

## RECORD OF PROCEEDINGS

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Hotchkiss Board of Trustees

February 14, 2019

1. Mayor Wilkening called the meeting to order at 6:28 p.m. Roll call was taken and those present were Sheila Maki, Mary Hockenbery, Patrick Webb, Esther Koontz and John Marta. Absent was Pat Medina.  
Those present recited the Pledge of Allegiance.
2. CONSENT AGENDA  
Minutes for January 10, 2019  
Mayor Wilkening wanted to clarify in Item #7 that the informal poll for the sales tax at the January meeting was for a County wide tax, not a Town tax.  
Sheila Maki moved to approve the minutes with the noted clarification. Mary Hockenbery seconded, motion passed.
3. CONSIDERATION OF BILLS  
Patrick Webb moved to pay all bills as presented. Esther Koontz seconded, motion passed.
4. PUBLIC COMMENT  
None.
5. OLD BUSINESS  
DONATION REQUEST-RURAL PHILANTHROPY DAYS-SHEILA MAKI, ELAINE BRETT AND MICHELLE LIVINGSTON  
This item was on the January 2019 agenda as well. Mayor Wilkening asked if there was a schedule available for the events that will be held and asked for some in kind donation ideas. Michelle Livingston said that the donation from the Town would be used for scholarships to help non profits that would like to attend but do not have enough money on their own. The Rural Philanthropy Days will help the nonprofit businesses that attend to increase their funding by sixty seven percent (67%). The event will be held at the same time Ride the Rockies is scheduled to come through Town. Wednesday's events will be held in Hotchkiss while Thursday and Friday events will be split between Paonia and Hotchkiss. Several more minutes of discussion were held.  
Mary Hockenbery moved to donate \$1000.00 to Rural Philanthropy Days with \$500 being a cash donation and \$500 being in kind donation. There was no second to the motion, motion died.  
  
DONATION REQUEST-THE CENTER FOR MENTAL HEALTH-ROBIN SLATER  
Robin Slater told the Board about a new Crises Clinic that is being built in Montrose. This clinic will help six (6) different counties and is an eleven (11) bed stabilization unit and walk in clinic. Behavioral assessments will be done in this new clinic and it will give individuals a place to go that will fit their mental health needs. This clinic will also serve as an addiction center for those seeking help with that. This clinic will also be available to help with suicide prevention and intervention. Delta County is one of the highest risk counties being served by this new clinic. In addition to having the clinic, people are visited in their homes by mental health professionals and transported as needed.

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5. (continued) Patrick Webb moved to donate the requested \$458.00 to the Center for Mental Health. Esther Koontz seconded, motion passed.

6. PUBLIC HEARINGS

ZONING CHANGE REQUEST-DAN BOLTON-480 CEDAR DRIVE

At this time, Esther Koontz recused herself from this hearing since she has property adjacent to Dan Bolton.

Mayor Wilkening went over the rules for the public hearing and opened the hearing at 7:08 p.m. Dan Bolton told the Board that he is requesting to rezone his property at 480 Cedar Drive from an R1 zoning to a DR zoning. This would allow him to continue to use the property as agricultural land. Dan also said that at the Planning Commission meeting people spoke to what they were afraid he would use the land for instead of listening to his request. He has farmed this property for the past fifteen (15) to seventeen (17) years and has owned it for the last five (5) years. He has this property up for sale and an interested buyer decided not to purchase the land because of the zoning regulations. Mayor Wilkening gave a history of the property and noted that it was surrounded on three (3) sides by R1 properties.

Public comment included a letter from Mike and Kelly Beard against the rezoning and statements from Tom Wills against rezoning this property.

Mayor Wilkening closed the Public Hearing at 7:30 p.m.

There were several minutes of discussion by the Board members.

Sheila Maki said that the Planning Commission recommended keeping the zoning at 480 Cedar Drive the same. Mayor Wilkening read the Definition of the DR (Developing Resources) zoning to the Board.

After several more minutes of discussion, John Marta moved to leave the property at 480 Cedar Drive zoned as R1. Sheila Maki seconded. No vote taken.

At this time Attorney Nerlin said that the motion needed to be stated as amending the zoning from R1 to a DR zoning for 480 Cedar Drive, if the Trustees choose to approve the request.

No motion was made at this time.

7. NEW BUSINESS

OUT OF TOWN WATER TAP PURCHASE-E. ALLEN TODD

Allen Todd told the Board that after all of these years he would like to purchase a water tap for his saw mill on Highway 92 going toward the Hotchkiss High School and he will eventually purchase a sewer tap for this property as well. CDOT (Colorado Department of Transportation) has been contacted and has given permission for Allen to bore under the highway to install the tap. Light Works Fiber will be doing the boring for him.

Sheila Maki moved to approve the sale of the out of Town water tap to Allen Todd at 1208 Highway 92. John Marta seconded, motion passed.

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7. NEW BUSINESS (cont.)

**STREET CLOSURE REQUEST-DUCKWORKS**

Drake Welch told the Board that they will have their annual customer appreciation barbecue on March 15 and would like to close 3rd Street between Bridge Street and the alley. This is the seventh (7th) year for this barbecue with Taco Hut joining them for the last five (5) years. Esther Koontz moved to approve the above noted Street Closure. John Marta seconded, motion passed.

**TOWN HALL/SENIOR CITIZENS CENTER FLOORING REPLACEMENT**

Mayor Wilkening reminded the Board that during Budget planning, \$30,000.00 was put into the General Town Hall improvements line for 2019. With lots of help from Rich Kramer, John and Billie Marta as well as the Public Works Department Crew, the flooring has been replaced in the Senior Center as well as in the Town Hall and Chambers area. Billie Marta thanked the Board and told them that the floor was very much appreciated and everyone loves it.

**BUILDING CODE UPDATE-ATTORNEY NERLIN**

Attorney Bo Nerlin told the Board that Colorado Code Consulting has offered to help several Towns in the area with updating the IBC (International Building Codes) that are used. The cost to update would be approximately \$5600 and they would have to have a commitment by mid June or July. Once the Building Code is updated, in the event of an emergency, the Town would be eligible to receive Federal emergency funds. Without updating, no funds would be available to the Town. The Board asked Attorney Nerlin to put an explanation together and address this at the March meeting.

**LIQUOR LICENSE RENEWAL-JOHNNYDOG, LLC-DBA PJ'S PUB**

Patrick Webb moved to approve the liquor license renewal for JohnnyDog, LLC. Esther Koontz seconded, motion passed.

**NORTH FORK AMUBLUANCE ASSOCIATION SUPPORT LETTER REQUEST**

Deputy James McArtor said that the North Fork Ambulance Association (NFAA) had an important meeting tonight and could not attend the Town meeting. He encouraged the Board to send a support letter.

Esther Koontz moved to approve a letter of support for the NFAA for a grant for the purchase of two new ambulances. Sheila Maki seconded, motion passed.

**CONSIDERATION AND POSSIBLE VOTE TO APPROVE THE TOWN'S PURCHASE OF 25.76 ACRES TBD BARROW MESA ROAD, HOTCHKISS, COLORADO**

Attorney Nerlin explained this item to the Board. The closing date is set for February 19, 2019. The Mayor will be out of Town but Mayor Pro Tem, Mary Hockenbery stated that she is able to be there to sign the papers.

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7. NEW BUSINESS (cont.)

Esther Koontz moved to authorize the purchase of the property at TBD Barrow Mesa Road by the Town of Hotchkiss. Seconded by Mary Hockenbery, motion passed.

DISCUSSION AND POSSIBLE VOTE TO AUTHORIZE MAYOR LARRY WILKENING TO EXECUTE CLOSING DOCUMENTS FOR THE PURCHASE OF TBD BARROW MESA ROAD, HOTCHKISS, CO

Esther Koontz moved to authorize Mayor Pro Tem Mary Hockenbery to execute the closing documents for the TBD Barrow Mesa Road property. Seconded by Sheila Maki, motion passed.

8. STAFF REPORTS

TOWN ENGINEER REPORT

Joanne Fagan told the Board that fifty percent (50%) of the new Public Works Building will be designed by the end of the month and a request was submitted to DOLA (Department of Local Affairs) to use the Construction Manager at Risk option for the building of the shop. The Water Tank dome should be placed in early March.

TOWN MARSHAL'S REPORT

Deputy McArtor had nothing to add to the written report.

TOWN PUBLIC WORKS REPORT

Marvin Jackson, new Public Works supervisor said that CDOT had been in Town and has fixed some of the pot holes on Bridge Street.

TOWN CLERK'S REPORT

None.

9. COMMITTEE REPORTS

Sheila Maki said that the Planning Commission will be going over the IGA (Inter Governmental Agreement) with the County at the next meeting.

Patrick Webb updated the Board on Building Permits.

10. MAYOR'S REPORT

Mayor Wilkening thanked the Senior Center and the Town Staff for the floor going in with no major problems.

The Town staff was commended for keeping the 2018 Budget spending down.

Sheila Maki added that the Town Staff is great for following the Budget and cutting where they can.

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11. POSSIBLE ITEMS FOR THE NEXT AGENDA  
Building Code Upgrade Information  
Rural Philanthropy Days Donation Request
12. ADJOURNMENT  
John Marta moved to adjourn the meeting at 8:24 p.m. Sheila Maki seconded, motion passed.

Respectfully Submitted,  
Ginger R Redden, Deputy Town Clerk