

Town of Meeker Meeting Minutes – March 18, 2025

The Regular Meeting of the Meeker Town Board was held Tuesday, March 18, 2025, at Town Hall.

Members Present	Mayor	Day
	Mayor Pro Tem	Lockwood
	Trustee	Browning
		Day
		Nielsen
		Sizemore
Town Staff Present	Administrator	Etheridge
	Town Clerk	Cook
	Admin Asst	Pakuer
	Public Works Supt.	Willey
	Police Chief	Thompson
	Attorney	Massih (via 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 Jehorek.

APPROVAL OF THE AGENDA

Mayor Day asked for changes to the agenda. Hearing none, a motion was made by Trustee Sizemore to accept the agenda as submitted. Second by Trustee Nielsen. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Nielsen to approve the minutes of March 4, 2025 to include spelling correction changing Al Camblin to Call Camblin. Second by Trustee Sizemore. Abstain Trustees Lockwood and Browning due to their absence. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

A motion was made by Trustee Browning to approve the disbursements dated March 18, 2025. Second by Trustee Day. All ayes. Motion carried.

PUBLIC PARTICIPATION

Chamber of Commerce introductions and update. New Chamber of Commerce Director Sara Stephenson introduced herself, stating she moved to Meeker in 2020 from Grand Junction and started working full time for the Chamber in February. Stephenson brought the Board up to date on the following projects:

- Main Street project had some left-over grant funds and have asked MHS Art teacher Ben Quinn to work with students to make new banners for downtown.
- Crosswalk flags will be put at the Market Street locations for pedestrians to carry across the street for better visibility to traffic.
- Parklets will be set this spring downtown, one at Mountain Charisma located at 646 Main St and the one at TX Tea located at 315 6th St.
- Highway Banner on Market Street needs a different system other than a pulley, they are in the process of trying to figure out what would work best.

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- Tourism grant has been applied for to help cover the cost of brochures, marketing, and the chamber web site.
- Colorado Housing and Finance Authority (CHFA) grant helped to purchase sixteen tables, thirty-two chairs and two white boards for the meeting rooms located upstairs at Town Hall in the Chamber Business Center.

Stephenson stated they are currently working on membership and getting ready for the summer activities. Mayor Day thanked Stephensen for coming and giving the Board an update.

STAFF UPDATES

Public Works: Superintendent Willey stated there were 10,129,920 gallons pumped for the month of February; Willey has been working with Call Camblin of CRC Inc starting on the Garfield Street waterline replacement, it will be ten weeks before fire hydrants are received and approximately six weeks for the pipe. Levi Dinwiddie is going to other employment and there will be an advertisement for his replacement.

Police Chief: Thompson reported during the month of February there were 232 calls for service, 4 arrests, 17 citations and reconstruction of the evidence room is completed.

Community Development/Planning: Administrator Etheridge shared that Planner Thomson will be back in the office on Wednesday, there was nothing to report, and the updates are included in Board packet.

Town Clerk: Clerk Cook stated Carolines Louisan Kitchen surrendered their tavern license on March 5, 2025, Cook filed the Conservation Trust annual report, and the annual financial audit has been scheduled of end of April first part of May.

Town Attorney: Attorney Massih stated there is no court in March and she has been helping staff where needed.

PUBLIC HEARING

Consideration of application for a New Retail Liquor License Hull-Stone Provisions, LLC dba On The Grapevine at 317 E Market Street, Suite 3. Mayor Day opened the public hearing at 7:13 pm. Town Clerk Cook reported that Alexis and Matthew Stone filed a completed application for a Retail Liquor License for a retail liquor store on February 10, 2025. Notice of the public hearing was posted at the property and published on February 27,2025. There has not been a denial of an application at the location of 317 E Market Street, suite 3 for the reasonable requirements of the adult inhabitants were satisfied by other existing outlets. Hull-Stone Provisions LLC has legal possession of the property by way of an amended lease dated January 17, 2025; the license will not be in violation of any zoning or other applicable Town ordinances or laws of the State of Colorado; the building is not within 500’ of any public or parochial school or the principal campus of any college, university or seminary. Within the designated neighborhood there are the following existing outlets:

- 2 Tavern licenses
- 3 Hotel and Restaurant licenses
- 3 Retail Fermented Malt Beverage off premise licenses
- 2 Retail Liquor Store licenses
- 1 Brew Pub

No petitions or letters in favor of, or in opposition of the license transfer were received; background investigation and fingerprint results are complete, and all fees have been paid.

Reese Harvey introduced himself as a representative for SKT Jehorek LLC owners of White River Liquor. Harvey handed out an email/letter to the Trustees and stated he was present to formally object to the New

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Retail Liquor License Hull-Stone Provisions, LLC dba On the Grapevine at 317 E Market Street, Suite 3. Mr. Harvey stated the following concerns:

- There are arguments to be made that The Board Room cannot sell more items than 20% of the total gross revenue, as they are operating as a single entity when sharing rent/utilities, etc. While this is a new and exciting business for Meeker, we can provide some examples, if The Board Room were to gross \$40,000 then the retail liquor store must gross \$200,000. We suspect The Board Room would like to see a higher profit and from our experience and size of property there is little possibility that the retail liquor store will be able to profit much more than \$200,000, primarily due to size.
- The patio and inside was historically used as a tavern and feel that without malice or ill intent alcohol will be consumed on the patio thus breaking the rules as outlined above and creating more work for the Town of Meeker Police. White River Liquor feels for the reasons listed above a tavern license would be much more appropriate.
- The property itself is located within 3,000 feet of White River Liquor located at 606 Market Street. Recent activity and licensing in Cedaredge, CO set precedent that this is not from door to door as one would drive but rather as the crow flies from property boundary to property boundary. The primary access and entrance off the highway onto the property is within 3,000 feet. This information then means that question 6 on the application has been answered incorrectly and they do not meet the rules.
- SKT LLC feels that it has outlined how the rules according to article 3 have not been met, and the town has the authority to deny an application as the state does.
- The Town of Meeker already denied a LLDS license in 2024 for Family Dollar with many of the board members stating that “we do not need another liquor store”.
- C.R.S.§44-3-307 states that persons prohibited as licensees include: (V) Any person employing, assisted by, or financed in whole or in part by any other person who is not of good character and reputation satisfactory to the respective licensing authorities. (I) In making a determination as to character or when considering the conviction of a crime, a licensing authority shall be governed by the provisions of §24-5-101. SKT Jehorek LLC feels that not all parties have been fully vetted and that the subleasing of the property qualifies as “assisted or financed in part by” Holmlund Holding, LLC dba The Board Room and that the members of Holmlund Holdings, LLC should be evaluated according to §44-3-307 and §24-5-101.

Mayor Day asked Town Clerk Cook what her findings are. Cook stated that considering the Town received the written comment only hours before the meeting and without having a copy of what Harvey is reading, it is difficult to answer all the bullets. However, Cook pointed out there have been several licenses in this location. In 2016 Blanco Cellars was granted a retail liquor license at this very location, and it was beyond the 3,000 feet of White River Liquor, state statues have not changed since. It is not based on how the crow flies or vehicular traffic, it is based on pedestrian traffic and this measures beyond the required 3,000 feet. There has been a fermented malt beverage on premise license for The Little Cheese Shop, which operated inside Blanco Cellars, that license was then transferred to a wine and whiskey bar which was a tavern. To summarize, there has been a retail liquor license, fermented malt beverage on premise license, and a tavern license at this very location. Cook stated that The Board Room is sub-leasing a portion of the liquor store therefore The Board Room is not part of the liquor license so they are not vetted as an owner of the liquor store.

Trustee Sizemore asked Police Chief Thompson if there were any calls for service at this location on the patio. Chief answered that without looking into records he couldn't say for sure but he does not recall any

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calls. Cook clarified that this is a retail liquor license, therefore there is not to be any open containers on the premises.

Mayor Day asked the applicant for comment and Alexis Hull-Stone, current owner of Off the Olive Branch, stated that when they purchased the business their goal was to expand, their hours are Wednesday-Saturday noon-6:00pm, with the goal of bringing in products that complement their current business. Based on what the community liked from the past, Hull-Stone decided to sub-lease out to The Board Room for meats and cheeses, the Board Room is not on the liquor license and Hull-Stone states there will not be any alcohol consumption on the premises. The patio will be provided for people that would like to go outside and enjoy the day, but once again there will not be any alcohol allowed. The current sub-lease is set to expire at the end of June. Alexis is looking forward to being a business owner in the Town of Meeker and contributing to the community.

Trustee Browning asked if Off the Olive Branch will run the same hours as The Board Room. Alexis stated that The Board Room is separate from Off the Olive Branch so they will be run differently as far as scheduling.

Mayor Day closed the public hearing at 7:27 pm. Hearing no further questions or concerns Mayor Day called for a motion. Trustee Nielsen moved to approve the application for a new Retail Liquor License Hull-Stone Provisions, LLC dba On The Grapevine at 317 E Market St, Suite 3. Second by Trustee Lockwood. Roll Call. All ayes. Motion carried.

Consideration of Special Event Liquor License for Lions Club West Annual Convention. Mayor Day opened the public hearing at 7:28 pm. Town Clerk Cook stated Mark Rogers was present representing the Meeker Lions Club, Terry Ivey is the event manager. This is a Special Event permit from the Lions Club, hosting Lions West Annual Convention, a new event; it will be held at the Fairfield Center located at 200 Main Street on March 28th and 29th from 3:00 pm to 12:00 am and a meal will be served; ID's will be checked at the bar; permission has been received from Board of County Commissioner for use of the facility; Chief Thompson has no objections to the event; the public hearing was advertised and property posted and the fees have been paid. This application is currently lacking proof insurance, Cook recommended the Board to approve contingent on proof of insurance. Mark Rogers with the Lions Club apologized for the lack of insurance, it is due to Farm Bureau having computer problems. This is a new event and should not draw a large crowd; they are anticipating seventy-five people max.

Mayor Day closed the public hearing at 7:31 pm. Hearing no further questions or concerns Mayor Day called for a motion. Trustee Sizemore moved to approve a Special Even Liquor License for Lions Club West Annual Convention contingent on Insurance approval. Second by Trustee Nielsen. Roll Call. All ayes. Motion carried.

NEW BUSINESS

Consideration of Resolution #01-2025 Regarding Alcoholic Beverage Tastings. Town Clerk Cook informed the board that a Resolution passed back in 2014 sited the wrong state statute. This new resolution corrects the cited Colorado Revised Statute that authorizes retail liquor stores and liquor licensed drug stores to conduct on site alcoholic beverage tastings. Cook stated the changes to the original ordinance are in italics. Since 2014 the state has made several changes and additions to the rules for alcohol beverage tastings including authorizing fermented malt beverage and wine retailers to also conduct them. Cook has updated the Town's rules to more closely follow the state's, all changes to the rules are in italics. Mayor Day called for a motion. Trustee Sizemore moved to approve Resolution #01-2025 Regarding Alcoholic Beverage Tastings. Second by Trustee Browning. All ayes. Motion carried.

Consideration of Resolution #02-2025 Appointing an Associate Municipal Judge. Administrator Etheridge stated the Meeker Municipal Code allows the Board to appoint an Associate Municipal Judge,

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though this has not been necessary until now. When the position of Municipal Judge opened in 2020, the Board considered 2 candidates - Jay Edwards and Tim Graves, both excellent candidates, however the Town ultimately appointed Jay Edwards. Etheridge informed the Board that the next Municipal Court date is in April, and Judge Edwards has a conflict of interest with a case which would warrant the need for someone else to step in. Attorney Massih and Administrator Etheridge reviewed Tim Graves' previous resume from 2020, then Attorney Massih reached out to Attorney Graves to see if he would still be interested in serving as Associate. Etheridge received his updated letter of interest and resume almost immediately and although Graves was not available for tonight's meeting, he stated that he is happy to serve in this capacity for the Town of Meeker. He has great experience of serving as Municipal Judge and staff is grateful that he is willing to step in as needed. Mayor Day called for a motion; Trustee Nielsen moved to approve Resolution #02-2025 Appointing an Associate Municipal Judge. Second by Trustee Lockwood. All ayes. Motion carried.

MANAGER'S REPORT

Administrator Etheridge reported the following updates on Capital Projects:

- Circle Park: Michael Scurlock got a technical memo out last week regarding his site visits to observe footer rock placement and ramp wall installation. Reports are all positive and the project is going well from all perspectives. The town received an updated timeline from Jake Haskins yesterday and he is suggesting finishing the low-level riverbank stabilization and access points at Circle Park over the next couple of weeks until high water hits, then taking a break in April until water levels subside before starting work at 10th street and 3rd street access points. The timeline does still show a substantial completion by the end of June. At the ERBM Board meeting last week, the subcommittee asked about an on-site walk through of the project, so Josh worked with Pete Seewald, project foreman and he has confirmed availability for next Wednesday the 26th at 4:00. The Board requested clarification on the timeline for construction during high water.
- Garfield Street water line: Etheridge received the signed contract, performance bond, payment bond, liability and Workers Comp insurance yesterday from CRC. Call Camblin has been in touch with Chris Hale and Tobey regarding project details and the intention is to begin first of April.
- CDPHE Fluoridation: This has been listed on Capital Improvements for several years to repair/reinstall a fluoridation system for our water. The Town has been working with CDPHE Oral Health Division on that process in hopes of having them fund it but have been stalled time and again with bureaucracy and have not been able to get under contract for the funding. We are getting closer, as of yesterday we are under contract to have Chris Hale submit a new Basis of Design Report and if that passes State Engineering review, they will work to see if they can get this fast-tracked for funding for the equipment before July 1st.

Etheridge also reported the vacancy for employment notices going out for a part-time Animal Control employee and a full-time Public Works employee.

The annual CML Conference registration is now open for June 24-27; Mayor Day asked to be registered.

Trustee Sizemore asked Etheridge about the search into getting a shredding truck for documents on the community cleanup day on April 5th. Etheridge informed the Board that a shredding truck is not available that day but could be scheduled for a future event, the cost of having one was going to be \$4,000 for one truck for three hours. The Board asked Etheridge to investigate other options.

MAYORS REMARKS

Mayor Day will be gone for the April 1st meeting.

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OTHER BOARD BUSINESS

None.

ADJOURNMENT

Mayor Day adjourned the meeting at 7:52 pm.

/s/Travis Day, Mayor

/s/Lisa Pakuer, Admin Assistant