

## RECORD OF PROCEEDINGS

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Hotchkiss Board of Trustees

September 11, 2025

1. CALL THE MEETING TO ORDER

Mayor Jim Wingfield called the meeting to order at 6:29 p.m. A verbal roll call was taken. Those present were Jim Jorgensen, Randy Thalmann, Pat Medina, and Sven Edstrom. Those absent were Roger Christian and Custer McLeod.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR AUGUST 14, 2025

Jim Jorgensen made a motion to approve the minutes as presented, Sven Edstrom 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.

Sven Edstrom 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

VARIANCE REQUEST FOR SETBACKS-ZACK KIRK-422 WILLOW DRIVE

Mayor Wingfield told the Board that the Planning Commission had recommended approval.

Building Inspector Scott Stoneburner told the Board that everything was submitted in terms of building permits with the applicant. Sven Edstrom asked where the shed was. Mayor Wingfield relayed that it was on the south side.

APPLICANT DISCUSSION

The applicant said that he had explained everything at the Planning Commission.

PUBLIC COMMENT

There was no public comment.

BOARD DELIBERATION

There was no further discussion between the Board.

Pat Medina made a motion to approve the Variance Request for a shed within the setbacks for Zack Kirk at 422 Willow Drive, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

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7. OLD BUSINESS

HR POLICY UPDATE

Mayor Wingfield told the Board that the workshop had gone well and that Pat had put a lot of effort into this. Pat Medina said that there won't be a work session tonight as the second draft had just been distributed.

SENIOR CENTER DRYWALL REPAIR POSSIBLE BID AWARDING

Mayor Wingfield opened the sealed bid for the drywall repair bid,  
Antonio Mora \$1,000.00

Jim Jorgensen made a motion to approve the bid from Antonio Mora for \$1,000.00 to repair the drywall at the Senior Center, Randy Thalmann seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

MASTER PLAN UPDATE

Town Clerk Ginger Redden explained that the next Planning Commission meeting will be to work on the Master Plan and what progress is being made.

MAIN STREET IMPROVEMENT GRANT UPDATE

Ginger Redden told the Board that she had contacted TS&L LLC about installing the flashing Crosswalk signs. They have ten days to get back with a signed contract for the project.

WATERSMART WORKSHOP UPDATE-SET DATE FOR SLIDESHOW TOURING OF THE WATER PLANT

Public Works Department Head Marvin Jackson told the Board that he has a slideshow ready for the Trustees to view and could possibly take up to ten (10) minutes. Mayor Wingfield said that it would be arranged to be in the next Town Council Meeting.

8. MAYOR'S REPORT

Mayor Wingfield stated that there was nothing to report on.

POLICE DEPARTMENT

Chief Scott Green had nothing to report.

PUBLIC WORKS

Marvin Jackson told the Board that the pumps had gone out at the lift station. They had gotten the pumps fixed, though now the sensors are not working. They have been doing shift work to monitor the lift station with the parts on order.

TOWN CLERKS/FINANCE REPORT

Ginger Redden told the Board that she attended the Municipal Quarterly and explained current events happening.

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9. NEW BUSINESS

ANGENDA APPLICATION REQUEST-NORTH FORK CARPENTRY-142 EAST BRIDGE STREET-IMPLEMENTING A LITTLE FREE LIBRARY-NANCY IHLENFELDT

Mayor Wingfield told the Board that he thinks this would be a good addition. Nancy Ihlenfeldt said that they would need to move the trash can and that they would keep it clean. She said that there are many in Paonia and surrounding area but nothing in Hotchkiss. Jim Jorgensen stated that they only concern that he had was it staying clean and not getting overrun. Sven Edstrom asked if the trash can would be fastened after it is moved.

Pat Medina made a motion to approve a free little library in the Town owned pocket park "Julie Littlefield", Sven Edstrom seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

VALLEY HIGH LLC CHANGE OF LOCATION STATE APPLICATION

Mayor Wingfield stated that this was approved at the last meeting and that a motion needs to be made to send it to the state. Pat Medina asked if everything was in order with the application. Ginger Redden said that everything looked good.

Jim Jorgensen made a motion to approve the application for Valley High LLC change of location to be sent to the State, Pat Medina seconded. A verbal vote was taken with Jim Jorgensen and Pat Medina voting in favor, Randy Thalmann and Sven Edstrom voting against. In the case of a split vote, Mayor Wingfield voted in favor. Motion passed 3 for and 2 against.

SPECIAL EVENTS LIQUOR LICENSE-NORTH FORK CHAPTER OF THE ROCKY MOUNTAIN ELK FOUNDATION

Mayor Wingfield asked Chief Green if everything was good with the application.

Pat Medina made a motion to approve the Special Events Liquor License for North Fork Chapter of the Rocky Mountain Elk Foundation, Randy Thalmann seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

AGENDA APPLICATION REQUEST-TRI-COUNTY HEALTH NETWORK-SEPTEMBER IS SUICIDE PROCLAMATION-LOREN KNOBBE

Mayor Wingfield stated that he thinks that this is a good thing. Pat Medina said that it affects and impacts a lot of people. Ginger Redden read the proclamation for the record.

Pat Medina made a motion to approve the proclamation to declare September as Suicide Prevention month, Sven Edstrom seconded. A verbal vote was taken with all the Trustees voting in favor. Motion passed.

STREET CLOSURE REQUEST-HALLOWEEN TRUNK OR TREAT-HOTCHKISS ELKS CLUB-TERESA BURNS

Mayor Wingfield said that he thinks that this is a good idea. Teresa burns said that she wants this event to continue to grow. Pat Medina said that she wanted to give a shout out to Tonya Jorgensen for starting the event.

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9. NEW BUSINESS (Cont.)  
STREET CLOSURE REQUEST-HALLOWEEN TRUNK OR TREAT-HOTCHKISS ELKS CLUB-TERESA BURNS  
Pat Medina made a motion to approve the Street Closure Request for the Hotchkiss Elks Club Halloween Trunk or Treat, Jim Jorgensen seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

### ORDINANCE 2025-03 AMENDMENT OF CHAPTER 6-MARIJUANA CODE

Attorney Bo Nerlin told the Board that this was the direction that his office received from the previous months Public Hearing comments on advertising sign restrictions for on-site Marijuana. He read the Ordinance to the Board for the record. Bo Nerlin stated that if there are existing signs with the listed restrictions, they would be considered pre-existing and would only require changes when the license has a change of owners. He stated that the restrictions would be for off premises advertising. Sven Edstrom said that it feels as though there is some contradictions and asked how the shops are to identify themselves as Marijuana stores. Bo Nerlin explained that there are some methods around it and that the Town of Fraser had passed this and that no one has contested it yet. Sven Edstrom said that there have been two extremes within the last month and that the businesses need a way to identify themselves. Mayor Wingfield stated that there were other ways to identify. There was brief talk about the inflatable sign.

### PUBLIC COMMENT

Public comment opened at 7:01 p.m.

Joshua Frye, 627 Aspen Ln, told the Board that he feels that the way that the code is written is very restrictive. He is concerned about damaging things and then replacing them and not being up to code. He said that he wants to know how far the definition of symbols and phrases would go. Where do we draw the line? Who had to pay the cost for the changes or restrictions. He questioned if CDOT needs to be involved in approving this Ordinance.

Joel Reed, 553 N Cedar Dr, he started by thanking the Trustees. He thought that there was more ambiguity and that the Ordinance should be much more concise. There is discrepancy between the differences in the first and second paragraphs.

Tom Wills, 159 W Main St, he said that there is a sign code that addresses different types of signs. This could be considered in the sign code. He was concerned if it was legal and that with Marijuana and that it is iffy. He explained that this falls under Commercial free speech.

Public comment closed at 7:09 p.m.

Pat Medina said that she got a text about this from someone that was on the Board when the sign Ordinance passed. That text said that it sounds like the Town is being run by a Church. She stated that Josh was correct and that she is a business owner as well and that there are concerns that she would have as well. Bo Nerlin stated that pre-existing signs would be set with the license

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9. NEW BUSINESS (Cont.)  
ORDINANCE 2025-03 AMENDMENT OF CHAPTER 6-MARIJUANA CODE  
and that it would only change on change of ownership. He said that Tom brings up good points as well and that this has been upheld for now. Sven Edstrom stated that it should be rewritten. Jim Jorgensen agreed and that a business needs to be able to function and advertise within reason. Bo Nerlin asked if the Board wants the term Marijuana or symbols to be allowed on the building but not the premises. Sven Edstrom said that he would like it if the signs were brought before the Board first to be approved.

This Ordinance was tabled for changes.

10. ADJOURNMENT  
The meeting was adjourned at 9:18 p.m.
11. WORK SESSION ON HR POLICY FOR BOARD  
This item was postponed until further notice.

Respectfully Submitted,

Ashley M. Rodarte, Deputy Town Clerk