

TOWN OF MEEKER MEETING MINUTES MAY 6, 2025

The Regular Meeting of the Meeker Town Board was held Tuesday, May 6, 2025, at Town Hall.

Members Present

Mayor
Trustees

Day
Browning
Day
Jehorek
Lockwood
Nielsen
Sizemore
Etheridge
Cook

Town Staff Present

Administrator
Town Clerk

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.

APPROVAL OF THE AGENDA

Mayor Day asked for changes to the agenda. Trustee Sizemore made a motion to approve the agenda as presented. Second by Trustee Day. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Nielsen to approve the minutes of April 15, 2025, as submitted. Second by Trustee Jehorek. All ayes. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

Administrator Etheridge pointed out the payment in the Water Fund to CRC, Inc. which is the first payment for the Garfield Street water line project with most of this payment for materials. A motion was made by Trustee Browning to approve the disbursements dated May 6, 2025. Second by Trustee Nielsen. All ayes. Motion carried.

PUBLIC PARTICIPATION

None.

PUBLIC HEARING

Consideration of transfer of Liquor License at 723 East Market from Caroline's Louisiana Kitchen to Piceance Creek Tavern LLC. Mayor Day opened the public hearing at 7:03 p.m. Clerk Cook presented the staff report: on March 25, 2025, Frank Maestas, who was present, filed a completed application for a Tavern Liquor License transfer from Caroline's Louisiana Kitchen to Piceance Creek Tavern LLC, a Temporary license was issued on March 27, 2025.

Notice of the public hearing was posted at the property and published on April 17, 2025. There has not been a denial of an application at the location of 723 East Market Street, for the reason the reasonable requirements of the adult inhabitants were satisfied by other existing outlets.

Piceance Creek Tavern LLC has legal possession of the property by way of a lease agreement dated March 6, 2025. The license will not be in violation of any zoning or other applicable Town ordinances or laws of

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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 Fermented Malt Beverage off/premise licenses

3 Retail Liquor Store Licenses

1 Brew Pub

No petitions in favor or opposition of the proposed license were received. Police Chief Thompson submitted a letter that is not in opposition but expresses his concerns over incidents related to the Black Sulphur Tavern previously owned by Mr. Maestas. Chief Thompson made a recommendation that the Tavern's staff receive comprehensive training regarding not only proper service of alcohol but potential liabilities if guidelines are not followed. Mr. Maestas has been provided with a list of LED approved trainers.

Background investigation and fingerprint results are complete, all fees have been paid, and it is staff's recommendation to approve the license transfer with the condition that employees receive the comprehensive training recommended by Police Chief Thompson.

Mayor Day asked Maestas for his comments. Maestas stated his staff had completed the recommended training this past weekend and found it to be beneficial. Maestas said he and his cousin were co-owners of Black Sulphur Tavern which has been closed, a new LLC was formed with himself as the only partner and stated he has learned a lot regarding liquor establishments over the past few years, the new tavern will still have food and focus on sports and games but will be on a smaller scale.

Hearing no further comments, Mayor Day closed the public hearing at 7:08 and called for a motion. Trustee Sizemore moved to approve the Tavern Liquor License transfer for Piceance Creek Tavern LLC. Second by Trustee Nielsen. Roll call vote with all ayes. Motion carried.

NEW BUSINESS

Consideration of Resolution No. 03-2025 amending the Town of Meeker Fee Schedule to increase water rates. Administrator Etheridge addressed the Board referencing a water rate study prepared by Colorado Rural Water Association (CRWA) and presented two options for a recommended rate increase. The first option reflects a forty percent increase from the base rate of \$24 to \$34 and would get us where we need to be for the first-year revenue projection. The second option is a fifty percent increase from the \$24 base rate to \$36 and would allow us to space out the increases every few years instead of increasing rates every year to meet long-term capital needs.

Board discussion centered around out-of-town rates, which will still be double the in-town rate, whether usage will be lower because of the increase, what the cost of operating the bulk water facility is and whether those rates are proposed to increase. Trustee Nielsen stated he preferred the incremental increases, feeling it will be easier for people on a fixed income and expressed his concerns over that. Trustee Day said he preferred not to revisit it every year and the fact that a higher increase now would build reserves faster. Trustee Browning agreed, stating the school of thought of having the increase now will also increase interest earnings and we may be more prepared sooner, if it is needed.

Mayor Day said his biggest concern is how it will affect the people on fixed incomes, wondering how many are currently on the Senior Assistance program and asked if the Town was aware of any other programs to help these people. Administrator Etheridge replied she was not aware of any assistance programs through

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the State or County but could look in to it commenting it had been 20 years since the Town had raised rates and that they will not take effect until September 1st.

Trustee Lockwood stated he was a proponent of doubling the rates and would like to see numbers associated with the load out system, what does it cost us and what is the revenue from it. Administrator Etheridge replied the only real costs there are gas and electricity, and that water usage there amounts to approximately three percent of our total water usage but accounts for eight or nine percent of our total water revenue. Etheridge said if the Board was not prepared to pass the resolution she could gather more information and asked for Board clarification on exactly what that would be.

Mayor Day requested a break down on each tier classification over 8,000 gallons of how many users there are, and amount used, maybe only for July since it is a high consumption month; a breakdown of income and expenses for the water load out facility; how many users are on the Senior Assistance program and are there other programs or options for fixed income residents stating the information could be sent out with the Manager's weekly update.

Consideration of Resolution No. 04-2025 appointing Planning Commissioners. Administrator Etheridge said she received letters of interest from all three commissioners whose terms were up and recommended reappointing all of them.

Mayor Day called for a motion to adopt Resolution 04-2025 re-appointing all three commissioners. Moved by Trustee Lockwood. Second by Trustee Day. All ayes. Motion carried.

Consideration of Change Order for Circle Park Riverfront Project. Administrator Etheridge stated the asphalt sub-contractor for X-Field Services came to inspect the site and had concerns for just doing an overlay of the parking area without any milling of the current cover stating that the cracks and dips we are trying to cover will come through the new overlay after a couple of years. The sub-contractor recommended excavating the 26.8 cubic yards of old asphalt and road base and regrade it before doing the overlay. This would be an increase of \$12,844.65 to the project for a total contract price of \$1,697,852.24. Jake Haskins with X-Field Services received confirmation this weekend from the batch plant to pave next week, Monday & Tuesday – if the change order is approved they will begin grading this week in preparation. Haskins has signed the change order, and Etheridge spoke with Josh at ERBM and their subcommittee approved the change order.

Mayor Day called for a motion to approve the change order in the amount of \$12,844.65. Moved by Trustee Nielsen. Second by Trustee Jehorek. All ayes. Motion carried.

MANAGER'S REPORT

● Garfield St. waterline update – successfully crossed 6th Street and tied into the main there with minimal interruption, then tied in at 3rd Street and got those three blocks filled and disinfected; sampling on that section started today and we will know if it is ready by the end of next week. In those three blocks there were three leaks on services lines, most likely causing the fill dirt to be too wet and unsuitable for reuse. The plans called for 1,000 tons of fill to replace any unsuitable and we will certainly go over that amount so we should expect a change order to that effect. Last week they laid two more blocks of the main and yesterday successfully tied in at 8th Street; there were no leaks and mostly suitable fill in that section. The next big move is at 8th Street and beyond. Trustee Lockwood asked for clarification that the yokes were not included in the project bid, and also asked if there any plans to repave Garfield St. Administrator Etheridge

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said the yokes were not included in the bid but the cost will come from the project line item and that the street will be patched and curb replaced where needed later this summer.

- Circle Park update – with the approval of the change order, grading will begin this week and paving will start next Monday; received cement specs for the ADA ramp this afternoon and sent them to the engineer; Michael Scurlock was out again in April and did some surveying of the locations, he was very pleased with all of it and will be putting together final as-built reports for us.

- Robert Street update - waiting on the SGM report, the survey has been completed including the topographical and we have an agreement with them not to exceed \$5K. Trustee Lockwood asked how the conversations went with the landowners there. Administrator Etheridge said she had met with both of them and that Travis Adams has not touched it in quite some time but putting it back is not very probable as it was a cliff at the end of the street and he has no plans to further excavate until he is ready to develop his property for housing. Justin Grant was amenable to figuring out a way to put that back the way it was and said he would work with Superintendent Willey to regrade and wanted to see if the Town has material to put down for when it gets muddy, so it doesn't track onto the street. Mayor Day said the Subdivision Agreement clearly states it is totally on the developer/landowner for any improvements, it is not the Town's responsibility, but the landowner's and we should not be using Town equipment. The Board concurred.

- Stripe-a-Lot finished street striping today, they will be back in August to complete Garfield Street once the project is finished.

- Chief Thompson, Lieutenant Dietrich, and Office Manager Ridgeway are out this week at an FBI LEEDA Media & Public Relations training in Denver.

- Chief Thompson shared an email from Tony at Victory Motors regarding the new patrol truck "Finally got some answers regarding the order, it is currently showing being built and heading to the upfit on June 6th that could change and might be sooner, I know that they shut down the factory for a few weeks to update things and delayed the build outs for us. Sorry for the delay."

- Speaking of police vehicles, one of our units was involved in a fender bender this weekend – PD truck vs. citizen on the highway. There were no injuries, some damage to vehicles, our officer was at fault, a citation was issued by the State Patrol, and a claim with CIRSA will be filed for reimbursement of the repairs.

- Next Tuesday is a Workforce Expo from 5:00 – 6:30 upstairs in the Business Center, sponsored by NWCDC and OJT.

- Reminder that we are still looking to fill a seat on the Housing Authority if anyone knows someone who is interested, as well as the Board seat being vacated by Trustee Jehorek.

MAYOR'S REMARKS

Mayor Day asked if all the advertised positions had been filled. Administrator Etheridge stated they had, Brycen Pena will be the Public Works summer temp., Tyler Pollock will be working at the Animal Shelter and AJ Bourge is our new Utilityman who brings good experience with him. Mayor Day said it is good to see the projects going so well.

OTHER BOARD BUSINESS

Trustee Lockwood asked if there is language regarding non-profit status in the Housing Partnership. Administrator Etheridge confirmed that it will be a non-profit organization. Lockwood questioned whether it is our place to promote such a thing that will compete with local business. Etheridge said the intention was not to compete with private entities but to use them to provide the services.

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ADJOURNMENT

Mayor Day adjourned the meeting at 8:00 p.m.

s/s Travis Day, Mayor

Attest:

s/s Lisa Cook, Town Clerk