

## RECORD OF PROCEEDINGS

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Hotchkiss Board of Trustees

May 8, 2025

1. CALL THE MEETING TO ORDER

Mayor Pro Tem Pat Medina called the meeting to order at 6:30 p.m. A verbal roll call was taken. Those present were Jim Jorgensen, Randy Thalmann, and Roger Christian. Those absent were Custer McLeod, Sven Edstrom, and Mayor Jim Wingfield.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR APRIL 10, 2025

Randy Thalmann said that in the Consent Agenda it has Custer McLeod motioning and seconding.

Jim Jorgensen made a motion to approve the minutes with the stated corrections, Randy Thalmann 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.

Roger Christian made a motion to pay the bills, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

4. PUBLIC COMMENT

There were no public comments.

5. STAFF COMMENT

There were no staff comments.

6. PUBLIC HEARINGS

BOUNDARY ADJUSTMENT-FIRST BAPTIST CHURCH-235 & 247 W MAIN STREET

Roger Christian told the Board that it was cut and dry for the Planning Commission as they recommended approval to the Board of Trustees.

APPLICANT DISCUSSION

Benjamin Weber told the Board that based off some research that the Church conducted, their volume has increased. They would like to accommodate up to 200 individuals. They are concerned that there will not be an adequate amount of required parking spaces once they expand.

Pat Medina stated that there is a public parking lot next to the annex as well as all the on-street parking.

PUBLIC COMMENT

Tom Wills, told the Board that he lives down the road from the Church and that the Town should draft up a contract to say that the Church patrons would need to park in the Public

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6. PUBLIC HEARINGS (Cont.)  
BOUNDARY ADJUSTMENT-FIRST BAPTIST CHURCH-235 & 247 W MAIN STREET  
PUBLIC COMMENT  
Parking Lot. Otherwise, there would be no way to enforce the parking situation. He stated that he does not oppose the Boundary Adjustment.

Benjamin Weber told the Board that the Church would not be interested in having to sign a contract with the Town for the parking situation.

### BOARD DELIBERATION

Pat Medina said that she is not interested in having a contract with the Church as well. Jim Jorgensen said that a precedence would be set if a contract was put in place.

Roger Christian made a motion to approve the Boundary Adjustment between 235 & 247 W Main Street, Randy Thalmann seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### VARIANCE REQUEST FOR SETBACKS-FIRST BAPTIST CHURCH-235 & 247 W MAIN STREET

Roger Christian told the Board that the Planning Commission had recommended approval to the Board of Trustees on this as well.

### APPLICANT DISCUSSION

Benjamin Weber told the Board that they are looking to extend the building to the now expanded property. This would bring the building up to the sidewalk and they are asking to nullify the setback requirements.

### PUBLIC COMMENT

There was no Public Comment.

### BOARD DELIBERATION

There was no Board discussion.

Roger Christian made a motion to approve the setback variance for 235 & 247 W Main Street, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### VARIANCE REQUEST FOR OPERATING A GLASS REPAIR HOME BUSINESS ZONED R1-KYLE DOUGLASS-755 BARROW MESA ROAD

Roger Christian told the Board that the Planning Commission had no concerns with this application and recommended approval to the Board of Trustees.

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6. PUBLIC HEARING (Cont.)  
VARIANCE REQUEST FOR OPERATING A GLASS REPAIR HOME BUSINESS ZONED  
R1-KYLE DOUGLASS-755 BARROW MESA ROAD  
APPLICANT DISCUSSION

Kyle Douglass told the Board he is looking to open a mobile business at his home and that he doesn't anticipate having a lot of traffic coming through.

### PUBLIC COMMENT

William Helmsing, 769 Barrow Mesa Rd, asked the Board what the enforcement was if there begins to be too many cars at the property.

Natalia Helmsing, 769 Barrow Mesa Rd, asked the Board if this Variance were to be approved, would it follow the next property owner.

Pat Medina said that the vehicle volume issue would be enforced by complaint.

Kyle Douglass said that the process takes an hour to finish and that he is expecting to do anywhere from four (4) to five (5) vehicles a day. They have placed gravel in the area that he anticipates working. He also stated that it will be less common to have vehicles that stay on the property for more than a week. He also said that he would like to open a business a shop in the core of Town sometime in the future.

Jim Jorgensen made a motion to approve the Variance Request to operate a glass repair home business at 755 Barrow Mesa Rd, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### 476 EATERY LLC CHANGE

The applicants were not present, so this item was tabled until next month.

7. OLD BUSINESS  
CAMERA AND LOCK UPDATE

Pat Medina told the Board that all cameras were up and running. Town Clerk Ginger Redden and Chief Scott Green, said that Rene of CableWorx replaced and added cameras and that the locks for the building are all in order. The TVs were also replaced and switched over to 4k.

### HR POLICY UPDATE

Pat Medina told the Board that she had been in touch with Custer McLeod and that he has been busy. They are looking to have an update next month.

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7. OLD BUSINESS (cont.)  
MASTER PLAN UPDATE  
PROPOSAL RECEIVED FROM URBAN RURAL CONTINUUM POSSIBLE AWARDDING OF THE BID

Shay Coburn, of Urban Rural Continuum, told the Board that their business is just outside of Hotchkiss. Their company has worked with Ridgeway and Olathe for their Master Plan and Development Plans. They would work through a 5-step process. The main point of contact will be the Planning Commission, over 5 meetings and public participation. They will look through the current Master Plan and see what needs to be updated, comply with State Statutes, and make the visuals more appealing. There will need to be Town assistance along the way and the timeline is estimated to be eleven (11) months. They would like to start sometime between June and August. Since they live close, they didn't account for travel costs. The total cost for the project would be \$48,900.00.

Pat Medina told the Board that Roger Christian, Marvin Jackson, Ginger Redden, Joanne Fagan, and herself worked with Shay Coburn at the Water Smart Workshop in Montrose and that she was a huge help through that event. Attorney Bo Nerlin told the Board that Shay and her partner Andrew would do a great job on the Master Plan as well. Roger Christian stated that he thought that it would be a great idea to go with this proposal since they are local.

Roger Christian made a motion to approve the Master Plan bid from Urban Rural Continuum, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

#### ROOF PROGRESS UPDATE

Ginger Redden said that an HVAC company will need to be called to move the Senior Center kitchen swamp cooler after the roof was repaired. Building Inspector Scott Stoneburner told the Board that he was glad that the Board went with Clisset LLC for the roof repair. The swamp cooler on the roof will need to be rotated and there will be a few other things that need to be done as well. He also asked Clisset LLC to do some of the flashing on the rest of the roof. Ginger Redden stated that she contacted two (2) businesses to get the job done for the moving of the swamp cooler.

#### TOWN CLEAN UP DAYS UPDATE

Ginger Redden said that there were three (3) dumps Friday for Bruin Waste and one (1) dump on Friday for Recla Metals. She has not seen a check yet from Recla but is expecting it in the mail soon. She said that there weren't many complaints about the clean up.

#### WATERSMART WORKSHOP UPDATE

Pat Medina told the Board that the workshop was informational. She talked with other municipalities, and it made our Town issues seem small. Ginger Redden said that before the Board there is a plan that breaks down the solutions that they came up with in the workshop. Pat

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7. OLD BUSINESS (Cont.)

WATERSMART WORKSHOP UPDATE

Medina said that everyone had great ideas and different views. They discussed the idea that the Town Council and possibly the Town citizens would have the opportunity to see the water shed and the process for the water plant. This is to help shed some light on the importance of conserving water. Roger Christian said that the workshop was a bit intense but that his biggest concern was finances and the community.

MUNICODE UPDATE

Attorney Bo Nerlin said that the criminal code was updated and that he is looking to get a draft before the Board at the June meeting. The PD wants to update the model traffic code to the 2024 code with some input from the 2025 code.

8. MAYOR REPORT

Pat Medina read notes that were left by Mayor Wingfield. He stated that he wanted to put some things in the budget for next year. A dump truck for PW, which Department Head Marvin Jackson said can wait. A minie x is more pressing for when there are breaks in the infrastructure and they would normally need to close the street for. The backhoe that they have now is 20+ years old. He told the Board that he has roughly looked at prices for these purchases but doesn't have any figures now. He estimates that it could be up to \$70,000.00, depending on the size. Jim Jorgensen stated that maybe a leasing program could be a good idea for that.

DEPARTMENT HEAD REPORTS

POLICE DEPARTMENT

Chief Scott Green told the Board that there was a breakdown on the table for leasing a fleet of five (5) new patrol vehicles for the Board. He stated that there are low miles on some of the patrol vehicles but that they have a lot of wear and tear on them. He stated that he is looking at the five (5) vehicles and that he had spoke with the Auditor Pete Blair. That it would take an amendment to the budget for the cost of \$85,000.00 a year and that the maintenance would cover everything but tires. The outfitting would be covered as well. There would be no penalty when the Town decides that they don't want the vehicles or can't afford them anymore. Cole Green with Colorado Drives Phil Long Southwest Auto Park Denver Ford Municipal Finance, told the Board that this program offers low interest and that the Town won't pay for the vehicles until there is full possession. There are options to pay monthly or annually. The vehicles can be returned at anytime with no penalty to the Town. She stated that there are three (3) dominate outfitters for patrol vehicles in Colorado and that they can be several months out with their books. The longer the decision, the longer it will take to get the vehicles outfitted. She stated that the vehicles can be ordered and canceled even when in the process of being outfitted. She stated that the cars can be bought out at the end of the lease for \$1.00 but it is not guaranteed. They look at the vehicle for wear and tear, as well as the market value and how much was paid on the vehicle. Normally if the vehicle has no value, the vehicle can be purchased for \$1.00. It was stated that they are looking into F-150's due to the area.

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8. MAYOR REPORT (Cont.)  
POLICE DEPARTMENT

Roger Christian said that he doesn't think that the vehicles should be placed in the Capital Improvement Fund. Chief Scott Green stated that there is \$2,000,000.00 or more in the Capital Improvement Fund. Roger Christian asked if there are other dealers that offer the same program that are more local than Denver and that he doesn't think that the Town can afford this. Cole Green said that they are a larger dealership, so they can offer these types of deals. Scott Green said that there are also a lot more outfitters in the front range. Pat Medina asked how much was budgeted for the vehicle expense line. Scott Green said that he had budgeted \$13,000.00 and that all the patrol vehicles were purchased new, except the two Chargers. He told the Board that he could possibly sell both Chargers for \$15,000.00 each and that the fleet is aging. Pat Medina said that she talked with Olathe and found that they were able to increase the mileage on the leases. Cole Green stated that Ford can offer unlimited mileage. Scott Green said that he spoke with other companies, and he wasn't very happy with what they offered. He stated that Ford would be able to bring the vehicles to the Town and won't charge the Town until they are in our possession. This offer will also be tax exempt, and the vehicles will be brought to Ford for routine maintenance. Roger Christian was concerned that if the vehicles were purchased in Denver, that they wouldn't service them in Delta. Pat Medina stated that if the current fleet sells well, that could possibly cover the first year. Town Clerk Ginger Redden stated that she would be more comfortable with the annual payments, rather than monthly. Scott Stoneburner told the Board that he was involved with the Grand Junction Police Department, and they would phase in the vehicles. Scott Green said that he entertained the idea and concluded that it would be easier to do the whole fleet at once. Cole Green said that if after five (5) years, the Town wanted new vehicles, they would trade in the old fleet for new ones. They will accommodate the fleet that the Town would need. Shay Coburn told the Board that Town Engineer Joanne Fagan is working on a Capital Improvement Plan. The plan would help the Board know where the money is at and where it can be spent. Cole Green said that Ford has additional discounts for being in Colorado. Pat Medina said that the older vehicles are just having band aids being put on them. Jim Jorgensen said that the whole Board should work on this. He thinks that it is a great plan but there needs to be more input from the other Board members. Cole Green agreed and told the Board to take their time.

Scott Green told the Board that the department had received the gold standard for a second year in a row for Lexipol Training. They get thirty (30) courses monthly on anything that changes with the State or Federal Laws. He told the Board that he spoke with other departments and found that a lot of them don't change their policies. Changing these policies frequently protects the department from potential lawsuits. He also told the Board that the department has scored 100% for three (3) years in a row now on the CIRSA audit. He stated that he will be swearing the new officers next month.

### PUBLIC WORKS

Department Head Marvin Jackson said that everything is going well and that they disconnected the last old water service line on River Ridge Rd.

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8. MAYOR REPORT (Cont.)  
TOWN CLERKS  
Town Clerk Ginger Redden stated that it has been very busy and that there is still more training being done.

9. NEW BUSINESS  
PROCLAMATION MAY IS MENTAL HEALTH MONTH-LOREN KNOBBE-TRI  
COUNTY HEALTH  
Jamie Hurst told the Board that this Proclamation has been done for the last several years. This helps spread awareness to the community. She provided the Town green lightbulbs, brochures for a workplace challenge, and window stickers.  
Randy Thalmann made a motion to approve the Proclamation to make May Mental Health Month, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### DONATION REQUEST-NORTH FORK HIGH SCHOOL GRAD NIGHT COMMITTEE-JENNIFER CHAVEZ

Ginger Redden read the letter that the committee submitted since no one was able to be present, due to school activities. She told the Board that the Town donated \$300.00 last year.

Jim Jorgensen made a motion to approve the donation of \$300.00 to the North Fork High School Grad Night Committee, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### LIQUOR LICENSE RENEWAL-T BRACKET PIZZA

Ginger Redden and Scott Green both told the Board that everything was in order with the application and that there were no issues.

Randy Thalmann made a motion to renew the Liquor License for T Bracket Pizza, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### LIQUOR LICENSE RENEWAL-TACO HUT

Ginger Redden and Scott Green both told the Board that everything was in order with the application and that there were no issues.

Jim Jorgensen made a motion to renew the Liquor License for Taco Hut, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### TRAINING DATE DISCUSSION FOR JUNE, REVIEW FOR THE BOARD, TRAINING FOR THE PLANNING COMMISSION

The Board collectively decided on Tuesday, June 17, at 6:30 p.m.

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9. NEW BUSINESS (Cont.)  
OUT OF TOWN WATER AND SEWER TAP APPLICATION-MIKE WEST-399  
RIVER RIDGE ROAD  
APPLICANT DISCUSSION

Mike West told the Board that the County is at the end of the Miners Trail by the H. Pat Medina asked if he was thinking of annexing into the Town. Mike stated that he

OUT OF TOWN WATER AND SEWER TAP APPLICATION-MIKE WEST-399  
RIVER RIDGE ROAD

wasn't thinking about it. He said that he has twenty (20) or more acres on his property and that he tends to shoot prairie dogs. He believes that too many things will have to change on his property if he were to annex into Town. He told the Board that his plan is to bring in a trailer so that their kids who are expecting will have their own place.

### BOARD DELIBERATION

Marvin Jackson said that it is one tap, but one tap adds up. Pat Medina said that she would like Mike to annex his property into Town. Mike said that his property is an agricultural zone in the County and isn't sure if that would be able to stay the same if annexed into Town. Ginger Redden said that she had investigated the annex regulations. She said that if he were to annex into Town, he would keep the zoning that he has with the County unless the use changes for more than six (6) months.

Jim Jorgensen made a motion to approve the water and sewer tap application for Mike West at 399 River Ridge Road, Randy Thalmann seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

10. ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Ashley M. Rodarte, Deputy Town Clerk