

**TOWN BOARD
REGULAR MEETING**

**September 19, 2019
6:30 PM
TOWN HALL
513 ASPEN ST.
HOT SULPHUR SPRINGS, CO
www.HotSulphurSpringsCO.com**

6:30 PM CALL TO ORDER-ROLL CALL

Mayor Robert McVay, Mayor Pro-Tem Christine Lee, Trustee Dan Nolan, Trustee Ray Tinkum, Trustee Tim Harvey, Trustee Kevin Jones, Trustee Chance Harms
Staff-Jessie Webb; Lucas Ackerman. Planner TJ Dlubac on phone.

1. Consent Agenda

Agenda for September 19, 2019 and minutes from August 15, 2019, and the September 11, 2019 Special Meeting

- i. *Trustee Dan Nolan motioned and Trustee Kevin Jones seconded to approve the consent agenda for September 19, 2019 meeting and the minutes from the August 15, 2019 regular Board meeting and the September 11, 2019 Special meeting. All voted aye. Motion passed.*

2. PUBLIC COMMENT-NONE

3. HIMEBAUGH PUBLIC HEARING 2ND FILING

- i. *Trustee Chris Lee motioned and Trustee Ray Tinkum seconded to continue the Himebaugh Public Hearing 2nd Filing to the October 17th meeting. All voted aye. Motion passed.*

4. TJ Dlubac- Planning update

TJ discussed the sub-planning that had begun concerning properties in the Longview addition that are currently undeveloped. Due to several inquiries in that area, it was thought that getting ahead of things by the Town doing some preliminary work to answer some questions as to if the lots are buildable, access, water and sewer lines being run, etc., would be prudent. The Board felt that the Town was taking on too much, and so wanted to discontinue the path it was taking. TJ suggested a discussion during a work meeting to fully explain what that would mean-what the Board was' saying no to', and possibly some other options. It was determined to have TJ offer a presentation at 5:00 with discussion to follow on September 30th, during the Board's scheduled budget workshop.

5. NWCCOG Water Quality and Quantity Committee, Torrie Jarvis

Torrie is an attorney and a part time consultant working for QQ (a sub-community of NWCCOG) and is also a registered lobbyist for them. This committee consists of 37 local governments that include counties, municipalities, and water and sanitation districts. The region covers the counties of Grand, Pitkin, Summit, Eagle and Gunnison, and also pull in Carbondale and Steamboat Springs. The committee meets quarterly, and their mission consists of anything concerning protecting water quality and increasing water quantity in our region. This region has several commonalities such as; economies are water dependent; our streams and rivers are being heavily divert through trans mountain diversions; reduction in stream and river flows; and the cost of water leaving our region. The committee uses public education to teach people the importance of water usage and the effects on wasting water on our environment. They have established guidelines for model water quality standards that is a resource for entities to use or add to as they see needed. They have pulled together studies done on Climate Change and the possible impact on the region as a resource for communities. They have also been focusing on land use and the projected growth and its impact on our water sources. In conjunction with that, they are almost finished with a Guidance Document for Integration of water conservation for the region, offering suggestions for its different sized communities. Specifically, for Grand County, they have worked on the Windy Gap Project and the Moffat Expansion Project.

6. STAFF-

- Credit card was compromised, but caught by the credit card company, so a new one will be issued.
- A bid is enclosed in the Board packet for a new printer/copier for the office. The old one will be sent down to the water plant.
- Work being done in the Community Gardens as new beds are being added. Josh will be helping because of the sprinkler system.
- Lucas will be going to a training in Grand Junction October 2nd and 3rd.

7. DISCUSSION ITEMS:

- a. BUDGET- tentative 2020 budget proposed and submitted to the Town Board of Trustees on September 19, 2019.
- b. Kumar testing-for 141 E Grand Ave. There is a water line directly under where the drilling will be. Lucas would like the Board to protect the infrastructure and get guidance as to how deep to drill for the sample. Lucas will check with Kumar to see how deep they have to go and if an option of Lucas digging a

- hole, collect samples and submit to Kumar. Jessie will check with the Town's attorney as to whether to notify Mr. Harms so he will be on sight to witness the core drill.
- c. Complaint 253 E Moffat-Conducting a home business in a R1 zone. -
Complaint questioning a business going on in a R1 zone. Trustee Ray Tinkum will go over and talk to him and let him know about the complaint, and what the town code says.
 - d. Complaint 600 E Cedar Street-
Many cars on street possibly blocking town right-of-way. Jessie will contact them and discuss the issue.
 - e. Complaint Wood Burning Boilers-Byron Miller Construction and Harms Excavation
Brad Parr complaining as the wood burning boilers of the above two businesses are smoking him out. Jessie will check with the Fire Department to see if its illegal to burn oil.
 - f. Complaint 506 Aspen Street-
Inoperable cars on blocks near bus stop. Board directed staff to send a nuisance complaint
 - g. Nuisance Violation- Subd: METES & BOUNDS 78 ALL 1.41 AC TRACT LYING IN THE UNNUMBERED BLK IN THE TOWN OF HOT SULPHUR SPRINGS LYING NO OF BLOCK 9 & WEST OF SPRING ST & SO OF CEDAR ST DESC AT B/188 P/667 LESS TRACTS SOLD SW4 SEC 2 & SE4 SEC 3 T1N R78W-
Gary Plemons spoke to the Board about his plans for the property. He plans on putting up a privacy fence, and currently has 6 vehicles on his property (all collector's vehicles, but not registered with the county as such). He would like to eventually get his property rezoned for a small industrial repair shop. He thinks that would happen in about 4 years as there is no infrastructure on the property. This would have to go before the P& Z Board, and also, since it is near wetlands, a study for feasibility might be required. Currently, none of the vehicles are operable, so according to Town Code, they need to be stored in a building or behind a 6-foot privacy fence within 30 days.
Neighbor Ashley Jenkins spoke on behalf of Gary Plemons stating she felt like this was not a nice welcome for a new community member, that his vehicles were amazing and not junk, and that the Town has ignored junk vehicles on the street for years. The Board responded that they are moving forward and trying to respond to some violations, and when someone new moves in several vehicles that fall into the category of being junk, they addressed it. Gary then asked if he could have until January 1st to erect his privacy fence along Spring Street and the alley to his property line.
 - h. Nuisance Violation 301 Byers Ave-
Pictures of nuisance violations. Board directed staff to send a nuisance violation.
 - i. Set dates for Nuisance Violation committee-
Dan Nolan, Ray Tinkum, and Christine Lee will be the committee
 - j. Grand Avenue Chip & Seal-The job is done!! Kudos to the company and to Josh and Lucas for their prep work.
 - k. WTP pump quote-One of the finish water plant pumps went bad. It had to be replaced immediately in order to get water out to the town. We are currently running on one pump. Lucas contacted Denver Industrial Pumps for the pump and the seal which should be delivered in 2 weeks. The bad pump is being rebuilt so we can have that as a backup.
 - l. Town hall printer bids
 - m. GEI Engineer services agreement-
Formal acknowledgement that GEI and the Town of Hot Sulphur Springs have a service agreement that the Board has accepted the Board will work with GEI for the riverbank restoration project.
 - i. *Trustee Ray Tinkum motioned and Trustee Dan Nolan seconded to continue the meeting until the agenda is completed. All voted aye. Motion passed.*
 - n. Grand County Dispatch costs- BOCC & Sheriff Schroetlin to attend 10/19 BoT meeting FYI
 - o. Increase Building Permit Fee-Tabled for October meeting
 - p. Himebaugh Property for sale-
Area (288 acres) for sale that has previously been identified in the Town's master plan as desired open space. A plan is being pursued to acquire that land through a Conservation Trust purchase. Trustee Dan Nolan and Mayor Bob McVay along with Michelle Cowardin and Jeremy from Headwaters Land Trust met with the property owners to introduce themselves and discuss this option. The Headwaters Land Trust would like a letter of commitment for support for this plan.
 - q. Open Lands River Trust Grant Application-application due September 25, 2019
 - r. National Public Lands day Saturday September 28, 2019-FYI
 - s. BoT Budget Workshop Monday September 30 5:00pm-FYI
 - t. CMCA Conference 10/15/19-10/18/19

8. OPEN ACTION ITEMS:

- a. Phase 2 Tree Planting at Town Park-Dan and Kevin, BOCC CTF Grant Application (attached in Dropbox)
- b. Dick Johnson tree seedling project-Kevin Jones-\$ amount during budget workshops.
- c. Nuisance Violation 114 Sumner Ave
- d. Nuisance Violation 141 E Grand Municipal Court scheduled September 11, 2019.
- e. No parking signage along Highway 40- 100 Byers Avenue
- f. Pricing for skid mounted compressor- to be discussed at Budget Workshop

9. ACTION ITEMS:

- a. Accounts payable in the amount of \$82,779.72 + \$10,570.81=\$93,350.53
 - i. *Trustee Ray Tinkum motioned and Trustee Tim Harvey seconded to approve Accounts Payable in the amount of \$93,350.53. All voted aye. Motion passed.*
- b. Payroll in the amount of \$13,469.24
 - i. *Trustee Chris Lee motioned and Trustee Chance Harms seconded to approve Payroll in the amount of \$13,469.24. All voted aye. Motion passed.*
- c. Himebaugh Public Hearing 2nd Filing-Continued to October meeting.
- d. Nuisance Violation- Subd: METES & BOUNDS 78 ALL 1.41 AC TRACT LYING IN THE UNNUMBERED BLK IN THE TOWN OF HOT SULPHUR SPRINGS LYING NO OF BLOCK 9 & WEST OF SPRING ST & SO OF CEDAR ST DESC AT B/188 P/667 LESS TRACTS SOLD SW4 SEC 2 & SE4 SEC 3 T1N R78W
 - i. *Trustee Chris Lee motioned and Trustee Ray Tinkum seconded to accept a privacy fence being erected by January 1, 2020, by property owner, Gary Plemons.*
- e. WTP pump purchase \$8,600.00
 - i. *Trustee Chris Lee motioned and Trustee Ray Tinkum seconded to approve the purchase of a pump for \$8,600.00. All voted aye. Motion passed.*
- f. Nuisance Violation- 114 Sumner Avenue-Tabled to October meeting
- g. Complaint 253 E Moffat-Trustee Ray Tinkum will discuss with homeowner
- h. Complaint 600 E Cedar Street
- i. Complaint Wood Burning Boilers-Jessie will contact surrounding businesses
- j. Kumar Testing
 - i. *Trustee Ray Tinkum motioned and Trustee Chris Lee seconded to have Lucas contact Kumar & Associates to do core samples, not to exceed \$2500. All voted aye. Motion carried.*
- k. Nuisance Violation 506 Aspen
 - i. *Trustee Ray Tinkum motioned and Trustee Dan Nolan seconded to issue a nuisance violation for junk vehicles to homeowner. All voted aye. Motion carried*
 - ii. *Trustee Ray Tinkum motioned and Trustee Dan Nolan seconded to contact Rusty Branstetter to get a building permit for his building he is erecting. All voted aye. Motion passed.*
- l. Nuisance Violation 301 Byers
 - i. *Trustee Dan Nolan motioned and Trustee Chance Harms seconded to send a nuisance violation for construction materials, garbage refuse. All voted aye. Motion passed.*
- m. Letter of Support
 - i. *Trustee Ray Tinkum motioned and Trustee Tim Harvey seconded to send a letter of support for the application to the OLRT for the purchase of a conservation easement. All voted aye. Motion passed.*

10. OTHER BUSINESS

Bob McVay-Would like the Board to consider serving the owner of the trailer park a nuisance violation. Constitution Week and parade on Saturday in Grand Lake. Attended NWTFR meeting in Steamboat Springs. Byers Canyon is on a priority list for scaling and screening. Lucas will put up Crosswalk signs.

Dan Nolan-None

Christine Lee-None

Ray Tinkum-None

Tim Harvey-Gypsum Horseshoe Tournament on September 28th.

Kevin Jones-None

Chance Harms-None

11. ADJOURNMENT

- i. *Trustee Ray Tinkum moved and Trustee Tim Harvey seconded to adjourn. All voted aye. Motion passed. Adjourned 9:36pm*

Mayor Robert McVay

Jessie Webb, Town Clerk