

RECORD OF PROCEEDINGS

The Regular Meeting of the Meeker Town Board was held Tuesday, August 5, 2025, at Town Hall.

Members Present

Mayor	Day
Mayor Pro Tem	Lockwood
Trustees	Browning
	Madison
	Smith

Town Staff Present

Administrator	Etheridge
Admin Asst	Pakuer
Town Clerk	Cook (attended by phone)
Comm/Dev Planner	Thomson (attended by phone)

CALL TO ORDER

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

ROLL CALL

All Board members were present except Trustee Day and Trustee Sizemore. Mayor Day arrived at 7:45 pm.

APPROVAL OF THE AGENDA

Mayor Pro Tem Lockwood asked for changes to the agenda. Administrator Etheridge stated the workshop session to discuss Capital Planning for 2026 was postponed and will be rescheduled. Trustee Smith made a motion to approve the agenda as revised. Second by Trustee Browning. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

Trustee Madison suggested several alterations to the minutes for clarification. Motion was made by Trustee Madison to approve the minutes of July 15, 2025 as corrected. Second by Trustee Smith. All ayes. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

A motion was made by Trustee Browning to approve the disbursements dated July 31, 2025. Second by Trustee Madison. All ayes. Motion carried.

PUBLIC PARTICIPATION

Annie Long resides at 236 Water Street and expressed some concerns regarding the bulk water load-out being open seven days a week all day long. Long's house is located next door to the water load-out and her bedroom is on the same side; this is interrupting her sleep, especially in the wintertime when customers must hammer on their frozen tank lids, waking her up. She requested that the Board consider implementing set hours for use instead of having it available 24/7. Long also pointed out the traffic on Water Street between Second and Third Street is bad, especially during lunch hour. There has been speeding, loud diesel trucks and belly dumps that are too big for access so that when they try to turn around there is some destruction done to her property. Long asked if the Town could put up a Dead-End sign to possibly help with the thru traffic. Trustee Smith suggested a possible noise barrier being put up at the water load-out.

NEW BUSINESS

Citizen concerns regarding 3rd Street Improvements. Mayor Pro Tem Lockwood welcomed back up Annie Long who stated she had a very productive conversation with Town Clerk Cook but has some concerns with people parking at the Third Street River access and camping overnight and wandering around during

RECORD OF PROCEEDINGS

Regular Meeting of the Town of Meeker – August 5, 2025

the day and night. Mayor Pro Tem stated perhaps the Police Department could patrol the area more frequently. Administrator Ethridge will visit with Chief Thompson, and it was also suggested that Long call dispatch, they would send the on-duty police officer.

Consideration of Resolution no. 07-2025 appointing a Planning Commissioner. Administrator Etheridge introduced the three applicants for the Planning Commission Board: Mike Selle, Jan Zuber and Luke Trout. Each applicant was given a chance to express their interests as to why they would like to serve and gave some background on themselves. After some conversing with the candidates, the Board voted on secret ballot for one candidate of their choice. Jan Zuber received the most votes and will take the position at the next Planning Commission meeting. Mayor Pro Tem called for a motion to accept Resolution No. 07-2025 appointing Jan Zuber to the Planning Commission Board. Moved by Trustee Browning. Second by Trustee Smith. All ayes. Motion carried.

Consideration of donation request for UpLift Meeker. Mayor Pro Tem Lockwood welcomed Sara Stephenson, Director for the Chamber of Commerce and the Manager for Uplift Meeker. The first week of December, Uplift is going to do an all-day Christmas Winter Wonderland in downtown Meeker; it will be on a Saturday. It will include the parade of lights, breakfast with Santa, and the skating on the square will be up and running. They are working with the ERBM to help with the breakfast with Santa. Uplift would like to rent two live reindeer for two hours and are asking the Town of Meeker for a \$2,500.00 donation to help accomplish this vision as the Uplift Meeker mini grant will not be available until 2026. Administrator Ethridge stated there is \$15,690.00 available in the Discretionary Fund and \$10,000 in the Marketing/Economic Development Fund. Mayor Pro Tem Lockwood called for a motion. Trustee Smith made a motion to approve donating \$2,500.00 to Uplift Meeker with funds to come out of the Discretionary Fund. Second by Trustee Madison. All ayes. Motion carried.

Consideration of donation request for Rio Blanco Golf Association. Mayor Pro Tem Lockwood welcomed Mindy Finley as secretary of the Rio Blanco Golf Association. Finley stated the Association is going to do a Love of the Course tournament on September 14th and would like to ask the Town for a \$1,500.00 donation. They have been gathering donations from local businesses, there will be nice prizes for the winners; there will be a flight in the morning and one in the afternoon with each flight limited to twenty-four teams. The funds raised will be used to upgrade grounds equipment, kitchen equipment and repair some stucco on the building just to name a few needs. Mayor Pro Tem Lockwood asked how the golf course is doing financially, Finley stated it is still a struggle however it has been a better year this year and the day-to-day basis is doing well. Mayor Pro Tem Lockwood called for a motion. Trustee Browning made a motion to donate \$3,000.00 to the Rio Blanco Golf Association to come out of the Community Improvement Fund. Second by Trustee Smith. All ayes. Motion carried.

Consideration of Resolution no. 08-2025 supporting an expedited review for affordable housing projects based on Prop123. Administrator Etheridge stated the resolution and “the Fast Track review” process is a component of Proposition 123 affordable housing program, to which the Town of Meeker did opt-in. This resolution is one of the steps in the process, packet has documentation explaining the Fast Track Early Adoption Incentive and the Local Planning Capacity Grant. One of the qualifications Division of Local Government is asking is that each town adopt a resolution that explicitly states that for affordable housing projects the Town of Meeker will expedite review of them. Planner Thomson worked with DOLA/ DLG on the resolution. Resolution 08-2025 does cover this requirement stating: *The Town of Meeker supports Municipal Code Title 18.2.5 General Procedures and Requirements which already expedite the development review process for affordable housing and any complete application received by the Town for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.*

RECORD OF PROCEEDINGS

Regular Meeting of the Town of Meeker – August 5, 2025

Mayor Pro Tem called for a motion to accept Resolution no. 08-20265 supporting an expedited review for affordable housing projects based on Prop123. Moved by Trustee Madison. Second by Trustee Browning. All ayes. Motion carried.

MANAGER'S REPORT

Administrator Etheridge stated the following:

- Etheridge and Superintendent Kilduff had a walk-through of Garfield Street Water Line with CRC on Friday for substantial completion and are in the process of trying to schedule a final walk-through with engineer Chris Hale; Street scuff repair is still a week or so out; Town is advertising for final payment on the 19th and will hold the check until scuffs are repaired. There is still some curb work to be done between 3rd Street and 4th Street also between 6th Street and 7th Street, but the Town wanted to upgrade the curb for better drainage.
- Bo Muxlow has joined the Public Works Department; We will be having conversations about how to get PW fully staffed; the plan to patch work areas and fix the leak at the County Shop this week have been postponed; the third and final GWUDI sampling has been postponed until next week. Daylon and Corey are signed up to take their Class D Water Distribution test later this month.
- We are in the bid process for the Security System at Town Hall and 3rd Street facilities; bid closes on August 21st; there is a mandatory pre-bid site walk-through tomorrow (August 6th) at 11:00 am but given the situation we will likely be rescheduling a second walk-through for potential bidders who were not able to make it due to fires and road closures. Bid opening is scheduled for the 21st at 3:00pm with the intention of having the bids reviewed and evaluated for consideration of award at the September 2nd meeting.
- Etheridge and Attorney Massih have been working on a couple of things; the easement agreement with the property upriver is being drafted but waiting on engineer assessments of the proposed easement relocation to finalize; working on potential extra-territorial agreement draft for bulk water users which includes going through state statute, Muni code and agreement language to make sure we have a substantial document to consider.
- MAMBA Poker Run will be held Saturday August 23rd on the trails
- AGNC Economic Development Summit will be on August 26th all day in Rifle. Etheridge attached the draft agenda to packets if anyone would like to attend; Etheridge also suggested the Town be a sponsor for the event and the Board agreed to be a tier 1 sponsor for \$750 and encouraged attendance by staff.
- Reminder of our annual joint meeting with the ERBM Rec District Board at 5:30 pm August 19th here at Town Hall with intention of reviewing the parks lease agreement.
- Capital workshop will be held Monday 11th at 6:00 pm.

MAYOR'S REMARKS

- Mayor Day inquired about whether we had any information on Robert Street, Etheridge stated she is waiting on an Engineer's Report from Chris Hale and expecting it mid to late August.
- The Emergency Management Team has been established for the fires and consists of Mayor Day, Chief Thompson and Superintendent Kilduff. Pioneers Medical Center has been in attendance for potential health concerns.
- Mayor Day announced that there will be a public meeting Wednesday (August 7) at 6:00 pm at the High School auditorium for information and explained the evacuation program "Ready, Set, Go".
- Trustee Madison asked about a current Emergency Management Plan and Etheridge shared that it has been considered previously and is now a higher priority, with Mayor Day adding that the State Emergency Management Team would be a good resource for information.

RECORD OF PROCEEDINGS

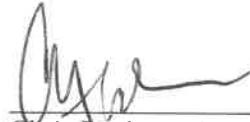
Regular Meeting of the Town of Meeker – August 5, 2025

OTHER BOARD BUSINESS

- Trustee Browning stated she will not be attending the August 19th BOT meeting.
- Trustee Madison relayed that Mark Rogers wanted to thank the Public Works crew for setting sprinklers at Ute Park for fire prevention.
- Trustee Lockwood inquired about the payment for the vault toilet; Etheridge stated the check would be held until delivery which is expected in mid-August.

ADJOURNMENT

Mayor Pro Tem Lockwood adjourned the meeting at 8:37 pm.



Chris Lockwood, Mayor Pro Tem

Attest:



Lisa Pakuer, Admin Asst.