



Town of
*Hot Sulphur
Springs*

BOARD OF TRUSTEES MEETING MINUTES

AUGUST 21, 2025

6:31 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 Richard Gott was absent; Trustee Stacey Paulson entered at 6:54 pm.*

- AGENDA AND MEETING MINUTES APPROVAL

- ✓ Agenda for August 21, 2025
- ✓ Meeting minutes from July 17, 2025
Motion was made by Trustee Dan Nolan to approve agenda and meeting minutes; seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried.

- AUDIT REPORT FOR 2024 - Hinton Burdick Auditors Chad Atkinson and Chantry Jensen

The auditors presented the 2024 Audit results for the town. The results were completed by deadline, for the first time in many years. The financials appear to be heading in an upward trajectory, with some issues resolved regarding checks and balances and other issues yet to be addressed.

- FINANCIAL REPORT - Town Clerk/Treasurer

Town Clerk / Treasurer Katie LaDrig presented the Board with the United Business Bank statement from July 2025. The United Business Bank account with an ending balance of \$ 308,931.70 last month, COLO Trust July 2025 statement ended with a balance of \$796,878.93. Accounts payables were presented to the board with the amount for the month of August at \$58,195.39. The Revenues with Comparison to Budget was given out. The credit card statement ending August 14th was presented in the amount of \$3,087.68.

- STAFF AND COMMUNITY PLANNING STRATEGIES UPDATES

Public Works Department: Michael Gramm is now heading up the water/wastewater departments. There are two new employees scheduled to begin in the next week. Minor repairs and researching repairs on our chlorination system are ongoing. Work continues as normal. Michael has passed another certification, adding to his distribution certification.

Town Hall: Update on the Pioneer Park Campground was given. We have been operating the campground for the last month without a camp host, however the Parks/Streets department has picked up the slack by driving through the park every morning and evening to check on the campers. Gross revenue was \$6,550 for the month of July. The new payment system seems to be working very well. Katie, Mayor pro tem Annie Stiefel and Donna Reed have been working on a grant for the NDME for two emergency generators. This application will be completed and submitted by the end of the month. Update on the CPF funds: this money was cut from \$4 million down to \$1 million. One last hurdle to get through will be the FY2026 budget vote in Washington. The Mayor and Town Clerk met with the Board of the Water Board and it was determined that we are not a Disadvantaged Community and we will no longer be pursuing DAC status, per their decision. We continue to wait on the Windy Gap grant eligibility and a grant from Freeport McMoran decisions to be made.

CPS/TJ Dlubac: Not many updates to give. The LUR will be revisited with P&Z next month. Plan two is to adopt, along with the LUR, a construction specification manual to better specify what the Town agrees with and what the town staff will follow.

- DISCUSSION ITEMS:

- ✓ Tennis/Pickleball Court Update:
Trustee Dan Nolan gave an update on the donations received at the Community Yard Sale. Items were sold and donated by Rob Firth, a TV was donated by Dan Nolan, and pledges were received. Total revenue donated was \$ 1,152.50. Between that and previous donations, we have generated about \$ 9,652.50, approximately. Pledge forms are at the post office for residents to pick up. The next newsletter will also have a pledge form in it. The Town Clerk will also send out a pledge form in the next utility billing.
- ✓ Proposed White Water play structures / RCID:
A year ago, a presentation was given to the board to encourage the town to develop a white water park in the river. The project was so large that the town felt that this might be something that the County may want to undertake. The County did not want to take this project on and that's where this project was left. The project is again being raised as a possibility for the Town to undertake. The primary focus would be to gain water rights with this project. The secondary focus is for kayaking and rafting and having enough flow to do this. The Town cannot take on a leadership role in this project due to the complexity of the project. Dan has asked this interested party to get more information to the Town regarding this project.
- ✓ Potential Property Purchase:
The Town was advised that a large piece of property just outside of town limits could be going on the market soon. The Mayor's thought was that most of the residents of the town would like for that property to stay natural, without the possibility of a developer coming in and filling the riverfront property with housing. Dan Nolan reached out to Anna Drexler-Dreiss at the Open Lands Rivers and Trails organization to see if there is grant money available for purchasing large properties and if OLRT would be interested. It appears that OLRT would be interested if the purchase is committed to keeping it an open space. Dan will follow up when we get more information regarding the property. TJ Dlubac did speak with the owners back in 2022 when the Comp Plan was beginning, but said that he has not spoken with anyone on this property since then. Discussion ensued.
- ✓ ConEx Update:
After speaking with Chris Price, the town's attorney, a license agreement would not be necessary as the issue with the container is on Mr. Rohling's property and not town easement or right of way. The Town Clerk will send Mr. Rohling a letter spelling out the agreement that he has with the Town.
- ✓ Pavilion Proposal:
This discussion will be tabled until the next Board meeting.
- ✓ Surety Bond:
Based on Town Code, the Treasurer of the town is required to hold a surety bond. Katie LaDrig went through the background check and passed all criteria in order to qualify for a surety bond. She located a reputable company in which to hold the bond. For a \$300,000 bond, the annual cost would be \$1,500. Discussion ensued on the amount the Town wants to have held in a surety bond; it was agreed that \$100,000 would be sufficient.
- ✓ 679 Nevada License Agreement:
TJ Dlubac spoke on the agreement with the Walstrom family regarding their fence. In past years, the fence was built into the public right-of-way and Mr. Walstrom wants to replace the fence. He would like to use more of the right-of-way, but if not, he is requesting that the current fence line be allowed as is. This right-of-way has been deemed as having no viability and allowing Mr. Walstrom to use a portion of the right-of-way would not pose a problem. Discussion ensued in that at the last board meeting, the agreement was that he could build the fence, but not gain any more easement into the right-of-way. He would also be required to "square off" the back of the fence to put it on his property line.

- ✓ SWS Proposal – HSS DW System Design:
The Town Clerk spoke to this matter and the following discussion item.
These design proposals were drawn up in order to move forward with a system design on conditional approval by the Board. Since the meeting with the Water Board and the decision of DAC status, and since the grant team is meeting with SWS next week, the Town Clerk suggested tabling this discussion and the HSS WW System Design discussion until such time as the direction the Town will be taking on these projects is decided.
- ✓ SWS Proposal – HSS WW System Design
See discussion item above.
- ✓ Town Manager Committee Update: There seems to be a misunderstanding on what was expected from the committee regarding this matter.
Discussion ensued. There will be upcoming meetings with staff and the mayor to discuss what is needed for this role.
- OPEN ACTION ITEMS
 - ✓ Grand Places 2050: The focus is on a grant received by Grand Places and have chosen to hire the Keystone Center to lead the strategic plan for the County, focusing on the impacts of tourism. Another grant from CPW is being sought that will implement the strategic plan. There is also a focus on greatly improving the entrance to Grand County at Berthoud Pass and to make the center more welcoming and serve as a gateway to the county.
 - ✓ Cemetery Update: No update at this time.
- PUBLIC COMMENT
 - ✓ Eric and Nancy Grosword introduced themselves and just wanted to observe the workings of the Board of Trustees.
- ACTION ITEMS
 - ✓ Accounts payable in the amount of: \$58,195.39

Motion was made by Trustee Dan Nolan to approve accounts payable in the amount of \$58,195.39, seconded by Trustee Tim Harvey; All voted aye; motion carried.
 - ✓ Payroll in the amount of:

06/16/25 – 06/29/2025	\$ 11,979.88
06/30/25 – 07/13/2025	\$ 13,514.70

Motion was made by Trustee Dan Nolan to approve payroll for 06/16/2025-06/29/2025 in the amount of \$11,979.88 and 06/30/2025-07/13/2025 in the amount of \$13,514.70, seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried.
 - ✓ Motion to approve License Agreement 679 Nevada St Agreement:

Motion was made to approve the License Agreement for 679 Nevada St with the following changes to the original document: 1) Fence is located no more than 7' from the residence on the east side 2) Fence located in the alley shall be moved to the property line by Mayor pro tem Annie Stiefel, seconded by Trustee Stacey Paulson. All voted aye; motion carried.
 - ✓ Motion to approve 2024 Audit Results:

Motion was made to approve the 2024 Audit Results by Trustee Kathy Knight, seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried.
 - ✓ Motion to approve Surety Bond Purchase:

Motion was made to approve the Surety Bond purchase in the amount of \$100,000 by Trustee Stacey Paulson, seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried.

- OTHER BUSINESS

Mayor Ray Tinkum -
Mayor pro tem Annie Stiefel
Trustee Richard Gott
Trustee Tim Harvey -
Trustee Kathy Knight
Trustee Dan Nolan
Trustee Stacey Paulson - Question was raised regarding property with ConEx container and trailer on the property on the northeast side of town. The issue of the Harms property was also raised with some concerns regarding the complaint filed by a party who is no longer a resident.

- EXECUTIVE SESSION WAS CALLED FOR PERSONNEL MATTER
- ADJOURNMENT

Meeting adjourned at 9:06 pm.



Raymond R. Tinkum, Mayor



Katie LaDrig, Town Clerk/Treasurer

