbery read the petition language to the Board for the Marijuana question that she would like to have on the ballot in November. Mary noted that she would like fifty percent (50%) of the revenue to be used for downtown improvements such as sidewalks, streetlights, pocket parks, murals, other public art projects and projects suggested by the Hotchkiss Placemaking and Beautification Plan completed in the Spring of 2022 by DOLA (Department of Local Affairs) and the University Technical Assistance and the Town of Hotchkiss if it passes. Mary stated that in 2016 she submitted a similar question that included growing operations. Bo told the Board that since the petition has been submitted, there are some guidelines that need to be followed.

The signatures need to be evaluated to make sure that all whom signed are registered voters that live in Town.

The Town must let the County know of their intent to proceed with an election in November

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8. NEW BUSINESS (cont.)

The Ballot language needs to be agreed upon in the August meeting to be submitted by the deadline for the November election.

Attorney Nerlin said that another option was available to the Town if they did not want to hold an election. The Board could pass an Ordinance that would approve the sale of Marijuana in Town without going to a vote of the citizens. The tax portion of the ballot question in 2016 passed.

The Board had several minutes of discussion the options.

Tricia McFarland moved to direct staff to enter into an agreement with the County to hold an election in conjunction with them in November, Pat Medina seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Attorney Nerlin will have a ballot question for possible approval in August.

LIQUOR LICENSE REPORT OF CHANGES-LISSA PABST-BLUE HARROW LLC

Lissa Pabst told the Board that this is a change on her approved liquor license. The business name has changed since she no longer has a partner. Lissa has changed the name of the business to The Barn At Blue Spoon Ranch, LLC. She also added the smaller barn at her ranch as an optional premises for smaller scale functions. As of right now, she has no formalized plans for the old Coyote Building.

Sven Edstrom moved to approve all the changes for the Liquor License at 171 E Bridge Street, seconded by John Marta. A verbal vote was taken with all Trustees voting in favor. Motion passed.

SPECIAL EVENTS LIQUOR LICENSE

DELTA AREA CHAMBER OF COMMERCE-MITCHELL GRONENTHAL

Kesslie Bohon represent the Delta Area Chamber of Commerce. This license is for the Deltarado Days Rodeo that will be held at the Fair Grounds on July 22, 2022. The event was very successful last year, and they are hoping for another good turnout.

John Marta moved to approve the above noted Special Events Liquor License for the Deltarado Days rodeo from the hours of 6:00 p.m. to 1:00 a.m., seconded by Tricia McFarland. A verbal vote was taken with all Trustees voting in favor. Motion passed.

HOPEWEST-DOROTHY PEW

Dorothy told the Board that this is a fundraiser for their HopeWest Kids program that helps children deal with grief. The grass area of the Fair Grounds will be fenced off and wrist bands will be issued to the adults that are drinking alcohol.

Pat Medina moved to approve the Special Events Liquor License for HopeWest on August 20, 2022, from the hours of 10:00 a.m. to 6:00 p.m. at the Fair Grounds, seconded by Sven Edstrom. A verbal vote was taken with all Trustees voting in favor. Motion passed.

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8. NEW BUSINESS (cont.)
EMPLOYEE WAGE DISCUSSION
APPROVAL OF YEARLY WAGE INCREASE FOR EMPLOYEES (3%)
Mayor Wingfield told the Board that this increase is built into the budget every year. Last year it was decided that the raise would be earned up to three percent (3%) depending on the Department Head and the Employee reviews. This item needs to have Board approval every year for the auditor and the State to know that it was a wage increase that the Board is aware of and approve.
Mayor Wingfield also told the Board that according to our HR (Human Resources) Policy, a wage study must be performed every few years to make sure that our employee wages are comparable to other Towns of similar size. Mayor Wingfield said that Town Department Heads go above and beyond for the Town, and we have a great team with good people that we would like to keep.
Tricia McFarland moved to approve a wage increase of up to three percent (3%) based on the evaluation of each Department Head and Employee, seconded by Pat Medina. A verbal vote was taken with all Trustees voting in favor. Motion passed.
Sven Edstrom moved to approve a wage comparison study for the Town of Hotchkiss to make sure that our salaries are in line with similar Towns, seconded by Pat Medina. A verbal vote was taken with all Trustees voting in favor. Motion passed.
- MOSQUITO SPRAYING DISCUSSION-PATRICK WEBB
Patrick Webb was very upset about this item when he asked that it be placed on the agenda. He had a long conversation with Mike Clawson of the North Fork Mosquito District, and it helped calm him down. Patrick has some objections about the spraying.
Mayor Wingfield said that our taxes are paying for the spraying and many people would like to utilize them. The Town is offering free 'NO SPRAY' signs to residents that do not want the areas around their homes sprayed. The Board discussed education about the spray used, following the Mosquito Districts Facebook page for the schedule of areas being sprayed and finding a solution where everyone can respect the opinions and wishes of others.
9. ADJOURNMENT
Pat Medina moved to adjourn the meeting at 8:37 p.m., seconded by Patrick Webb. A verbal vote was taken with all Trustees voting in favor. Motion passed.

Respectfully Submitted,

Ginger R. Redden, Town Clerk