



Town of  
*Hot Sulphur  
Springs*

## BOARD OF TRUSTEES MEETING MINUTES

DECEMBER 18, 2025

### **6:30 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: *Absent; Kathy Knight and Stacey Paulson*

- AGENDA AND MEETING MINUTES APPROVAL

- ✓ Agenda for December 18, 2025
- ✓ Meeting minutes from November 20, 2025  
*Motion was made to approve the agenda and the meeting minutes by Mayor Pro Tem Annie Stiefel; seconded by Trustee Richard Gott. All voted aye; motion carried.*

- FINANCIAL REPORT

Town Clerk / Treasurer Katie LaDrig presented the Board with United Business Bank statement from November 2025. The United Business Bank account had an ending balance of \$ 423,650.07 last month. The COLO Trust November 2025 statement ended with a balance of \$ 846,177.39. Accounts payables were presented to the board with the amount for the month of December at \$ 36,530.32. The Revenues with Comparison to Budget were given out. The credit card statement ending December 15<sup>th</sup> was presented in the amount of \$4,423.50.

- STAFF AND COMMUNITY PLANNING STRATEGIES UPDATES

- ✓ Public Works Department – Michael Gramm introduced the new water operator, Eric Villalon. We are anticipating the I&I work to get done over the winter months, as Cord Simon has been waiting for supplies that he needs to complete the job. Continued research is ongoing with the emergency generator grant from NDME with quotes being sought for generators and conversation with Xcel energy regarding the running of gas lines to both generators.

*Trustee Kathy Knight entered the meeting at 6:39pm*

- ✓ Town Hall – Katie LaDrig reiterated the highlights from the last meeting of the board. The 2026 Budget has been certified to DOLA and to the County Commissioners. The extension of the moratorium has been published in the newspaper and will be in effect in 30 days. Finishing up year-end items. The final request for reimbursement with CWRPDA has been submitted and we will receive that payment in January. Work continues to finalize the SRF loan application submittal and will be completed on time on January 5<sup>th</sup>. Water bills will be sent out on January 2<sup>nd</sup>. Reminder of the tree lighting on the 19<sup>th</sup> and the staff Christmas dinner on the 20<sup>th</sup>.

- ✓ CPS/TJ Dlubac - Not present

- DISCUSSION ITEMS

- ✓ Varra Property Purchase: Dan Nolan informed the board that we had received the letter of approval from OLRT regarding the grant for the purchase of this property. A MOU will be signed and submitted.
- ✓ Tennis Court Update: Dan Nolan will be submitting a concept paper on the grant request for the tennis court by January 15<sup>th</sup>. We will also still encourage residents to donate in the next newsletter.
- ✓ Leash Law Issues: After reviewing Town Code it was determined that the town will have to continue with the remedies that are listed in the code. We cannot change the fines as they are specified in the code. The town clerk will list this code in plain English in the next newsletter and hopefully residents will take note.
- ✓ Mayor Tinkum has requested an extension on his current lease situation with the Varra property through May 2026. At that point, the Town could agree to draw up an annual lease moving forward.

- OPEN ACTION ITEMS

- ✓ Grand Places 2050- no updates at this time.
- ✓ Cemetery Updates - no updates at this time.

- PUBLIC COMMENT:

No public comment

- ACTION ITEMS

- ✓ Accounts payable in the amount of: \$ 36,530.32

*Motion was made by Trustee Dan Nolan to approve accounts payable in the amount of \$36,530.32, seconded by Mayor Pro Tem Annie Stiefel; All voted aye; motion carried.*

- ✓ Payroll in the amount of:

11/03/25 - 11/16/2025                      \$ 11,593.19

11/17/25 - 11/30/2025                      \$ 13,361.01

*Motion was made by Mayor pro tem Annie Stiefel to accept payroll above; seconded by Trustee Richard Gott; All voted aye; motion carried.*

- ✓ Motion to approve MOU on Varra Property:

*Motion was made to approve the MOU on the Varra Property by Trustee Dan Nolan, seconded by Mayor Pro Tem Annie Stiefel. Four voted aye, two abstain; motion carried.*

- ✓ Motion to approve the extension of the current lease agreement with Mayor Tinkum on the Varra Property:

*Motion was made to approve the extension of the current lease agreement on the Varra Property by Mayor Pro Tem Annie Stiefel, seconded by Trustee Richard Gott. Question was asked by Trustee Kathy Knight as to what the monthly lease amount will be. Mayor Tinkum asked to pay \$100 per month during this extension of the property. She questioned the amount as she was making the comparison as to what others pay to board animals, although this lease is for agricultural only. Based on what the annual lease has been (\$2500 a year), she was asking for an amount of \$208 per month. The argument was made that there is no work being done at this time, so the \$100 per month should suffice. Trustee Tim Harvey suggested an amendment to the motion to make the amount \$100 per month. Five ayes; one abstain. Motion carried.*

- OTHER BUSINESS

Mayor Ray Tinkum - thank the board for extension on lease. Looking forward to the festivities over the next couple of days. Welcome to the new employee, Eric Villalon.+

Mayor Pro Tem Annie Stiefel

Trustee Richard Gott

Trustee Tim Harvey - will be attending board meetings remotely for the next four or five months.

Trustee Kathy Knight

Trustee Dan Nolan

Trustee Stacey Paulson

- ADJOURNMENT

*Motion was made to adjourn the meeting by Mayor Pro Tem Annie Stiefel, seconded by Trustee Richard Gott. All voted aye; motion carried. Meeting adjourned at 7:40 pm.*



Raymond R. Tinkum, Mayor



Katie LaDrig, Town Clerk/Treasurer

