



BOARD OF TRUSTEES MEETING MINUTES

NOVEMBER 20, 2025

Hot Sulphur Springs

6:28 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: Stacey Paulson.*

• AGENDA AND MEETING MINUTES APPROVAL

- ✓ Agenda for November 20, 2025
- ✓ Meeting minutes from October 16, 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.

• FINANCIAL REPORT - Town Clerk/Treasurer

Town Clerk / Treasurer Katie LaDrig presented the Board with the United Business Bank statement from October 2025. The United Business Bank account had an ending balance of \$ 317,987.05 last month. The COLO Trust September 2025 statement ended with a balance of \$ 843,496.21. Accounts payables were presented to the board with the amount for the month of November at \$ 40,101.80. The Revenues with Comparison to Budget was given out. The credit card statement ending November 15th was presented in the amount of \$2,075.09. Trustee Kathy Knight wanted to know what the difference from last year to the present year for health insurance was. Mayor Ray Tinkum asked about the credit card fees charges for Pioneer Park, which are paid out of the gross revenue.

• STAFF AND COMMUNITY PLANNING STRATEGIES UPDATES

Public Works Department: Michael Gramm reported that the lagoon liner project is still moving forward with engineering and design being worked on. The PFAS tests required for the year will be complete as of next week. Next week, Cord Simon will be here to work on I&I issues. Pricing is being determined for the new generators that we will be installing. The new hire, K. Ferguson, had not completed the 90-day probationary period and was no longer employed by the Town. There was a candidate hired, Eric Villalon, who will be starting employment with the Town on December 15th.

Town Hall: Received a nuisance complaint from a resident regarding the property owner not taking care of their dogs. Due to the welfare issue of this complaint, the town clerk was directed to contact the animal shelter regarding this matter. Second delinquent notices have been sent - 16 of them. Pioneer Park Campground final numbers grossed \$24,111.

CPS/TJ Dlubac: Not present, no update given.

• DISCUSSION ITEMS:

- ✓ Varra Property Purchase: Dan Nolan updated the board that the application for this grant has been submitted to OLRT. A list of questions were given to Dan for submittal. The committee will meet on the first of December on whether or not to recommend approval to the County Commissioners. The commissioners will review on December 9th. If approved, we will potentially be closing in mid-January. Then we will begin the process of entering into a conservation easement for this property. A public meeting / open house has been scheduled for the 28th of November so that residents can come by, see the project and get the word out to our residents regarding this property.
- ✓ PTO Payout - Katie LaDrig: The Board approved payout of 50 hours to the employee.

- ✓ 317 Grand and 302 Spring – Nuisance Complaint Update: It appears that the majority of the properties have begun cleaning up their areas.
- ✓ Himebaugh - Good To Go Portable Rental: The rental unit will be closed down during the winter months, alleviating the \$225 monthly fee during this time.
- ✓ Tennis Court Update: Two more pledges of \$100 each were received. This brings the total donations to approximately \$14,000 to date.
- ✓ Freeport McMoRan Grant Update: The Town did receive this grant of \$75,000 for the repairs to the I&I system. Michael Gramm has been in contact with Simon Pipeline Services to complete this project this year; a full year ahead of CDPHE's compliance order.
- ✓ Land Use Regulations Moving Forward: Attorney Chris Price has explained a procedure by which the LUR may be published by title only as long as the entire document is held at Town Hall for review by any resident wishing to look at the document.
- ✓ Budget Meeting – December: Meeting was set for 12/11/25 at 6:30 pm to review budget proposal.
- ✓ Harms & Sons Excavating: The Board of Trustees discussed setting out any decision on this property until after the new Land Use Regulations were adopted and approved based on our attorney's suggestion. Discussion ensued.
- ✓ Gray Water Ordinance 2025-11-422: This ordinance would prohibit any resident from using gray water for the purpose of watering their yard, etc. Discussion ensued with some board members feeling that the use of gray water should be considered conserving water while some felt that in using the gray water, the ground drainage could be contaminated.
- ✓ Resolution 2025-11-01: This resolution was required by the state to specify that volunteer positions such as board members and commission members do not receive workers' compensation.
- ✓ Habitat for Humanity - Representation on Criteria: The Mayor brought up a concern about how people are chosen to receive housing from Habitat for Humanity. Would it be advantageous for the town to request being a part of the process in choosing recipients? After discussion, the board felt that the town really shouldn't be able to have any input, as we have no input into any of the other homes that sell here within town limits.
- ✓ Lease Law Issues: There are a large number of residents who are still not honoring the leash law, even after several notices regarding our code. Is it possible for the staff/board members to be able to hand out "tickets"? It is not possible, per state statute. With only two animal control officers in the county, by the time a call is made, the issue has disappeared and nothing can be done. A proposal was made to raise the initial violation cost in order to show the seriousness of this situation.
- ✓ New Hire for Water/Sewer Departments - 12/15: As already mentioned earlier in the meeting, we will be welcoming a new hire on the 15th to start as a water operator.
- ✓ Town Hall 4-Day Week: The town clerk has asked to be able to begin working 10-hour days, 4 days a week, with closing town hall on Fridays. Discussion ensued; the board feels that being closed on Fridays in a town our size should not be an issue. Notification will be posted on our website and a flyer posted on the bulletin board to announce the new hours.

- EXECUTIVE SESSION – PERSONNEL MATTER

- OPEN ACTION ITEMS

- ✓ Grand Places 2050: There was a meeting today. The annual report was completed. There was also a presentation to recreationists around the county. A strategic plan will be implemented in the next year. An overview of all the programs run by the foundation was also presented.
- ✓ Cemetery Update: Three more plots have been sold. No other updates at this time.

- PUBLIC COMMENT

- ✓ Appreciation was voiced for letting residents speak on the Harms & Sons situation. Mrs. Deputy feels that our town does not need to carry the burden of having a salvage yard within town limits and that the county should step up in providing something for the entire county. She also expressed gratitude for the work that the town is doing regarding our water.
- ✓ Rod Weimer was attending to find out more about the Varra Property and how it came about that the town is attempting to procure this property.

- ACTION ITEMS

- ✓ Accounts payable in the amount of: \$ 40,101.80

Motion was made by Mayor pro tem Annie Stiefel to approve accounts payable in the amount of \$40,101.80, seconded by Trustee Richard Gott; All voted aye; motion carried.

- ✓ Payroll in the amount of:

10/06/25 - 10/19/2025	\$ 14,042.34
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10/20/25 - 11/02/2025	\$ 11,878.53
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Motion was made by Mayor pro tem Annie Stiefel to accept payroll above; seconded by Trustee Dan Nolan; All voted aye; motion carried.

- ✓ Motion to approve employee raise:

Motion was made to approve employee raise and forgiveness of \$500 of the employee credit agreement by Mayor pro tem Annie Stiefel, seconded by Trustee Tim Harvey. All voted aye; motion carried.

- ✓ Motion to approve Ordinance 2025-11-422:

Motion to approve Ordinance 2025-11-422, Gray Water Ordinance was made by Mayor pro tem Annie Stiefel, seconded by Trustee Richard Gott. 3 ayes, 3 nays; motion was tabled.

- ✓ Motion to approve Resolution 2025-11-01:

Motion to approve Resolution 2025-11-01 was made by Trustee Dan Nolan, seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried.

- ✓ Motion on Harms & Sons Excavating:

Motion to approve setting out any decision on the future of this property until after the new Land Use Regulation has been approved and adopted was made by Trustee Dan Nolan, seconded by Trustee Tim Harvey. All voted aye; motion carried.

- OTHER BUSINESS

Mayor Ray Tinkum - M/M/C meeting update - the Sheriff's department is looking for support from the towns to pay for social worker teams to be trained and to do the psychological part of calls that come in to dispatch. The cost would be approximately what the towns have to pay right now for dispatch fees.

Mayor Pro Tem Annie Stiefel
Trustee Richard Gott
Trustee Tim Harvey
Trustee Kathy Knight
Trustee Dan Nolan
Trustee Stacey Paulson

- ADJOURNMENT

Motion was made to adjourn the meeting by Trustee Kathy Knight, seconded by Mayor pro tem Annie Stiefel. All voted aye; motion carried. Meeting adjourned at 8:45 pm.


Raymond R. Tinkum, Mayor


Katie LaDrig, Town Clerk/Treasurer

