

RECORD OF PROCEEDINGS

Hotchkiss Board of Trustees

May 9, 2024

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. Present were Roger Christian, Randy Thalmann, Custer McLeod, and Jim Jorgensen
Absent were Mayor Jim Wingfield and Sven Edstrom.

Those present recited the Pledge of Allegiance.

2. CONSENT AGENDA

MINUTES FOR APRIL 11, 2024

Roger Christian moved to approve the minutes as presented, Custer McLeod 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.

Custer McLeod moved to approve payment of all bills as presented, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

4. NORTH FORK MINERS STUDENT COUNCIL-UPDATE ON HIGH SCHOOL HAPPENINGS

James LaBounty, Brooke Angelovich and Annika Price represented the Student Council to update the Board on events happening at the High School.

- FFA and FBLA hosted banquets for the students

- Market Day was successful.

- Spring Sports is wrapping up for the year.

- Student art will be exhibited in the Creamery Arts Center and in the libraries

- A Variety Show is being held tonight and tomorrow night at the High School

- Academic Awards have been handed out.

- Graduation is Monday, May 20th at 6:00 p.m.

5. PUBLIC COMMENT

Resa Wells, member of the Board for the Creamery Arts Center told the Board about the activities at the Creamery.

- There is a Student Art Show displaying the works of the North Fork Miners High School

- A Fiber Fair will be held during the Hotchkiss Sheep Camp Stock Dog Trials

- May 18, 2024, they will hold a plant sale. The funds will be used to renovate the area where the Farmer's Market is held.

- More classes will be held in the future and a Family Space is being made to include more family activities.

6. STAFF COMMENT

None

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7. PUBLIC HEARINGS

Mayor Pro Tem Pat Medina went over the rules for the Public Hearing process and told the Board that the Planning Commission recommended approval for this request with the Variance.

MINOR SUBDIVISION WITH A VARIANCE REQUEST-1ST BAPTIST CHURCH-924 CEDAR DRIVE

APPLICANT PRESENTATION

Pastor Jake Defield thanked the Board for hearing this request. This property of almost seven (7) acres was given to the First Baptist Church. The Church would like to Subdivide the property to offer land and homes at a less expensive rate to the younger families in their congregation. This property is also known as the Little Dome as the house is shaped like a dome.

They would like to divide the property into three (3) lots. The dome will be 4.9 acres, the second lot will be one (1) acre and the third lot will be one (1) acre.

The road going into the property (Cedar Drive) would be expensive to fix and curb and gutter will be impossible because it is a road not taken care of by the Town and is not made to Town specifications. The plan is to leave the road as it is and have the residents maintain and care for it.

A meeting was held with Town Attorney Bo Nerlin with Ingress and Egress being discussed as well as the need to buy water and sewer taps for the new parcels. The dome house is currently on a septic system.

The Church would like to eventually sell the property but will rent it to the families for now.

PUBLIC COMMENT

Public Comment was opened at 6:44 p.m.

Tom Wills, 159 W Main Street told the Board that the agenda listing is odd and usually has separate lines for Subdivision and Variance Request. Tom also submitted a written comment but wanted to explain to the Board how the definition of this Minor Subdivision was wrong and the steps that he felt needed to be taken to make it right.

Blake Teansky, 210 Elm Drive, raised concerns about Utility and Irrigation Right of Ways with the installation of utilities.

Attorney Nerlin stated that he conferred with Staff on this matter and feels that it meets the Minor Subdivision requirements and noted that it was advertised as a Minor Subdivision and a Variance Request separately. Attorney Nerlin commented that the Planning Commission recommended approval for these items and agreed that the road problems may need to be resolved but felt that this can move forward with those stipulations.

Public Works Director, Marvin Jackson noted that the utilities are located on the East side of the property.

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7. PUBLIC HEARINGS (cont.)

PUBLIC COMMENT

Pastor DeField said that he will talk to DMEA (Delta Montrose Electric Association) about the utilities and what it will take to have them installed.

Public Comment was closed at 6:55 p.m.

BOARD DELIBERATION

Pat Medina told the Board that the Planning Commission and Attorney Nerlin both recommended approval for this item. Custer McLeod stated that he thought that more research was needed into the utilities and the road.

Attorney Nerlin said that general direction can be given to the applicant for these outstanding issues, and he can come back to have them addressed. Pastor DeField said that he will do research and reschedule with the Planning Commission.

Roger Christian moved to approve the Variance Request for the curb and gutter along Cedar Drive since it is impossible to do on that section of the road, seconded by Jim Jorgensen. A verbal vote was taken with all Trustees voting in favor. Motion passed.

TRANSFER OF LIQUOR LICENSE FROM BLACK CAT PIZZA TO T BRACKET PIZZA-
221 E BRIDGE STREET

APPLICANT PRESENTATION

Misty Todd told the Board that they are the new owners of the business formerly known as Black Cat Pizza. They will still be a pizza place with a less complicated menu. They would like to open the week of May 20th.

PUBLIC COMMENT

Public Comment opened and closed at 7:03 p.m. with no comment for or against.

BOARD DELIBERATION

Jim Jorgensen moved to approve the Liquor License Transfer at 221 E Bridge Street from Black Cat Pizza to T Bracket Pizza, seconded by Custer McLeod. A verbal vote was taken with all Trustees voting in favor. Motion passed.

8. OLD BUSINESS

PARKING ORDINANCE UPDATE-SET POSSIBLE WORK SESSION

It was decided to set a possible Work Session Date at the Trustee training to be held next Wednesday, May 15th.

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8. OLD BUSINESS (cont.)
PLANNING COMMISSION LETTERS OF INTEREST-POSSIBLE APPOINTMENT
Three (3) letters of interest were received for the Planning Commission vacancy.
-John Marta
-Tom Wills
-Don Dybala

Roger Christian said that he felt all the candidates were qualified. Don Dybala and Tom Wills were present at the meeting and were invited to talk about themselves.

Don Dybala said that he has lived here for two- and one-half years (2 ½). He grew up in Delta County and has an interest in the workings of the Town government and helping do what is best for the Town. He has a background in carpentry and has good problem-solving skills and likes the strong community here.

Tom Wills said that he put everything in his letter that he would like to say. He has lived here for thirty-four (34) years and explained his experience as a Planning Commission member as well as a Trustee.

Mayor Pro Tem Pat Medina said that Tom will always be involved in the Planning Commission meetings and said that she would like to have some new blood on the Planning Commission. Mayor Pro Tem Medina appointed Don Dybala as the new Planning Commission member.

STATUS ON UPDATE OF HOTCHKISS MUNICIPAL CODE, INCLUDING CHAPTER 17
Attorney Nerlin said that once the Parking Work Session is completed and the Trustees let him know what they want included he will finish up Chapter 17 and it will be ready for adoption.

TRUSTEE TRAINING REMINDER

Mayor Pro Tem Pat Medina reminded the Board of the training that will be held on Wednesday, May 15 starting at 6:30 p.m.

9. MAYOR'S REPORT
Hotchkiss Sheep Camp Stock Dog Trials start tomorrow with yard sales all over Town. Mayor Pro Tem Medina asked the Department Heads to state any concerns that they may have. Town Clerk Ginger Redden reminded the Trustees that if someone approaches them on the street and has questions or concerns to please direct them to the Town Hall and have them speak to Ashley or Ginger. It is hard to undo any incorrect information that may be given out when questions are answered without knowing all the Ordinances and information. Chief Scott Green and Public Works Director Marvin Jackson had no concerns.

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9. MAYOR'S REPORT (cont.)
DEPARTMENT REPORTS
POLICE DEPARTMENT

Chief Green told the Board that the Police Department has advertised for a new Victim's Advocate since Connie Black has retired. They will have a decision on the new person soon. The Department is still down two (2) Officers, but the call volume has been manageable. There is a pamphlet for the Opioid Awareness class that will be offered next week with the information that will be covered. The class will last about an hour. Court Clerk Jeffrey Rodarte was instrumental in getting this informational class set up.

PUBLIC WORKS

Public Works Director Marvin Jackson said that the Public Works crew had another water break on the pipe that will be fully replaced by the Town Shop. They are updating Willow Heights Park with recommendations that CIRSA (Colorado Intergovernmental Risk Sharing Agency), the Town's Insurance Company, has made. The Company that paints the inside of the Water Tank will be coming to repaint it in the future.

10. NEW BUSINESS

PROCLAMATION FOR MUNICIPAL CLERKS WEEK

Mayor Pro Tem Pat Medina read the Proclamation out loud to the Board. Once the Proclamation was read, Pat declared May 5th through 11th as Municipal Clerks Week.

PROCLAMATION FOR POLICE APPRECIATION WEEK

Roger Christian read the Proclamation out loud. Once the Proclamation was read, May 13th through the 17th was declared Police Appreciation Week.

PROCLAMATION FOR PUBLIC WORKS APPRECIATION WEEK

Custer McLeod read this Proclamation out loud. Once the Proclamation was read May 21st through the 27th was declared Public Works Appreciation Week.

PROCLAMATION DECLARING MAY MENTAL HEALTH MONTH

Mayor Pro Tem Pat Medina read this Proclamation out loud. Once the Proclamation was read May was declared Mental Health Month.

SPECIAL EVENTS LIQUOR LICENSE-DELTA COUNTY FAIR-RYAN BATES
Ryan Bates was not present.

Custer McLeod moved to approve the Special Events Liquor License for the Delta County Fair Board, seconded by Roger Christian. A verbal vote was taken with all Trustees voting in favor. Motion passed.

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10. NEW BUSINESS (cont.)

LETTER OF WAIVER FOR BUILDING INSPECTION-NORTH FORK MINERS HIGH SCHOOL

Mayor Pro Tem Pat Medina said that she has a problem with the High School asking for this waiver letter for building inspections. The School District goes through the State for the Inspection process but Pat feels that the Town should be more involved in their projects.

Public Works Director Marvin Jackson stated that the last time the High School did a remodel and did not inform the Town they built the weight room over the water main. The Board discussed this request for several more minutes.

Jim Jorgensen moved to not present a letter of waiver for the building inspections to the North Fork Miners High School but ask instead to be more involved to prevent another building over the water main, Roger Christian seconded. A verbal vote was taken with all Trustees voting in favor. Motion passed.

EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402 (4)(B) FOR MATTERS SUBJECT TO LEGAL ADVICE, AND C.R.S. 24-6-402(4)(E) FOR MATTERS SUBJECT TO NEGOTIATION, INSTRUCTING NEGOTIATORS AND DEVELOPING POSITIONS RELATIVE TO NEGOTIATION RELATED TO THE POSSIBLE LEASE OF REAL PROPERTY BY THE TOWN OF HOTCHKISS, COLORADO

This item was tabled, and a Special Meeting will be scheduled to discuss this matter. The meeting will be scheduled at the Trustee Training to be held on Wednesday, May 15th.

11. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Ginger R. Redden, Town Clerk