

RECORD OF PROCEEDINGS

The Regular Meeting of the Meeker Town Board was held Tuesday, February 3, 2026, at Town Hall.

Members Present	Mayor Pro Tem	Lockwood
	Trustees	Browning
		Day
		Sizemore
		Smith
Town Staff Present	Administrator	Etheridge
	Incoming Administrator	Joy
	Town Clerk	Cook

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 Mayor Day, who attended by phone, and Trustee Madison.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Sizemore to approve the minutes of January 13, 2026, as submitted. Second by Trustee Smith. All ayes. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

Administrator Etheridge explained item 57 of the General Fund for Melloy Ford is for the purchase of this year's Police vehicle but does not include the outfitting for the vehicle. Mayor Pro Tem Lockwood asked for explanation of item 68 of the General Fund to White's Construction, Etheridge explained White's hauled the Town dump truck to Grand Junction for repair. Trustee Smith asked for clarification on item 72 of the General Fund which was for tires for an ATV for the Parks Dept. Trustee Browning made a motion to approve the disbursements dated February 3, 2026. Second by Trustee Sizemore. All ayes. Motion carried.

PUBLIC PARTICIPATION

None.

PUBLIC HEARING

Consideration of Ordinance No. 01-2026 Updating the Meeker Municipal Code Title 18 – Zoning and Subdivision Regulations. Mayor Pro Tem Lockwood opened the public hearing at 7:08 p.m. Administrator Etheridge stated at the regular Board meeting on December 10th Planner Thomson introduced several recommendations for updates to the Land Use Code, or Title 18 – Subdivision and Zoning, which the Board gave direction at that time to move forward with language for those updates, which was reviewed for legality and then taken to the Planning Commission at their meeting on January 12th. These updates were again reviewed by the Board at a public workshop on January 27th, and this public hearing for Ordinance No. 01-2026 is to consider the final draft of these recommended updates.

Administrator Etheridge explained one discussion point from the workshop was whether a building under 200 sq. ft. should require a building permit if it was just a "shed" and the Board suggested going back to previous code to see what had worked well before. Current Building Code regulations state that a "one-

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story detached accessory structure used as a tool and storage shed, playhouse, or similar use provided the floor area does not exceed 120 sq. ft. is exempt from a permit” so there is no need to add additional language in municipal code.

Administrator Etheridge presented the updates to the municipal code Title 18 – subdivision and zoning are outlined in the ordinance as follows:

1. Changing the table of contents to add a section for Wildland-Urban Interface.
2. Adding definitions for Natural Medicine, Natural Medicine Establishments, Spot Zoning, and Wildland-Urban Interface.
3. Adding a subsection to the Zoning Districts so that any lot less than 10 acres seeking rezoning must share 1/6th contiguity with their neighboring zone.
4. Allowing multi-family as a permitted use in the highway commercial zone.
5. Adding the dimensional requirements for Multi-Family in the HC zone.
6. Adding Natural Medicine Establishment as a Conditional Use in the Industrial Zone.
7. Adding a new subsection under supplemental regulations for Natural Medicine Establishments which includes that they are allowed as a Conditional Use in the Industrial Zone, must be 1,500 feet from any other zone, must 1,000 feet from any childcare facility or school, must have proper lighting, storage, ventilation, and hazmat disposal procedures in place, and must have 24/7 security for the facility.
8. Adding a new section for Wildland-Urban Interface that meets the minimum requirements of the State’s Wildfire Resiliency Code.
9. - 13. All encompass requirements for proof of ownership for Land Use applications, making proof of ownership such as a Deed or Assessor’s Property Card allowable for a Conditional Use Permit and a Variance Request, an O&E Report allowable for rezoning, administrative subdivisions, and minor subdivisions, and maintains a full title commitment for annexation and major subdivisions.

Mayor Pro Tem Lockwood asked if there were any questions, hearing none, he closed the public hearing at 7:12 p.m. and called for a motion. Trustee Browning motioned to adopt Ordinance No. 01-2026 updating the Meeker Municipal Code Title 18. Second by Trustee Sizemore. All ayes. Motion carried.

Consideration of Ordinance No. 02-2026 Updating the Meeker Municipal Code Title 5 – Business Taxes, Licenses and Regulations and Title 6 – Animals. Mayor Pro Tem Lockwood opened the public hearing at 7:13 p.m. Administrator Etheridge explained at the regular Board meeting on December 10th several recommendations for updates to the Municipal Code were introduced. Board direction at that time was to move forward with language for those updates, which was reviewed for legality and then discussed at a public workshop on January 27th, this public hearing for Ordinance No. 02-2026 is to consider the final draft of these recommended updates.

Etheridge stated at the workshop last month, discussion and public input led to direction from the Board to not pursue updates on the water system definition of a family unit at this time but to research alternative language. Also, new regulations for on-street parking and in-town fire pits were taken off the table; lastly, the addition of clarification for “under reasonable control” was added to the section for dogs running at large.

Administrator Etheridge presented Ordinance 02-2026 with the code updates as follows:

1. Title 5.10 for Peddlers, Solicitors, and Transient Merchants was updated to reflect compliance with recent state legislation. This removed requirements for a municipal business license but maintains the requirement for a state-standard retail license and the Town’s ability to enforce that.
2. Section 5.12.010 for Liquor Regulations will be updated to reflect the correct state statute.

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3. Section 6.1.101 will add a definition for excessive to mean “constant without stopping for no less than 15 minutes.”
4. And Section 6.1.111 shall amend the regulation for a barking dog that supports new departmental procedure for enforcement.
5. Running at large will include reasonable control clarification of being able to respond to vocal recall after two attempts.
6. Section 6.1.122.1 for spay and neuter of ownerless dogs released for adoption will bring us into compliance with a recent PACFA inspection violation of requiring all dogs to be neutered prior to adoption.

Mayor Pro Tem Lockwood asked if there were any questions, hearing none he closed the public hearing at 7:18 p.m. and called for a motion. Trustee Day motioned to table adoption of the ordinance to the next meeting to allow an opportunity for the public to participate because of the call-in number being non-operational at this meeting. Second by Trustee Smith. All ayes. Motion carried.

NEW BUSINESS

Consideration of donation request for The Love of the Course. Mindy Finley, representing Rio Blanco Golf Association, requested a donation of \$1,000 for the second annual Love the Course event to be held on July 25th. Finley explained this year they will offer several prize packages, such as Bronco tickets, golf packages with overnight stays, gas cards, etc., the Town’s donation will be used to purchase food and supplies for the luncheon. Finley stated last year they raised close to \$20,000 for the organization through donations and fees and proceeds from this year will be used for a new roof at the club house. Trustee Smith made a motion to donate \$3,000 to the Love of the Course event. Second by Trustee Browning. All ayes. Motion carried.

Consideration of donation request for Meeker Mustang Makeover (MMM). Melissa Kindall, Executive Director for MMM said she had been hired as executive director, Jane Turnburke is now President, Diedre McNab has retired from the organization, and they have appreciated the Town’s support for the past six years. Kindall reported this year marks number eight, last year was another record setting year, the only issue we have encountered is having the trainers not return with their horses at the end as they want to keep their mustangs, not sell them at auction. Kindall said the main event will be September 18th – 19th, pickup day is scheduled for April 24th - 26th and a Clinic scheduled for June, MMM’s request is for a donation of \$5,000 to be used to underwrite a youth for \$500 each which will start as a proxy bid and hopefully we will have other proxy underwriters to donate with the goal to give each kid \$1000. There was discussion regarding how the proxy works and what happens when the mustang is not returned in September.

Trustee Sizemore motioned to donate \$5,000 to Meeker Mustang Makeover. Trustee Smith recused herself stating she is involved with the organization. Trustee Browning seconded the motion. All ayes, Trustee Smith abstained. Motion carried. Administrator Etheridge confirmed the donation would come from the Marketing and Development line item.

Update regarding water supply analysis. Administrator Etheridge said she had spoken with the Town’s Water Attorney, Ed Olszewski, last week and he had just wrapped up the Town’s Water Rights Diligence case which is reviewed every six years or so. The diligence process ensures that water rights holders are using what they have rights to and have the rights for what they use and Attorney Olszewski explained that this diligence case was for the conditional (or junior) water rights on Town Wells no. 5, 6, 7, and 8. Etheridge explained the Ruling and Decree shared in the packet specifies the well locations, decreed rights and amounts, and uses for the wells and clarified that the Town has about 10 cfs of senior rights that could be

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considered sufficient for our municipal water needs, but these four wells have been appropriated for an additional 4.1 cfs in total of junior, conditional, rights that we must continue to show diligence for. The Water Court Referee, with input from the Division Engineer, rules on whether we get to maintain those conditional rights and apparently the Referee was not in favor of ruling that the Town has demonstrated a need for them and wanted to cancel them this review. However, Attorney Olszewski advocated to the Division Engineer to allow us to keep the rights for another round so that we can have the opportunity to prove our diligence. This would require a water supply analysis, which we have already been considering as support for the Extra Territorial Agreement for bulk water. Basically, this study is required to either prove that we need those additional 4.1 cfs of water to support municipal needs in Meeker, or we lose them at the next ruling.

Administrator Etheridge read number 17 of the Decree which states during the next period the Applicant (the Town) will update the water analysis plan, and should that determine the applicant does not require all or a portion of the conditional rights that portion of the water rights shall be cancelled by the Applicant. Mayor Pro Tem Lockwood commented that this bolsters the discussion for the Extraterritorial Water Agreements. Etheridge stated if we can demonstrate use, the Division could say we may keep the conditional rights. Trustee Sizemore asked if we hire someone to conduct the study. Etheridge replied yes, two recommendations have been provided by Attorney Olszewski, and they are currently producing a scope of work and estimates, both companies are from the Western Slope.

Consideration of Resolution No. 03-2026 Cancelling the Regular Scheduled Election. Administrator Etheridge congratulated the incumbents who turned in petitions to run for their seats of Mayor and Trustee, and because there were no more petitions taken out than available seats and no one registered to be a Write In Candidate by the 5:00 p.m. deadline last Friday all incumbents will be sworn in at the 2nd meeting of April. Mayor Pro Tem Lockwood called for a motion to approve Resolution No. 03-2026. Moved by Trustee Browning. Second by Trustee Sizemore. All ayes. Motion carried.

MANAGER'S REPORT

Administrator Etheridge reported the following:

- Cory Cox's last day with the Public Works department is officially tomorrow (Wednesday) but we have filled that position with Landon Archuleta who will be coming back to work for the Town after a two-year hiatus – he starts Monday. Bow Muxlow has also turned in his resignation to take a position with the County, and we have an interview for his replacement set up for Thursday.

- GO Services (formerly Overton recycling) is planning to provide the free community clean-up day again this year and have scheduled that for Friday, April 10th at Town Park. I have reached out to Vital Records Control (our western slope provider for document destruction) and they can rearrange their schedule to have a truck available for the event. They charge \$4,000 for three hours of availability for community events. Trustee Sizemore motioned to hire Vital Records for the event and pay for it out of the Community Improvement line item. Second by Trustee Smith. All ayes. Motion carried.

MAYOR'S REMARKS

Attending by phone, Mayor Day suggested after looking at Attorney Massih's billing for the past month that it would be good of the Town to pay for her travel time as she has never charged us for it and she has not raised rates in several years. The Board concurred.

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OTHER BOARD BUSINESS

Trustee Browning asked if the Town approved putting the water spigot in at Ute Park. Administrator Etheridge said the item made the capital planning list and there is money in the budget for that this year, but we have no details or plans at this point.

Trustee Day asked about the status of Robert Street with Administrator Etheridge replying there has been no movement on it yet this year.

Trustee Sizemore said she had attended the County's hazard mitigation planning meeting and requested other Board members also attend the next one which will be 10:00 a.m. Friday, Feb. 13th at the Courthouse. Trustee Sizemore also reported that she attended the recent Grand Junction Business Incubator Center's Economic Impact of Agriculture presentation and shared materials from the event.

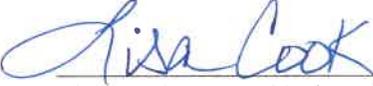
Mayor Pro Tem Lockwood said because of the unseasonably dry weather we are currently having and that we had a big fire last year he would like this Board to make it a priority to develop an emergency plan by May, the Board concurred. Trustee Smith added FEMA has free trainings that could help us get our plan together.

ADJOURNMENT

Mayor Pro Tem adjourned the meeting at 8:10 p.m.


Chris Lockwood, Mayor Pro Tem

Attest:


Lisa Cook, Town Clerk