

RECORD OF PROCEEDINGS

The Regular Meeting of the Meeker Town Board was held Tuesday, May 17, 2022, at Town Hall.

Members Present

Mayor
Trustees

Borchard
Day
Gutierrez
Jehorek
Kindall
Lockwood
Nielsen

Town Staff Present

Administrator
Town Clerk
Attorney
Comm. Dev./Planner
Police Chief
PW Superintendent

Etheridge
Cook
Massih
Thomson
Thompson
Overton

Citizens Present: Turner, Niki; Franklin, Ann & Monty; Selle, Ainsley & Addison; May, Jada; Simonson, Jake; Hightower, Sam; Smithers, Gabe; Belmonte, Lisa; Goodwin, Travis & Jayna; Kracht, Betty; Halandras, Regas; Trout, Vanessa.

CALL TO ORDER

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

ROLL CALL

All Board members were present, Trustee Gutierrez attended by phone.

APPROVAL OF THE AGENDA

Mayor Borchard asked for changes to the agenda. Administrator Etheridge requested the agenda be revised to remove Item b. under Old Business, Bid Award for Circle Park River permitting and design, and add an executive session at the end of the meeting for contract negotiations. A motion was made by Trustee Kindall to accept the agenda as revised. Second by Trustee Jehorek. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Day to approve the minutes of May 5, 2022, as corrected. Second by Trustee Jehorek. Aye: Trustees Day, Gutierrez, Jehorek, Kindall and Lockwood. Trustee Nielsen abstained due to his absence at that meeting. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

A motion was made by Trustee Nielsen to approve the disbursements dated May 17, 2022. Second by Trustee Jehorek. All ayes. Motion carried.

PUBLIC HEARINGS

Consideration of special event liquor license for Meeker Arts & Cultural Council (MACC) Beer Garden at Meeker Palooza Events on June 10th, June 17th, June 24th, July 15th, and July 22nd on the Courthouse Lawn. Mayor Borchard opened the public hearing at 7:05 p.m. Clerk Cook presented the request stating the application was for the Meeker Palooza for the above dates all on the Courthouse lawn at 555 Main St., from 4:30 to 9:30 p.m.; the beer garden will be located west of the pavilion and between the sidewalks for all the events; the perimeter will be posted "No Alcohol beyond this point" every 10 feet; wrist bands will be issued to everyone 21 and over purchasing alcohol; food trucks and other vendors will be selling food and non-alcohol beverages; the hearing has been advertised and property posted; permission was received from the County for use of the property; Chief Thompson has no objections; the application is complete and staff recommends approval.

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Mayor Borchard asked for comments. Upon hearing none closed the public hearing at 7:07 p.m. and called for a motion to approve the Special Event liquor license for Meeker Arts and Cultural Council. Moved by Trustee Kindall. Second by Trustee Lockwood. All ayes. Motion carried.

Consideration of re-subdivision application for Escondido. Mayor Borchard opened the public hearing at 7:07 p.m. Administrator Etheridge presented the staff report as follows: this is for consideration of the application for re-subdivision of Escondido Minor Subdivision, Lots 1-7, on behalf of the property owners Regas K. Halandras and Pegge Marie Halandras, with representation from Betty Kracht of White River Consulting, LLC; this subdivision will take the vacated subdivision of Lots 1-7 and Escondido Drive and re-subdivide into 2 residential lots – the total subdivision is 22.8 acres, and the proposal is to create Lot 1 at 10.1 acres and Lot 2 at 12.7 acres;

In order to move forward once the vested rights and the Subdivision and Security Agreement in which they were set forth had expired, the Board of Trustees approved a Resolution #05 - 2022 at their regular meeting on April 19, 2022, which vacated the SSA and Lots 1-7 of the original plat;

As a minor subdivision this application meets the following requirements set forth in MMC 17.1.107: Only two new lots are being created where there were previously seven. No new subdivision has occurred with this property in the last 12 months. The original subdivision for Escondido was recorded in 2009. No changes to Town street alignments or intersections are being proposed. No storm water drainage system is being proposed or modified. There is no Subdivision Improvements Agreement required. There is an existing 20-foot drainage easement that will remain on proposed Lot 2 which follows the natural topography of the property. There are no utilities located within this easement. Current ownership is Regas K. Halandras and Pegge Marie Halandras. The application is consistent with the representations made at the pre-application conference and generally maintains the character of the original plat. The proposed subdivision is in compliance with all the current Town of Meeker standards and zoning.

As a re-subdivision this application meets the following requirements set forth in MMC 17.1.109: The property was not subject to re-subdivision approval during the preceding year; however, the original Subdivision and Security Agreement was nullified by Resolution of the Board, which in turn partially vacated the subdivision. No non-conforming lots will be created, no changes to Town street alignments or intersections are being proposed. The proposal will not adversely affect the public health, safety, or welfare. The proposal is consistent with the representations made during the pre-application conference and satisfies all applicable provisions for the zone district. The proposal will decrease the density of the neighborhood. There has been no development on this property to which the re-subdivision applies.

The application went out to referral agencies and all neighboring landowners on March 29, 2022, and there were no negative comments or concerns received.

At their meeting on May 9, 2022, the Planning Commission unanimously voted to recommend to the Board approval of the re-subdivision based on the complete application, the conditions met in the MMC 17.1.109 and 17.1.107, and the lack of negative response from any referral agency or neighbors.

Mayor Borchard asked for any comments from the public and the Board. Mr. Halandras reiterated they were changing the parcel from seven lots to two, Ms. Kracht commented this was a much better use of the property.

Hearing no other comments, Mayor Borchard closed the public hearing at 7:11 p.m. and called for a motion to approve the re-subdivision request from Regas K Halandras and Pegge Marie Halandras for Escondido Minor Subdivision. Moved by Trustee Lockwood. Second by Trustee Nielsen. All ayes. Motion carried.

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NEW BUSINESS

Sponsorship/Donation request from Range Call. Travis Goodwin addressed the Board on behalf of Range Call with a request for sponsorship stating last year the Board donated \$1,500 which helped support the event; this year there will be a comedian and a ventriloquist, along with top name entertainers for the concert. Mayor Borchard asked what was remaining in the Community Improvement line item. Administrator Etheridge replied of the \$20,000 budgeted \$8,791.03 remains, the spreadsheet provided shows what other items have been approved so far this year and what was donated last year. Trustee Day asked if the contribution to Skijor comes out of this line item; Etheridge replied no it was charged to the Systems Development Economic Development line item. Day asked what differentiates the two, Etheridge said the Skijor event is geared toward economic development by creating a new event for the community and the Board approved it to come from that line item.

Hearing no other comments Mayor Borchard called for a motion. Trustee Day made a motion to approve a donation of \$1,500 to Range Call. Second by Trustee Lockwood. All ayes. Motion carried.

Sponsorship/Donation request from Meeker Int'l Ecology Program. Ann Franklin representing the Ecology Program asked the Board for a \$2,500 donation to help fund a trip to Belize in 2023 for the Ecology students, stating in exchange for the donation they would like to pick up trash in town or wherever else the Town thought it was necessary. Mrs. Franklin said there were 13 students who had signed up with probably at least two more who will join and had the students who were present introduce themselves. She said the cost for the trip is close to \$50,000, if the Town were to donate \$2,500 that would be six percent of their total budget and if a student does not participate in the trash pickup, they will get no credit.

Mayor Borchard asked for questions from the Board. Trustee Gutierrez commented she liked their application, budget and the idea of the kids picking up trash and made a motion to donate \$2,500 to the program. Second by Trustee Nielsen. Ayes: Trustees Day, Gutierrez, Jehorek, Kindall and Nielsen. Abstain: Trustee Lockwood as his daughter may participate. Motion carried.

OLD BUSINESS

Update regarding Block 14 citizen concerns. Administrator Etheridge updated the Board from the March meeting where they heard from citizens residing in the Water and 2nd Street area, included in the packets are written statements from Annie Long and Beverly Prosenca presented at that meeting, both who were invited to attend this meeting, also included is a written apology from the Town regarding the snowplowing process last winter. Etheridge stated she had the opportunity to meet with the residents and businesses in the area to discuss how we could move forward from here, also included in the packet is a summary of the questions asked and what the Town can do to alleviate their concerns and collectively we came up with four major issues, which include wayfinding signs to direct traffic back on to 3rd Street, a “Not a Through Street” sign at the intersection of 2nd St. and Water St. has been installed; the alley is used by OHV’s, large delivery trucks and vehicles using the businesses in the area, Superintendent Overton has been staying on top of grading and filling the pot holes; what can be done to 2nd Street to alleviate some of the problems including drainage will be included in future conversations for capital improvements; regarding snow plowing they were looking for a formal apology from the Town and would like to look into a senior plowing service, staff will reach out to Craig and other communities to see what they do; and their last concern is cleaning out the ditch (Sulphur Creek) which the Town does periodically and is quite the undertaking. Trustee Gutierrez suggested adding signage on the corner of 2nd and Water Streets that indicates there is a park one block west and more visible signage for City Park from the highway. Trustee Nielsen asked if the Town would apply mag chloride this year; Superintendent Overton replied that he can’t get the mag chloride until July this year when it will be very dry and will require an extensive amount of water to be applied which will make it time prohibitive considering the season will be half over by then. Trustee Gutierrez stated without the mag on 2nd Street it is going to be a mess with the OHVs. Trustee Nielsen commented if the Town can’t get mag there is not much we can do about it, and maybe we should talk to Gianinetti’s to see if they would like to contribute to the cost. Trustee Gutierrez stated we really need good wayfinding

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signage to help the OHVs to find the trail since they can't ride on the highway, the path to get on the trail takes them up 2nd Street to Main and then back down and across the highway at School Street and it is definitely tourism and Town related. Trustee Jehorek asked if Gianinetti's provide maps to their clients on how to leave town on the OHVs. Trustee Lockwood said it would be simple for the business owners to provide a hand drawn map to their customers and possibly instituting a speed limit of 3 miles an hour would keep the dust down. Trustee Nielsen suggested having them use 3rd Street instead of 2nd since it is paved.

There was more discussion regarding Sulphur Creek and the concrete baffles toward the bottom, Trustee Gutierrez asked if they could be removed because they trap the debris and cause it to smell. Superintendent Overton replied the Town can't remove them as Sulphur Creek was a FEMA project. Trustee Day stated the baffles were installed to slow the velocity of the water coming down the creek, so it doesn't create a flooding event on the property across the river. Mayor Borchard said he liked the idea of an elderly plowing service, Administrator Etheridge stated she will seek information from other communities and possibly talk to other organizations about how we could accomplish this.

Bid Award for Meeker Circle Park River permitting, and design. Item moved to an Executive Session.

Board support for Solar United Neighbors co-operative. Administrator Etheridge stated Bryce Carter, Program Director of Solar United Neighbors would love to include the Town of Meeker as a part of their launch for the Northwest Solar Co-op and while they would appreciate a donation, the program has been fully funded with the support of Steamboat Springs and Routt County and they are seeking the Town's support in the form of a motion from the Board to be a supportive community. Mayor Borchard asked if the Town would then be a co-op partner. Administrator Etheridge replied she didn't think so as that requires a monetary donation. Trustee Lockwood made a motion to be supportive in general of the Northwest Solar Co-op. Second by Trustee Kindall. All ayes. Motion carried.

STAFF UPDATES

Superintendent Overton reported water usage was down during the month of April at 11 million gallons from 12 million in February and 13 million in March; the crack filling project was completed in three days; Public Works crew repaired the fence at Town Hall; repaired the water load out facility; had been completing general maintenance and street sweeping.

Police Chief Thompson reported during the month of April his department had 271 incidents resulting in four arrests and 14 summonses issued. He also stated the truck that had been on order from last year has finally made it to Denver and he hoped to have it within the next two months. Chief Thompson informed the Board that Thomas Dietrich had completed the last step in the hiring process and will begin employment as the new Lieutenant on the 31st of this month.

Community Development/Planner Thomson reported she is excited to have a full Planning Commission and they had their first meeting on the 9th where they approved a variance and the re-subdivision heard earlier tonight, another variance will be heard next Monday; she has also been researching the Land Use Code draft and looking at codes from other communities with the hope to hold workshops mid to late summer and referred to the letter in the Board packets asking for another extension on the DOLA grant. Administrator Etheridge stated the grant had been closed out by Clerk Cook after parting ways with our consultant but our DOLA regional manager, Dana Hlavac, asked if he could deny the request as he still feels there will be additional expenses and costs, other than salaries, associated with the final revision and he would like to see the project finished, Etheridge said she was asking the Board's permission for another extension for those reasons. Trustee Lockwood made a motion to approve the letter to DOLA requesting the extension through December 2022. Second by Trustee Jehorek. All ayes. Motion carried.

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Planner Thomson also stated from the Community Development end she had been working with Mountain Valley Bank and the Chamber to create a youth entrepreneurship zone where kids can sell services and products they develop from a booth at the farmer's markets; was part of the Main Street Project 45 strategic planning; and this week meeting with the NWDC and will be a part of the childcare and housing task forces.

Town Clerk Cook reported the audit went smoothly and was completed a few weeks ago; she had been working on the Family & Medical Leave Insurance program (FAMLI) and a possible permitting process for Festivals permits, both of which the Board will be seeing in June or July.

Administrator Etheridge updated the Board on the Just Transition Grant stating the Town had received partial funding in the amount of \$34,500 for the remaining buildout of the Chamber expansion which includes network connection, firewall installation and audio/visual upgrades for community spaces, the funding did not include any business retention or business grant funds; the Regional Coordinator, Kirstie McPherson, of the Office of Just Transition (OJT) said they are currently working on additional funding through OJT with a 2nd round of \$15 million anticipated in July that will be specifically for business retention and expansion; she feels the remainder of our project will be a better fit and feels we should be fully funded on that round. Etheridge supplied the Board with the list of requests that received regional approval by the NWDC totaling \$2,874,000 which was \$105,000 over the funds available; although the grant awards were supposed to be made public last week, they have still not been posted but she did speak with Lisa Piering in Rangely and their project for river improvements was fully funded as well as the request from the Town of Yampa for a new Economic Development position.

Administrator Etheridge stated she had some concerns about the process for this grant which specified the funding was to go toward the action and strategic planning for coal affected communities, and was a disappointed that we followed the guidelines with our project and were not funded but asked to reapply in the second round; Administrator Etheridge did speak with Ms. McPherson prior to applying and asked if the project followed the guidelines of job and tax creation, capacity building and business retention and expansion and was told it did and was appropriate. Trustee Jehorek commented she had read where the second round of \$15 million is to be used to re-educate the people who are about to lose their jobs at the coal mines.

There was further discussion regarding whether the Town should change the application for the second round, and everyone agreed it should be addressed in a workshop session to brainstorm before applying. Etheridge said during a conversation with Ms. McPherson who said her expertise is in business expansion and retention strategies and her original intent for accepting this position was to help the coal affected communities and she would really like to come to the Board and offer her services in a workshop setting, where she would help us create a plan and how we could get funding for business development. The Board agreed to the workshop session.

During her report, Town Attorney Massih reminded the Board the Administrator evaluation is coming up soon and she had sent the evaluation to the Board for their changes over a month ago and has heard nothing back; at this point in order to make the deadline for the first meeting in June we will have to use the present form, or we can push the evaluation out further if the Board still wants to change the evaluation form. Trustee Day stated the only problem he had was with the n/a category. Attorney Massih said we can take out that category or any other questions the board is not comfortable with and suggested they email their requests to her stating she just needs feedback from the Board and if she gets it within the next week or so we could have the evaluation at the second meeting in June.

MAYOR'S REMARKS None.

OTHER BOARD BUSINESS None.

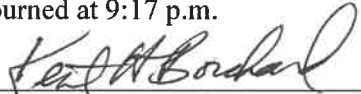
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ADJOURNMENT

At 8:16 p.m. Mayor Borchard called for a motion to adjourn into an Executive Session pursuant to CRS 24-6-402(4)(e), for determining positions relative to matters that are subject to negotiations, strategy for negotiations and instructing negotiators. Moved by Trustee Nielsen. Second by Trustee Lockwood. All ayes Motion carried.

The meeting reconvened from Executive Session and adjourned at 9:17 p.m.



Kent A. Borchard, Mayor

Attest:



Lisa Cook, Town Clerk