

TOWN OF MEEKER MEETING MINUTES – NOVEMBER 5, 2024

The Regular Meeting of the Meeker Town Board was held Tuesday, November 5, 2024, at Town Hall.

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| Members Present | Mayor Trustee | Day Browning Day Jehorek Lockwood Nielsen |
| Town Staff Present | Administrator Town Clerk Admin Asst Comm. Dev./Planner Chief of Police Attorney | Etheridge Cook Pakuer Thomson Thompson Massih (by phone) |

CALL TO ORDER

Mayor Day called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ROLL CALL

All Board members were present except for Trustee Sizemore.

APPROVAL OF THE AGENDA

Mayor Day asked for changes to the agenda. A motion was made by Trustee Nielsen to accept the agenda as submitted. Second by Trustee Day. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Lockwood to change the minutes of October 15th to state the following changes in the Manager's Report:

- *There was discussion regarding a deadline of 5:00 p.m. to be changed to There was a Board directive regarding a deadline of 5:00 p.m.*
- *All Board members receive the same information from the sub-committee to be changed to All Board members receive the information from the Town Administrator and sub-committee.*

Second by Trustee Jehorek. All ayes. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

A motion was made by Trustee Browning to approve the disbursements dated Oct 31, 2024. Second by Trustee Jehorek. All ayes. Motion carried.

PUBLIC PARTICIPATION

Main Street, Colorado Program introductions and update. Chamber of Commerce Executive Director Stephanie Hanson introduced Traci Stoffel and Gayle Langley both representing the Colorado Main Street Program. Hanson stated there was an Open House at the Meeker Public Library displaying the Josephine Project. Stoffel and Langley presented a slide show informing the board that the Colorado Main Street Program is designed to advocate and support a return to local empowerment, and the rebuilding of central business districts based on the traditional assets of each community's unique architecture, character, and local ownership. Meeker has accomplished custom bike racks, parklets and downtown light pole banners to name a few projects. Langley stated that Stephinie has been an asset to work with and has had many impressive accomplishments as the Executive Director for the Meeker Chamber and Uplift Meeker. Hearing no further questions of concern, Mayor Day thanked Stoffel and Langley for their time.

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PUBLIC HEARING

Nothing to report.

NEW BUSINESS

Consideration of Contract Agreement with X Field Services for Circle Park Riverfront Project.

Administrator Etheridge introduced Jake Haskins owner of X Field Services who was attending by phone. The Board received an edited contract agreement from X Field Services, and after speaking with Attorney Massih and Haskins it was determined there needs to be more time to review these edits before considering approval. The plan would be to have a revised agreement presented to the Board at the next meeting on November 19th. Etheridge clarified with Haskins that by doing so would not delay mobilization or the scope of work on the project, Haskins concurred. While Haskins was present on the phone, Etheridge took the opportunity to address any questions or concerns that the board might have.

Mayor Day addressed the ADA ramp at Circle Park, with concerns regarding the velocity of the water, grade and ice jams. Day pointed out that from the beginning of this project it was agreed that this project was not to affect the river channel and believed that this new design is doing just that. Trustee Lockwood asked Haskins if it would be possible to move the whole construction down river and more into the bank of the river. Haskins replied as far as paperwork it is doable, as far as construction, moving it would eliminate the conflict with the electric line, eliminate the conflict with the concrete that is buried and help stabilize the bank plus shortening the ramp length and using less boulders. Trustee Lockwood asked Attorney Massih if this could be done without having to be reengineered. Attorney Massih stated she would not be able to answer that question at that time because she does not have the plans in front of her. Haskins indicated he feels there are possible liability issues currently with the design of this ramp, X Field is currently removing a ramp for USFS that is being removed due to lack of handrails and toe boards, both of which are a necessity for disabled people in wheelchairs. Haskins stated he would like to consult the ADA manual in depth making sure all the bases are covered.

Trustee Jehorek questioned Police Chief Thompson about his opinion on the lighting for the project. Chief Thompson stated from a security standpoint the lighting would be a good thing to have, however he also sees the flip side as well. The town parks are technically closed from dark to dawn, and adding lighting on the site will attract individuals to be present when the parks are closed. Currently any issues that do occur have been at Town Park not at Circle Park and as far as enforcement it must be in accordance with state statute and municipal code.

Trustee Lockwood stated that the sub-committee recommended widening the ramp at 3rd street to 10 feet and asked Haskins whether he had considered a cost difference for this change. Haskins provided a rough estimate of \$3,800 and the Board concurred that this would be a preferred design change.

After a very lengthy discussion, the Board directed Administrator Etheridge and Attorney Massih to look over the contract. Etheridge will contact GEI and inquire what it would involve to move the ramp site down river, whether they would be willing to do this redesign without additional charge; make sure the ramp is ADA compliant.

Hearing no further questions or concerns, Mayor Day called for a motion. Trustee Day made a motion to make a board directive for Administrator Etheridge to contact GEI regarding shifting the ADA ramp down

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river or redesigning and making it ADA compliant; making sure the plans have a stamp; changing the width of third street access from six feet to ten feet; leaving the cement by the bridge as is and making sure nothing with the work being performed encroaches on the river. Second by Trustee Nielsen. Roll call. Motion passes.

Discussion regarding updates to the Meeker Municipal Code. Community Development/Planner Thomson stated the Planning Commission held a meeting on November 4, 2024, and after a lengthy discussion made some adjustments to the information originally provided in the Board packet. Thomson provided the following information based on the Planning Commission recommendation to the Board:

- Provide a definition and policy for fences. The Board directed Thomson to update policy so that fences abutting a side street on corner lots are not limited to 4 feet.
- Edit the existing language for “Plat Correction” and adding a procedure for “Plat Amendment” as an Administrative Subdivision.
- Provide additional language to Right-of-Way Vacation procedures. The Board directed Thomson and Attorney Massih to research additional language to address public improvements within the procedure for Right-of-Way Vacation.

Administrator Etheridge stated in addition to Land Use updates, there were some other areas of the Municipal Code that should be updated. To be consistent throughout the Code with the habitability of an RV, Etheridge proposed updating the other sections of Code that reference this. In March the Board decided to keep the regulation in Title 18 for RV occupancy on private property or public right-of-way as fourteen (14) days in a thirty (30) day period. Therefore, the recommendation is to change:

- Section 19.1.103(b) for Campground and RV Parks occupancy regulation from seven (7) days to fourteen (14) days in a thirty (30) day period
- Section 9.11.104(8) for General Offenses/Public Parks occupancy regulation from ninety (90) to a thirty (30) day period

With the adoption of the new Land Use Code there were a couple of regulations that were dropped and staff proposed that we add them back in to a more applicable Title 12 – Streets and Sidewalks.

- One regulation is the parking of commercial vehicles – this used to be in Title 18.1.138 and staff proposes adding it back using the same language as previously used.
- The other is regulation for the trimming of trees, branches, and other obstructions from streets and alleys for the operation of Town equipment, specifically for snowplowing streets in the winter and grading the alleys in the spring. The language has been updated from the previous code to be more exact and straightforward.

Etheridge pointed out, in Title 12, Streets and Sidewalks, our streets are defined as either Commercial, Arterial, and Residential. Commercial Streets are obviously in the main business district of town and allow for full-width streets to our businesses. Arterials are defined as carrying traffic volume through town providing access to each neighborhood as well as to schools, public areas, industrial areas, and churches. Everything else is residential where heavy traffic and through travel would be discouraged. These designations dictate street width and rights-of way measurements and are otherwise not referenced very often anywhere else in the code. The current Title 12 for our Street Master Plan is from 1961. Staff proposes updating Chapter 12.12.040 Arterial Streets to include new streets and update street names for better clarification.

Mayor Day stated his objection to adding back in the regulations for parking of commercial vehicles. After some discussion it was decided to accept all other proposed changes and leave out the regulation for parking of commercial vehicles.

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MANAGERS REPORT

Administrator Etheridge updated the Board of Trustees on the following:

- The Town received some positive feedback from DOLA that the Garfield Street waterline grant application was highly rated and recommended for funding to the Executive Board. Etheridge stated we should hear back by the end of this month on an award.
- Next Tuesday is the joint workshop with the County Commissioners, Matt Solomon and the AGNC Energy Initiative. It will be at 1:00 pm at the County Building.
- Next Thursday evening is the follow-up cross-county elected officials networking dinner in Rangely at 7:00 pm. I will reach out via email this Friday to coordinate transportation.

MAYORS REMARKS

Mayor Day attended a DOLA meeting with solar projects as a topic and asked whether our Land Use Code referenced any renewable energy development in Town limits. Community Development/Planner Thomson will do some research on this topic.

OTHER BOARD BUSINESS

Nothing to report.

EXECUTIVE SESSION

Pursuant to C.R.S. 24-6-402(4)(b) conference with attorney for the purpose of receiving legal advice on a specific legal issue. Trustee Jehorek made a motion to move into executive session pursuant to the Colorado Revised Statute cited above. Second by Trustee Day. All ayes. Motion carried.

ADJOURNMENT

Mayor Day reconvened to the regular session and stated that no other business was discussed other than stated above, no decisions were made, and the regular meeting is adjourned at 9:18 pm.

Attest:

Travis Day, Mayor

Lisa Pakuer, Admin. Asst.