

## RECORD OF PROCEEDINGS

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Hotchkiss Board of Trustees

OCTOBER 9, 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, Roger Christian, and Sven Edstrom. Those absent were Mayor Jim Wingfield and Custer McLeod.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR SEPTEMBER 11, 2025

Jim Jorgensen made a motion to approve the minutes as presented, Roger Christian 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.

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

4. PUBLIC COMMENT

None.

5. STAFF COMMENT

None

6. PUBLIC HEARINGS

NEW LIQUOR LICENSE-MEAT MAIDEN-325 HIGHWAY 133-JAMES WINGFIELD AND WILLIAM FRANTZ

STAFF PRESENTATION

Mayor Pro Tem Pat Medina said that the lease agreement is included in the application so that question was answered for her. She did notice that on the map of the building that there was no place noted specifically for Liquor Storage.

APPLICANT DISCUSSION

Bill Frantz, via Zoom told the Board that he is currently in Pennsylvania but would re-word anything that needs to be addressed.

PUBLIC COMMENT

Public Comment was opened and closed at 6:38 p.m. with no comments given.

BOARD DELIBERATION

Pat was concerned about the map of the building and felt it should be addressed.

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6. PUBLIC HEARINGS (cont.)

NEW LIQUOR LICENSE-MEAT MAIDEN-325 HIGHWAY 133-JAMES WINGFIELD AND WILLIAM FRANTZ

Jim Jorgensen made a motion to approve the new Liquor License for Meat Maiden located at 325 Highway 133 with the understanding that a new map will be drawn for the building showing where the Liquor Storage will be, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

ORDINANCE 2025-02-ORDINANCE BY REFERENCE ADOPTING THE 2024 EDITION OF THE MODEL TRAFFIC CODE

STAFF PRESENTATION

Attorney Bo Nerlin told the Board that this was originally presented in July. A fee schedule was added to attribute the cost of the violation to the points. Judge Joss and Chief Green were consulted.

PUBLIC COMMENT

None

BOARD DELIBERATION

Trustee Roger Christian asked if this was the whole 2024 Model Traffic Code being adopted or just a part of it.

Attorney Nerlin said that there are exceptions included in the Ordinance. A full copy of the Ordinance will be available at the Town Hall for anyone that would like to view it.

Chief Scott Green stated that the points equaling the fine amount makes it easier for the officers to figure out the amount of the ticket.

Roger Christian moved to approve the adoption as a second reading Ordinance 2025-02, an Ordinance of the Town of Hotchkiss amending the Town code and adopting by reference the 2024 edition of the Model Traffic Code repealing all Ordinances in conflict therewith; and providing penalties for violation thereof, seconded by Jim Jorgensen. A verbal vote was taken with all Trustees voting in favor. Motion passed.

ORDINANCE 2025-03-AMENDMENT OF CHAPTER 6-MARIJUANA BUSINESS ADVERTISING-ADOPTION AS AN EMERGENCY

STAFF PRESENTATION

Attorney Nerlin told the Board that based on comments from the September Public Hearing regarding Marijuana signage the Mayor wanted to revise the Marijuana sign code. This amendment addresses the use of off-premises signage such as sandwich boards and banners. This was introduced last month in the September meeting and the Board asked for some revisions made before they adopted it. The revision states that no off-premises signs can have references to Marijuana.

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6. PUBLIC HEARINGS (cont.)

ORDINANCE 2025-03-AMENDMENT OF CHAPTER 6-MARIJUANA BUSINESS  
ADVERTISING-ADOPTION AS AN EMERGENCY

Trustee Jim Jorgensen said that he did some research on his own and when the business was located on that corner, the signs were not in compliance. Throughout the State there is only one new place in Grand Junction that has signs that say Marijuana. Jim said that the sign on the new location for Valley High is very tasteful, and they did a good job.

Mayor Pro Tem Pat Medina agreed with Jim. She feels that Micah's new location is tastefully done.

Jim Jorgensen said that it was nice to see that all the comments made were taken to heart and the next day, the signs complained about were gone. This is a small community and just talking to each other about things that bother us makes a big difference.

PUBLIC COMMENT

Public Comment was opened at 6:47 p.m.

Pastor Jake DeField of 34725 Hanson Mesa Road stated that even if the sign is on premises, it should be scrubbed of Marijuana leaves. His teachings about the cross are being questioned by the children. They do not understand why the cross is green.

Joel Reed of 552 N Cedar Drive said that the change reducing the use of Marijuana is good, but he was told there would be no signs. The signs are visible from the classroom. The laws should be enforced that are in place currently.

Sven Edstrom arrived at 6:52 p.m.

Frank Witowski of the Delta County Independent stated that he was surprised to see the giant green banner.

Tom Wills of 159 W Main Street said that this Ordinance change is good. It mentions the sign code and said that the current sign code should be updated. Tom feels that the owner is keeping to her work and is doing what she said that she would.

Roger Christian questioned whether Micah had received her license before opening the business at the new location.

Chief Green stated that he visited the business and took pictures of what was up at the time.

Jake DeField said that he understood that the green cross was for Medical Marijuana use only.

Attorney Nerlin said that this Ordinance only addresses the off-premises signage. There is no limitation right now on what should be signed on-premises.

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6. PUBLIC HEARINGS (cont.)  
ORDINANCE 2025-03-AMENDMENT OF CHAPTER 6-MARIJUANA BUSINESS  
ADVERTISING-ADOPTION AS AN EMERGENCY  
PUBLIC COMMENT

Jim Jorgensen asked how far the Town was going to keep going with this. Micah is not doing anything different from anyone else that owns a business in Town. It feels like one (1) business is being isolated and complained about.

Pat Medina said that only what is on the agenda is being addressed tonight. The Board can either approve this Ordinance or not. It is up to them.

Attorney Nerlin stated that this Public Hearing was getting off topic and needed to be brought back to focus on the agenda item at hand.

### BOARD DELIBERATION

Jim Jorgensen moved to approve Ordinance 2025-03 an Ordinance of the Town of Hotchkiss, Colorado amending the Hotchkiss Municipal code chapter concerning the advertising of Medical and Retail Marijuana Stores within the Town and adopting it as an emergency, Roger Christian seconded. A verbal vote was taken of the Trustees. All voted in favor. Motion passed.

7. OLD BUSINESS  
HR POLICY UPDATE

Mayor Pro Tem Pat Medina said that another Work Session needed to be scheduled to finish going over the draft. Town Clerk Ginger Redden said that she would put it on the agenda for November 11, 2025.

### SENIOR CENTER DRYWALL REPAIR POSSIBLE BID AWARDING

The drywall has been completed and looks great. The ceiling tiles are being bought by Antonio Moira and will be installed soon.

### MASTER PLAN UPDATE

The Master Plan update was discussed at the September 24, 2025, Planning Commission meeting. Urban Rural Continuum discussed the changes made and asked for more input for the ongoing update. An Open House will be held on Thursday, November 6, 2025, at Memorial Hall in Hotchkiss from 4:00 p.m. to 8:00 p.m. All Board members, Planning Commission members and Town Staff are encouraged to attend. It is open to the Public for input and looking at how it is progressing.

### MAIN STREET IMPROVEMENT GRANT UPDATE

TS&L LLC is getting the Insurance information together as well as finding a time to come up and start installing the solar powered cross walk lights.

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7. OLD BUSINESS (cont.)  
WATERSMART WORKSHOP UPDATE-SET DATE FOR SLIDESHOW TOURING OF THE WATER PLANT  
Public Works Department Head Marvin Jackson gave the Board a slide show tour of how the water gets from the source to the taps in the Town of Hotchkiss.

### CLARIFICATION OF VOTE FOR VALLEY HIGH LLC FROM SEPTEMBER 11, 2025, MEETING

Attorney Nerlin stated that he had an email from Mayor Wingfield. At the last meeting the Mayor misheard the vote of the Trustees regarding the Valley High LLC move to a different location. The Mayor said that the vote passed with him hearing the vote with only one "No". If he heard that it was a tie, he would have broken the tie with a "Yes." Vote.

8. MAYOR'S REPORT  
Mayor Pro Tem Pat Medina stated that there was nothing to report from Mayor Wingfield.

### POLICE DEPARTMENT

Chief Scott Green said that Roice Hurst will not be providing the services to the Town of Hotchkiss for the placement of dogs that are picked up as strays. The last day for Roice Hurst to provide these services is the last day of December. He is talking with the City of Delta to see if they will offer this service since they are taking over the Roice Hurst duties.

The Adam Walsh Grant was received by the Police Department from CBI (Colorado Bureau of Investigations). This Grant will allow for a Digital Fingerprint machine to be purchased for the Police Department and will purchase fingerprint readers for each patrol car. No match was required for this Grant. The fingerprint devices will all be linked to CBI so that once a print is run, it will look for a match throughout the State.

### PUBLIC WORKS

Marvin Jackson told the Board that the pumps had gone out at the lift station. One of the sides is done and it is being slowly rebuilt.

### TOWN CLERKS/FINANCE REPORT

A date for the 2026 Budget Work Session was set for Tuesday, November 4, 2025, at 6:30 p.m.

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9. NEW BUSINESS

LIQUOR LICENSE RENEWAL

DILLON COMPANIES DBA CITY MARKET #29-215 6<sup>TH</sup> STREET

Jim Jorgensen moved to approve the liquor license renewal for Dillon Companies DBA City Market at 215 6<sup>th</sup> Street, Randy Thalmann seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

HOTCHKISS LIQUOR LLC DBA TRI R LIQUOR-620 E BRIDGE STREET

Jim Jorgensen moved to approve the liquor license renewal for Hotchkiss Liquor DBA Tri R Liquor at 620 E Bridge Street, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

AGENDA APPLICATION REQUEST-CONSERVATION INVESTMENT MANAGEMENT-CASSANDRA SHENK

Cassandra told the Board that she works with Benjamin Guillon and they have been working to develop a mitigation plan to comply with the Salinity Control Act. A condition of funding for this act is developing a riparian habitat replacement bank to restore the property to a state that is better than when they found it.

They would like to partner with the Town of Hotchkiss and explore the Town's property to see if it will qualify for grant funding. The Town would monitor the project and hopefully with eventually be receiving lease payments. The next step would be for the Town to work with Cassandra and Ben to pin down a plan by next Spring. There is a fifty (50) year monitoring process if the grant is received after the restoration of the property.

Mayor Pro Tem Pat Medina read through the plan and likes the fact that the Russian Olive trees on the property would be replaced.

Mayor Pro Tem Pat Medina asked if there were other properties being looked at as well.

Cassandra said that there are some duck ponds in Montrose along the river.

In order to move forward with this study, the Town would have to give permission for staff to meet with Ben and Cassandra for the next four (4) to five (5) months. She asked for a volunteer from the Board to meet with Ben. It would be for about ten (10) hours.

Trustee Sven Edstrom volunteered to work with Ben.

Sven Edstrom moved to approve the Town working with Conservation Investment Management to see if the Town would qualify for a grant for the clean up and restoration of the Town's property at the Sanitation ponds and lift station along the river, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

POSSIBLE AWARDING OF THE TRASH BID

Sven Edstrom asked for clarification from Bruin Waste of the differences between Options one (1) and two (2) listed on their bid. Rachel from Bruin Waste stated that the first is if everyone in the Town of Hotchkiss was signed up for recycling and the second option is with recycling staying optional as it is now.

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9. NEW BUSINESS (Cont.)

POSSIBLE AWARDDING OF THE TRASH BID

Rachel also reiterated that once the EPA (Environmental Protection Agency) law passes in July of 2025 for Recycling, the Town will be reimbursed for everyone that is signed up to utilize the program. The State will look at what Town's are offering the program and at the people signed up for it.

Jim Jorgensen stated that he feels recycling should remain voluntary. The burden should not be put on everyone in Town.

Mayor Pro Tem asked about the Waste Management bid. Jim Jorgensen said that to him it looks like it overall is cheaper than Bruin.

There were several more minutes of discussion about the two (2) contracts.

Sven Edstrom moved to approve acceptance for the first bid from Bruin Waste where the recycling stays optional, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

DONATION REQUEST-NORTH FORK COMMUNITY DINNERS-PAT MEDINA FOR LARRY JAKUBIAK

Mayor Pro Tem Pat Medina told the Board that he only asked for \$500 every year for this donation request and that the dinners are amazing. Larry has been cooking and providing these free meals to all who want to join him on Thanksgiving and Christmas since 1990.

Sven Edstrom moved to approve the \$500 donation to the North Fork Community Dinners, seconded by Randy Thalmann. A verbal vote was taken with all Trustees voting in favor. Motion passed.

RESOLUTION 2025-03 RURAL JUMP START PROGRAM IN CONJUNCTION WITH ONE DELTA COUNTY

This Resolution was originally passed in 2017 but expired in 2020. This Resolution encourages new businesses to come into the Town of Hotchkiss in conjunction with One Delta County. It provides tax relief for the new business for up to eight (8) years.

Sven Edstrom move to approve Resolution 2025-03, a Resolution by the Hotchkiss Board of Trustees of the Town of Hotchkiss, of the County of Delta and the State of Colorado Authorizing participation in the Rural Jump-Start Program, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

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10. ADJOURNMENT

The meeting was adjourned at 8:09 p.m.

Respectfully Submitted,

Ginger R Redden, Town Clerk