

TOWN OF HOT SULPHUR SPRINGS  
**TOWN BOARD**  
**REGULAR MEETING**

November 21, 2019  
6:30 PM  
TOWN HALL  
513 ASPEN ST.  
HOT SULPHUR SPRINGS, CO  
[www.HotSulphurSpringsCO.com](http://www.HotSulphurSpringsCO.com)

6:31 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

Town Staff- Jessie Webb, Lucas Ackerman, and Kerry Davidson. Also attending is planner TJ Dlubac.

1. CONSENT AGENDA

Agenda for November 21, 2019 and minutes from October 17, 2019

*Trustee Dan Nolan motioned, and Trustee Ray Tinkum seconded, to approve the agenda for November 21, 2019 regular Board meeting, and the minutes from the October 17, 2019 regular Board meeting, and the minutes from the November 7, 2019 Special Board meeting. All voted aye. Motion passed.*

2. Polly Gallagher representing Grand County Library District

An overview of the year at the Grand County Library District was presented. So far this year, (January-September), there have been 114,000 visitors to the 5 libraries that are in our district, and over 131,000 items have been checked out. The library district is currently in a "sustainable model" financially, and they are striving to continue this mode.

3. Yvonne Knox, Hot Sulphur Springs Chamber of Commerce-

Hot Sulphur Springs Chamber of Commerce Executive Director, Yvonne Knox has submitted her resignation letter from the Chamber. She, and Board member Lisa Bornfriend, (the third Board member, Lindsey McCann was not able to attend) shared a bit about the Chamber and what it does and has sponsored. The Chamber pays GCHA \$500/year for use of office space at the Pioneer Village Museum. The Chamber also receives a substantial amount of money each year from Grand County Tourism for advertisement outside of the county. They currently have an ad in Colorado Life magazine. The Chamber would like other business owners to step up and be on the Board to keep it going. There is also a Friends of the HSS Chamber membership for others who aren't business owners, but would like to support the efforts of the Chamber.

Mayor Bob presented a card and plant to Yvonne as a Thank You from the Town Board.

4. PUBLIC COMMENT-

Kevin Mitchell shared that there is an East Grand School District Board opening for the Hot Sulphur Springs district. Also, the Granby Rotary is looking for people to host a foreign exchange student. Interested parties should contact either East Grand School District, or Granby Rotary.

5. LONGVIEW ADDITION UPDATES-

TJ Dlubac presented 3 possible scenarios for the Longview Addition for the Board to consider. Property owners have had requests for the Town as to how to develop their property. The Board discussed the possibilities, problems, and ultimately, cost of this area. No decisions were made, but there was much information presented.

6. HIMEBAUGH SUBDIVISION

a. Ratification of Resolution No. 2019-11-23 A RESOLUTION APPROVING A SUBDIVISION PLAT WITHIN THE TOWN OF HOT SULPHUR SPRINGS FOR CERTAIN REAL PROPERTY TO BE KNOWN AS HIMEBAUGH SUBDIVISION, 2<sup>ND</sup> FILING, GENERALLY LOCATED SOUTH OF AND ADJACENT TO RIDGEWAY AVENUE, BETWEEN WALNUT AND OAK STREETS

*Trustee Ray Tinkum moved and Trustee Tim Harvey seconded "A RESOLUTION APPROVING A SUBDIVISION PLAT WITHIN THE TOWN OF HOT SULPHUR SPRINGS FOR CERTAIN REAL PROPERTY TO BE KNOWN AS HIMEBAUGH SUBDIVISION, 2<sup>ND</sup> FILING, GENERALLY LOCATED SOUTH OF AND ADJACENT TO RIDGEWAY AVENUE, BETWEEN WALNUT AND OAK STREETS". All voted aye. Motion passed.*

b. Ratification of Ordinance No. 2019-11-21-406 AN ORDINANCE APPROVING THE VACATION OF VARIOUS PUBLIC RIGHTS-OF-WAY WITHIN HIMEBAUGHS FIRST ADDITION, GENERALLY LOCATED SOUTH OF AND ADJACENT TO RIDGEWAY AVENUE, BETWEEN WALNUT AND OAK STREETS

*Trustee Ray Tinkum motioned and Trustee Kevin Jones seconded, "AN ORDINANCE APPROVING THE VACATION OF VARIOUS PUBLIC RIGHTS-OF-WAY WITHIN HIMEBAUGHS FIRST ADDITION, GENERALLY LOCATED SOUTH OF AND ADJACENT TO RIDGEWAY AVENUE, BETWEEN WALNUT AND OAK STREETS". All voted aye. Motion passed.*

7. PUBLIC HEARING: PROPOSED TOWN OF HOT SULPHUR SPRINGS 2020 BUDGET

Mayor Bob McVay opened the Public Hearing for the proposed Town of Hot Sulphur Springs 2020 Budget at 8:24pm.

There was no public comment, so the Public Hearing was closed at 8:27pm

8. STAFF-

Michael Ratchford was hired, and will begin employment on December 1, 2019.

The hydrant on Grand and Aspen was replaced.

A raw water pump was pulled from the river as it is no longer working and needs to be replaced.

Jessie will be attending a Grand County Drought Management meeting.

9. DISCUSSION ITEMS:

a. East Grand Places-2050 MOU

Trustee Dan Nolan presented this information. He would like the Town to sign a Memorandum of Understanding to support the efforts of this group. This county wide group has been formed, and is currently led by the Forest Service to anticipate future impacts of the growing population and the growing demand and use of public lands. They are modeling their efforts and goals after the other 7 groups already formed in the state. It will address possible future recreational land challenges of various places and is striving to coordinate strategic plans to thwart these challenges.

b. Estimate for Pioneer Park maps-

Trustee Dan Nolan would like to create site maps of Pioneer Park, designating the various areas of activities available in the park, and a map of the Disc Golf Course. These maps would be put on the sign boards located near the kiosk in the campground and near the pedestrian bridge, and would be available to hand out to people if needed.

c. Update on Jones Creek Ranch property conservation easement-

Trustee Dan Nolan spoke with Michelle Cowardin and Jeremy trying to get an idea of a timeline for the Town to search for grants to purchase the property for Open Lands. Because the appraisal has not been received yet, she and Jeremy felt that the Fall of 2020 would be the earliest. In searching for possible funding sources, these options came up; GOCO Funds; Gates Family Foundation: and a Land and Water Conservation Fund. The GOCO application is due in August.

d. Resolution No. 2019-11-21 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO ADOPTING A CAPITAL ASSET POLICY

e. Resolution No. 2019-11-22 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO SETTING THE FEE FOR LOCAL BUILDING PERMITS

f. Code Enforcement role of Board of Trustees, R. Tinkum willing to head Nuisance Violation Committee

g. Set dates for Nuisance Violation committee

h. AED for Town Hall ordered, staff will schedule CPR & AED use with HSS/P Fire

The Board decided to do the training in January, and will choose a date at the December meeting.

*8:58pm Trustee Ray Tinkum motioned and Trustee Dan Nolan seconded to continue the meeting past the 9:00pm deadline. All voted aye. Motion passed.*

- i. Pricing for skid mounted compressor- Still looking for an affordable option
- j. Employee's Handbook-Trustee Kevin Jones wanted to make sure everyone was aware of the compensation policy in the Employee's Handbook (pg 10).
- k. L. Ackerman PTO request  
Employees are only allowed to carryover 80 hours into the new year, so Lucas is asking for compensation for 60 hours PTO.
- l. Grand County Drought Management Plan-Town Hall closed tomorrow for the morning while Jessie attends this meeting.
- m. Delinquent water/sewer accounts, Staff to proceed with Red Tagging: Account #76.07, 88.04, 120.04, 166.01, 176.04, 209.01, 276.06, 294.01, 308.04
- n. Mayor McVay recap Mayor's Summit November 15-Our Mayor attended and felt it was very informative.
- o. Friends of the GC Library Pie Sale- Tuesday November 26-FYI
- p. Town Hall Closed- Thanksgiving Thursday November 28-FYI
- q. BoT Budget meeting & Potluck with P&Z Commission- Thursday December 5, at 6:00pm
- r. Employee Christmas Party- Thursday December 12, place and time to be announced.

10. OPEN ACTION ITEMS:

- a. Phase 2 Tree Planting at Town Park-Dan and Kevin, BOCC CTF Grant Application (attached in Dropbox)
- b. Tree seedling project
- c. Nuisance Violation 114 Sumner Ave-Have removed 1 trailer and working on removing the other one
- d. Nuisance Violation 141 E Grand
- e. Nuisance Violation-Plemons-Fence to be built by January 1, 2020
- f. Complaint 253 E Moffat
- g. Nuisance Violation 301 Byers Ave-A work in progress
- h. Complaint Wood Burning Boilers-Harms Excavation and Byron Miller Construction-Found in GC Commissioners Meeting Minutes that they gave permission for Byron Miller Construction to put in the wood burning boilers. Have not found anything on Harms Construction getting permission from the GC Commissioners for their boiler.
- i. Jones Creek Ranch property

11. ACTION ITEMS:

- a. Accounts payable in the amount of: \$36,545.76+ \$3,250.00=39795.76  
*Trustee Ray Tinkum motioned, and Trustee Chris Lee seconded to approve accounts payable in the amount of \$39,795.76. Trustee Chance Harms abstained. All voted aye. Motion passed*
- b. Payroll in the amount of: \$13,578.76  
*Trustee Tim Harvey motioned, and Trustee Ray Tinkum seconded to approve payroll in the amount of \$13,578.76. All voted aye. Motion passed.*
- c. Approval of Employee Handbook (approved already BoT June 20, 2019)  
*Trustee Kevin Jones motioned and Trustee Dan Nolan seconded to approve the final copy of the Employee Handbook. All voted aye. Motion passed.*
- d. East Grand Places-2050 Memorandum of Understanding  
*Trustee Dan Nolan motioned, and Trustee Chris Lee seconded to sign the East Grand Places Memorandum of Understanding. All voted aye. Motion passed.*
- e. Estimate for Pioneer Park maps  
*Trustee Dan Nolan motioned and Trustee Chris Lee seconded to have maps for Pioneer Park made with the amount not to exceed \$1200.00. All voted aye. Motion passed.*
- f. Resolution No. 2019-11-21 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO ADOPTING A CAPITAL ASSET POLICY  
*Trustee Chris Lee motioned and Trustee Ray Tinkum seconded "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO ADOPTING A CAPITAL ASSET POLICY". All voted aye. Motion passed*
- g. Resolution No. 2019-11-22 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO SETTING THE FEE FOR LOCAL BUILDING PERMITS

*Trustee Chris Lee motioned, and Trustee Ray Tinkum seconded "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF HOT SULPHUR SPRINGS, COLORADO SETTING THE FEE FOR LOCAL BUILDING PERMITS". All voted aye. Motion passed.*

- h. L. Ackerman Paid Time Off (PTO) request

*Trustee Ray Tinkum motioned, and Trustee Chris Lee seconded to approve Lucas Ackerman's PTO (Paid Time Off) request of \$2,623.80. all voted aye. Motion passed.*

- i. Delinquent water/sewer accounts, Staff to proceed with Red Tagging: Account #76.07, 88.04, 120.04, 166.01, 176.04, 209.01, 276.06, 294.01, 308.04

*Trustee Ray Tinkum motioned, and Trustee Chance Harms seconded to allow the staff to continue with the Red Tag process for the above accounts. All voted aye. Motion passed.*

## 12. OTHER BUSINESS

Bob McVay-Gone 11/26-12/2  
Dan Nolan-Camphost feedback  
Christine Lee-Sensus Handheld  
Ray Tinkum-None  
Tim Harvey-None  
Kevin Jones-None  
Chance Harms-Pie Sale

## 13. ADJOURNMENT-9:36pm

Trustee Tim Harvey moved and Trustee Chance Harms seconded to adjourn the meeting. All voted aye. Motion passed.