

TOWN OF HOT SULPHUR SPRINGS

MEETING MINUTES

JANUARY 16, 2025

6:32 pm MEETING CALL TO ORDER – ROLL CALL

Mayor Ray Tinkum, Mayor Pro Tem Annie Stiefel, Trustee Richard Gott, Trustee Tim Harvey, Trustee Kathy Knight, Trustee Dan Nolan, Trustee Stacey Paulson: *Trustee Stacey Paulson was absent.*

1. CONSENT AGENDA

Agenda for January 16, 2025 and meeting minutes from December 19, 2024

- i. *Motion made by Trustee Dan Nolan to accept the agenda for January 16, 2025 and the meeting minutes from December 19, 2024; seconded by Mayor Pro Tem Annie Stiefel. All voted aye; motion carried.*

2. FINANCIAL REPORT

Town Clerk / Treasurer Katie LaDrig presented the Board with the United Business Bank statement from December 2024. The United Business Bank account is averaging a balance of \$161,000 every month. COLO Trust December 2024 statement was also presented with a year-end balance of \$740,144.41 with interest for the year earned of \$36,249.06. Accounts payables were presented to the board with the amount being slightly more than average due to a large invoice being paid. The Revenues with Comparison to Budget was given out with an explanation as to when the final numbers for 2024 will be available. This is attributable to the final accounting that will continue until adjustments are made by the auditors. The credit card statement for the month of December was presented.

3. PUBLIC COMMENT

Luke Schuler, owner/operator for Grand Entry Garage Doors, spoke before the Board regarding a real estate opportunity he is interested in here in town. His concern was regarding the zoning/future zoning of this piece of property in that he wanted to make sure that he would be able to continue the precedent set of a residential structure in addition to the business structure. Mr. Schuler was assured that he would be able to have a residential structure in addition to the commercial property as long as the primary use of this property would be commercial.

4. STAFF AND COMMUNITY PLANNING STRATEGIES UPDATES

Public Works Department: There was a ribbon cutting ceremony on Wednesday, January 15th for the new BOLL Filter and it was a success. There has been investigation done on the raw water intakes for discovery on what problems we may have. Simon Pipeline Services came in to scope the intakes to find what debris we are working with. If the debris ends up being ash, we may have some recourse in funding to clean the intakes due to the Troublesome Fire. The pump that has been malfunctioning has been fixed with a wiring repair. Still working on grants, waiting on answers from the Projects Needs Assessment to complete draft. Interviews have been ongoing for a new water operator and will be conducting more interviews in the next week. There is a good candidate, however, he lives out of state. Question was asked by Trustee Kathy Knight regarding an invoice that was missed in the last A/P cycle. Explanation was given and accepted.

Town Hall: The Streets/Parks department had an issue with the motor grader with one of the tires. The decision was made by the Streets/Parks Supervisor and the Mayor to order the two tires and a rim in order to keep the grader running. Also, the concern was raised regarding emergency alerts and a conversation was started as to what the best system would be to alert our residents. The fire chief has been consulted and we will make a plan in the near future as to what the best system will be for emergency alerts. Banking signatories have been completed and the new authorized trustees are in place. W2s have been completed and delivered to all employees ahead of schedule. All year-end financials have been completed and the auditor has been notified. The new water/sewer billing system will be updated at the beginning of March for the quarter 1 billing. The

new website is being worked on and the new site will go live in February. The new host of our campground has received the information needed to run the reservations this year at the campground.

CPS/TJ Dlubac: No new updates at this time with the exception of a couple of building permits moving through the system. Trustee Richard Gott had a question on the new land use regulations regarding the mention of a county that was not listed as Grand County. This was verified as a typo, and will be corrected.

5. DISCUSSION ITEMS:

- a. Board of Trustees training: This training has been set for March 7, 2025 from 8:00am – 1:00pm. This will be conducted by our Town Attorney, Chris Price and held at Town Hall. This training is mandatory for all.
- b. Delinquent Account Update: There are 10 delinquent accounts that need to be addressed. If there is no resolution, red tags will be posted at the beginning of February.
- c. PTO payout for Katie LaDrig: During the year-end payroll, it was discovered that Katie had 5 hours of PTO accrued that she would lose if she did not take it or request a payout. The Mayor made the decision to go ahead and approve the 5 hours of payout so that she would not lose it, with the board being informed during this meeting. No objections were made.
- d. Ordinance 2025-01-23-01: An ordinance adding a new section 5-2-2 to the Town of Hot Sulphur Springs Town Code concerning firearms on town property: This concerns opting out of the state mandate that no firearms can be carried on town property. Trustee Dan Nolan was questioning the wording “necessary” in the document, as opposed to something less forceful. He also questioned the provision of no firearms during municipal court. As written, you cannot have a firearm in town hall, nor in the adjacent parking lot. He thinks that state law is the opposite of this. Town Clerk will get a clarification from the Town Attorney.
- e. Discussion on sanctuary status of town: After discussion, this subject will be tabled until the board training in March so that the Town Attorney can be asked about this.
- f. Credit Card – Change of Institution: Common sense dictates that changing the town’s credit card account from US Bank to the bank the town uses for its operating checking account would simplify the credit card account. Board approves of the closing of the old credit card account and opening a credit card account with United Business Bank.
- g. Cemetery Acquisition: We have received a check from the old cemetery association closing out the account for the cemetery. Now the town needs to find volunteers willing to serve on a cemetery committee, with a trustee willing to take control of the cemetery and where we go from here. Board agreed that there needs to be a separate checking account specifically for the cemetery and discussion will be held regarding the operations of the cemetery at a future date.
- h. Land Use Regulation / Title IX: The town clerk, on behalf of the staff, feel that it would behoove the town at this time, to delay the adoption of the land use regulation. This gives the staff time to give this document the time needed to make sure that the new land use regulations would not contradict the present construction standards in the existing code. The staff feels that this is such a document of importance that it would be a disservice to adopt it too quickly and find that in the future it does not serve the town properly. The trustees agree to delay the adoption of this document and place it on the Open Action Items to review each month. At the hearing on February 20th, it can be held over at that time without adoption.
- i. Chamber of Commerce Financial: The question was raised regarding the chamber finances vs. the town finances with a question of the monies for HSS Days. It was the clerk’s understanding that the Chamber of Commerce runs the

HSS Days, but was informed that the Town runs this event. The clerk will confirm who runs the event.

- j. Lagoon Liner: Nick Rardin explained that there have been two grants applied for the repair on the lagoon liner. These applications will be reviewed in the next two months with the Mayor and Nick giving a presentation for this application. We have received two proposals for the design and engineering of the lagoon liner replacement and the amount is just under \$20,000. Discussion ensued. *Motion was made for Nick Rardin to move forward with this proposal for the design and engineering of the lagoon liner not to exceed \$30,000 by Trustee Annie Stiefel; seconded by Trustee Richard Gott. All voted aye, motion carried.*
- k. Newsletter: It was discussed that the town sends out a newsletter every other month, or every quarter, to all residents that informs them of the work that is being done on their behalf by the town staff and trustees. It seems there is a perception that the town is not doing anything by some residents and it is felt that it would be very advantageous to send them information on a regular basis as to what is going on in their town. The postage would be the biggest hurdle to this and would cost the town approximately \$1800.00 per year to establish this practice. Discussion ensued; the board approves the amount not to exceed \$1800.00 annually to distribute newsletters to all residents every quarter. *Motion was made to approve \$1800.00 to produce and send newsletters to all residents each quarter by Trustee Dan Nolan; seconded by Trustee Richard Gott. All voted aye; motion carried.*

6. OPEN ACTION ITEMS

- a. Grand Places 2050: There will be a meeting next week.
- b. Crosswalk across Highway 40: No information at this time. Librarian Kaydee Jensen has been working on getting better lighting, signage, etc., on existing crosswalk.
- c. Land Use Regulation:

7. ACTION ITEMS

- a. Accounts payable in the amount of: \$92,411.23
 - i. *Motion was made by Trustee Dan Nolan to approve accounts payable in the amount of \$92,411.23, seconded by Trustee Tim Harvey; All voted aye; motion carried.*
- b. Payroll in the amount of:

12/02/24 – 12/15/2024	\$ 11,596.63
12/16/24 – 12/29/2024	\$ 12,658.51

 - i. *Motion was made by Trustee Dan Nolan to approve payroll in the amounts listed above, seconded by Trustee Richard Gott. All voted aye; motion carried.*
- c. Motion to approve Ordinance 2025-01-23-01
 - i. *Motion was made to approve Ordinance 2025-01-23-01 by Trustee Annie Stiefel; seconded by Trustee Richard Gott. Four (4) ayes, two (2) nays; motion carried.*
- d. Motion to approve the change of banking institution for town credit card.
 - i. *Motion was made by Trustee Tim Harvey to approve the change above contingent on rates favorable for ease of accounting; seconded by Trustee Richard Gott. Five (5) ayes, one (1) nay. Motion carried.*

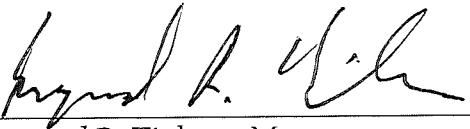
8. OTHER BUSINESS

Mayor Ray Tinkum
Mayor Pro Tem Annie Stiefel
Trustee Richard Gott
Trustee Tim Harvey – will be leaving February 1st, returning April 1st.
Trustee Kathy Knight

Trustee Dan Nolan – concept paper was submitted to GOCO for the grant request on the tennis/pickle ball court to see if we can even apply for the grant. If approved, this project could be completed within 3 months or so.
Trustee Stacey Paulson

9. ADJOURNMENT

- i. Motion was made by Trustee Kathy Knight to adjourn the meeting, seconded by Trustee Richard Gott. All voted aye; motion carried. Meeting adjourned at 8:20pm.



Raymond R. Tinkum, Mayor



Katie LaDrig, Town Clerk/Treasurer

