

# RECORD OF PROCEEDINGS

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The Regular Meeting of the Meeker Town Board was held Tuesday, May 19, 2026, at Town Hall.

Members Present	Mayor Trustees	Day Browning Day Lockwood Madison Sizemore Smith
Town Staff Present	Administrator Town Clerk Attorney Comm. Dev./Planner Public Works Supt.	Joy Cook Massih Thomson Kilduff

## 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. Administrator Joy said the bid approval for the street repair project has been added to the agenda. Trustee Smith made a motion to approve the agenda as revised. Second by Trustee Browning. All ayes. Motion carried.

## APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Madison to approve the minutes of May 5, 2026, as corrected. Second by Trustee Smith. All ayes. Motion carried.

## APPROVAL OF MONTHLY DISBURSEMENTS

Trustee Browning asked if the payment to CO Parks & Rec. Association for course training and exam was a one-time training. Supt. Kilduff replied the certification is needed as the park playground equipment will require monthly inspections and this will provide the initial certification and annual training units. A motion was made by Trustee Browning to approve the disbursements dated May 19, 2026. Second by Trustee Sizemore. All ayes. Motion carried.

## PUBLIC PARTICIPATION

Casey Brink asked if the Town had hired additional employees to maintain the parks. Administrator Joy replied, the Town won't officially take the parks over until June 1<sup>st</sup>, but we have gone through the hiring process, hiring one full-time park lead, two seasonal positions and a custodian for the restrooms, we will see how it goes this year and what may be needed for staffing next year. Brink asked who was taking care of them now. Joy replied they are the Rec. Center's responsibility until midnight on May 31<sup>st</sup>.

## STAFF UPDATES

Public Works Supt. Kilduff introduced Fallon Nielsen who was hired for the Parks Lead position and is

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prepping for taking over the parks on June 1<sup>st</sup>. Kilduff reported Smith Ranches have moved off Ute Park and staff has begun yearly maintenance by dragging and preparing to spray weeds there; work has begun on the Robert St. connector, the County loaned their sheepsfoot roller to us and mentioned they would use their large maintainer to help the Town with the connector if we need it; the County is also getting AMZ il for us, we should start AMZing Garfield St. and other troubled areas mid to late June; Stripe-A-Lot completed the street painting; and the 2026 Street Repair bid process went smoothly; 9,858,944 million gallons of water was pumped during the month of April. Mayor Day asked how much water we were using at this time last year, Kilduff said he would look at his records for that information.

Administrator Joy stated Chief Thompson had a conflict and could not attend the meeting but his staff report was in the Board packets, there was nothing out of the ordinary to call out other than we have a few dogs for adoption and he assisted with the logistics of shooting off a civil war canon in conjunction with a Middle School class project earlier in the week. Trustee Day expressed his appreciation for the department's participation in Career Days at Barone Middle School. Trustee Browning asked if the department had considered reenacting the Bike Rodeo as it seems there is a large number of younger kids who could benefit from the education.

Community Development/Planner Thomson reported in the packet is the Planning and Building Department's update. Thomson called attention to an article she had given the Board regarding data centers and is our zoning code ready to handle them. Trustee Smith asked if the Town currently had any policies on this? Mayor Day replied that it may be time for a conversation about the centers.

Clerk Cook reported Meeker Café's Hotel Restaurant license was renewed along with their Take Out and Delivery permit; approved three Special Event Permits for MACC for Meeker Palooza and one for the Lions Club for the Hope West annual corn hole tournament and dinner; the audit was completed and will be presented the second meeting in June, notice to cut weeds will be published May 28<sup>th</sup>, citizens have until June 20<sup>th</sup> to comply and training with Dannie Massey is going very well.

Attorney Massih said she has been helping where needed, there will be court this month and there are a couple of cases.

### **OLD BUSINESS**

*Update: Emergency Access Route along Robert Street to Sanderson Street, Justin Grant, Impacted Resident.* Administrator Joy said the Public Works team has started to prep the area by clearing sage brush, etc. to make way for the road. A letter was sent to all homeowners in Sage Hills, and adjacent landowners along Robert Street Right of Way, as well as impacted homeowners in Sanderson Subdivision; to date, we have heard from about half a dozen people who received the letter. Because we know trespassing has been a problem and there is a fear that dirt bikers, etc. might go around the gates, we have offered a small cost share of up to \$2,000 for the six most affected property owners to help them mitigate against trespassing; the cost share offer is only valid until November 30<sup>th</sup> and will be in a reimbursable format, it can be used to help with fencing, different types of landscaping or signage.

Administrator Joy said Justin and Rebekah Grant are one of the property owners directly impacted by this project. Dr. Grant has reached out to staff and would like to visit with the Board as their situation may not be as straight forward, in your packet we shared some maps of the overall subdivision, the 60 foot right of way is where the emergency access road will be constructed, also, Carly has previously worked with the Grants and the Planning Commission on their re-subdivision and they are aware of the process.

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Mayor Day asked if Planner Thomson had anything to add, who said there is history on the current re-subdivision where Grants and Overton turned several lots in to one larger lot. Mayor Day asked what was agreed upon by the Board at that time? Thomson replied the Board agreed there was no need for a subdivision improvements agreement and she read #7 of the recorded plat, which states “No infrastructure is being proposed or installed with the approval of this plat. At the time a building permit is applied for, the current lot owner/and/or combination of lot owners in the re-subdivision will be responsible for installing, to Town Code, the required infrastructure which may include; street, curb and gutter, drainage, sidewalk, lighting, sewer, water, gas, electricity, broadband, or any other infrastructure deemed necessary by the Town at the time, to service the entirety of the lot or lots for which the building permit is being requested. No building permit shall be issued by the Town until such improvements are made, inspected, and accepted by the Town of Meeker” all other plat notes are standard.

Dr. Grant approached the Board stating he is grateful for the emergency access road, but asked what is the purpose of the gates? Mayor Day replied they are being installed to limit ATVs and through traffic and because it is not built to Town standards as a street, it is meant to be an emergency access road only. Mr. Grant asked if the Town would consider working together on the north end by bringing the gate down 60 feet in order for him to install his own gate on his property which would allow him access to his property and the trailers he has stored there stating it would not only benefit him but other owners as well. Kay Weeldryer addressed the Board stating she owns lots there too and if a gate is installed it will cut off access to her property as well, and why does the Town not just build the street. Mayor Day replied, since there are no improved streets property owners have had no access and the street would be the responsibility of the developers of the property. Dr. Grant said right now the whole community has access back there with ATVs, etc. and he is happy to work with the Town to apply for an encroachment permit or whatever is necessary. Alida Johnson, who also lives in the area, commented isn't there currently legal access on Robert St. between Sage Hills and Sanderson, if the gate is installed there will be no access.

Planner Thomson stated the difference is legal access or practical access, Robert Street is a platted street but there is no practical access at this time as there is not a street there. Attorney Massih reiterated until a street is put in it will be used as an emergency access only. Mayor Day suggested Dr. Grant get with the neighbors and come up with a proposal in writing and bring it back before the Board for consideration.

Dr. Grant commented it is time for the Town to revisit the plat from the 80's and address these properties. Mayor Day said the Town is willing to work with a developer, as we have more grant opportunities available to us. Trustee Smith said the Board made the decision to go with the 24-foot road thinking it would be the first step to putting in the actual road, right now we have to get emergency access there. Trustee Madison asked about the existing berm on Grants property. Dr. Grant replied he is willing to work with the Town and will re-grade his property to attain access and is happy to work with the Town regarding the cost.

Mayor Day again requested the Grants submit a proposal in writing to the Town for consideration, but the access at this time is for emergency access this summer. Planner Thomson said from a land use perspective, their request will fall under an encroachment but will undergo the minor subdivision process which will go through the Planning Commission. Attorney Massih agreed that it needs to go through the proper process to make it fair for the entire community. Dr. Grant said he would get with Planner Thomson and his neighbors to come up with a plan.

***Approval of Town of Meeker Emergency Operations Plan, Resolution 08, 2026.*** Administrator Joy said the major change at the last meeting was clarification for price control, the authority to enforce price control or prevent price gouging, which is a Colorado State law that allows the regional district attorney

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to prosecute, our role would be to monitor during an emergency to ensure that gouging is not occurring, the resolution puts it in writing that the Town has responsibilities.

Trustee Day clarified, it will not be the Town's responsibility to tell a store they are charging too much. Joy said that was correct the most we would do is give them a warning they are in violation. Mayor Day called for a motion. Trustee Day made the motion to approve Resolution 08-2026 adopting the Town of Meeker Emergency Operations Plan. Second by Trustee Browning. All ayes. Motion carried.

### **NEW BUSINESS**

***Appointment of Inaugural Members of the Meeker Housing Partnership, Adoption of Resolution 09-2026 Establishing the Initial Board of Directors.*** Planner Thomson gave background on the Housing Needs Assessment and Action Plan: the Town was awarded a Local Planning Capacity Grant in 2024 to form a Private-Public Partnership (non-profit organization) referred to as the Meeker Housing Partnership (MHP).

The MHP Board of Directors will manage the business affairs and assets of the organization, the bylaws were adopted April of 2025 which state the Board of Trustees will appoint the initial directors of the organization as well as the initial term. The Board of Directors will consist of five to nine members that represent a diverse population, are 18 years or older, and reside in eastern Rio Blanco County. Representation must fulfill government representation, a major employer, a building trades professional, a real estate professional and a member at large. Thomson said a sitting Trustee must be appointed to participate as director and would fulfill the government representation.

Mayor Day asked if there was interest from the Board to fill that position, Trustee Browning volunteered. Planner Thomson said she had received applications from the following individuals Jessica Seelhoff of Pioneers Medical Center for the Major Employer Representation; Zach Clatterbaugh for Building Trades Professional; Suzan Pelloni for Real Estate Professional and Erin Batson as Member at Large. Each member shall serve a term of one to three years as determined by the Board of Trustees. After some discussion, it was the consensus of the Board to allow the members of the MHP to determine the initial terms.

Mayor Day called for a motion. Trustee Day motioned to adopt resolution 09-2006 appointing a Board of Directors for the Meeker Housing Partnership, appointing Trustee Browning as the Government Representation and for the initial terms to be determined by the MHP Board of Directors. Second by Trustee Smith. All ayes. Motion carried. Planner Thomson said she would revise the bylaws to reflect the change regarding the terms.

***Variance Extension for 314 Garfield Street.*** Planner Thomson addressed the Board regarding the request for an extension of a variance that was originally granted for 314 Garfield Street in May of 2022, an extension was granted in May of 2023 by the property owners, Matt and Beth Ann Parsons (who attended by phone) and are now asking for another to complete the process of relocating the gas line with Atmos Energy. Mrs. Parsons explained they have decided to forego the need of a gas line by going to electric for the range and hot water heater, Ducey's Electric will install the electrical and once that is complete we will work with Atmos to vacate the gas service line to that property.

Trustee Lockwood asked how long of an extension will be needed? Planner Thomson replied one year should be sufficient. Trustee Lockwood made a motion to grant an extension of the variance at 314 Garfield Street for one year. Second by Trustee Sizemore. All ayes. Motion carried.

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*Consideration of Bid Approval for Street Repairs.* PW Supt. Kilduff stated ten contractors attended the pre-bid meeting, and we received four official bids which closed last Thursday, two of those contractors were at the bid opening, and indicated for scheduling purposes, they would like to know sooner rather than later if they are awarded the bid, this is why it is on the agenda tonight and not for June 2<sup>nd</sup> as advertised. Supt. Kilduff read the bids as follows: CRC, Inc. \$438,540; Frontier Paving, Inc. \$454,895; Anson Excavating & Pipe, Inc. \$571,040 and X Field Services \$876,553.75.

Supt. Kilduff said the recommendation of our engineer, Chris Hale, is to accept the low bid from CRC, Inc. Mayor Day asked if Kilduff felt he could hold CRC accountable for the quality of their work referring to the Garfield St. water line project from the previous year. Kilduff responded that he works well with them and has already discussed the work to be performed. Trustee Browning suggested we check references from their most recent projects.

Mayor Day called for a motion, Trustee Browning motioned to accept the low bid from CRC, Inc. in the amount of \$438,540 for street repairs. Second by Trustee Sizemore. All ayes. Motion carried.

## **MANAGER'S REPORT**

Administrator Joy reported the Library Board shared the IGA with the BOCC, who does not want to sign as they feel State Statute is adequate although they do agree with our proposal on how to get back to the correct staggering cycle of the Library Board which means starting next year in 2027 the Town appoints, then in 2028 it is a Joint appointment, 2029 is the County, 2030 is Town and 2031 is again the County. Joy said she doesn't know how it will work if the Town signs an IGA with the Library Board, does that establish the process that the Town and Library Board will follow on the years the Town makes the appointment, how would the process work on the year, it is a Joint appointment and does this Board want to enter into an IGA with the Library Board? It seems the BOCC and the Town do agree on the proposed new appointment schedule, to which the BOCC sent a letter. Mayor Day suggested a workshop with BOCC to determine what process we follow for the joint appointment in the event we don't pick the same candidate. Trustee Day suggested we continue wait to until February when there will be a new appointment on the BOCC, to resume the conversation.

Administrator Joy said our staff is doing a walk thru of the parks with ERBM staff the following day who will put a letter together which will state the condition of the parks including things like the last time the playgrounds were inspected, it will also include a clause stating ERBM is willing to leave their security cameras up until June 30<sup>th</sup> to allow time for us to get our cameras installed, other items will include what maintenance and tasks ERBM will be responsible to complete between now and May 31<sup>st</sup>, and whether they will take care of any incidents of vandalism, etc.

Mayor Day asked if the sprinkler system had been turned on, if not and there are repairs, ERBM should be responsible for them. There was an abundance of discussion regarding the current condition of the parks and whether they would be maintained prior to the Memorial Day weekend, and if the Town were to mow them what would that do to our agreement. Administrator Joy said at this point staff is preparing a public announcement for the newspaper and social media that states the Town will be taking the parks over on June 1<sup>st</sup> and until that time they are ERBM's responsibility. PW Superintendent Kilduff invited the Board to attend the walk thru the next day, Trustees Lockwood and Sizemore volunteered.

After more discussion regarding Robert Street, Administrator Joy confirmed Board consensus is for the Town to be a good neighbor and send a letter to Dr. Grant explaining the re-subdivision process which will take several weeks and that he may need to remove his equipment while going through the process.

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## **MAYOR’S REMARKS**

Mayor Day reported he had attended a Forest Service meeting and they are considering applying for a grant that can be used on BLM property for fire mitigation, they plan to use this for the China Wall area and will include the Town. Administrator Joy asked if this was in addition to the work BLM is already doing there? The Mayor replied that was correct and this grant will reinforce that work

Mayor Day asked Supt. Kilduff now that the call is off the river if he had considered watering Ute Park. Kilduff replied given the recent freeze warnings he was hesitant to connect the irrigation system.

## **OTHER BOARD BUSINESS**

Trustee Lockwood thanked staff for the emergency operations plan, stating he appreciated the time and effort. He also added that even though he missed the last meeting, he does not agree with setting the park’s RV fees well below private, the Town should not be competing with private enterprise.

## **ADJOURNMENT**

Mayor Day adjourned the meeting at 9:19 p.m.

  
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Travis Day, Mayor

Attest:

  
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Lisa Cook, Town Clerk

