

TOWN OF HOT SULPHUR SPRINGS
TOWN BOARD
REGULAR MEETING
AGENDA

September 21, 2023
6:30 PM
TOWN HALL
513 ASPEN ST.
HOT SULPHUR SPRINGS, CO
www.townofhotsulphursprings.com

6:36 PM MEETING CALL TO ORDER-ROLL CALL

Mayor Ray Tinkum, Mayor Pro-Tem Christine Lee, Trustee Dan Nolan, Trustee Tim Harvey, Trustee Meredi Howe, Trustee Kathy Knight, Trustee Richard Gott *Absent: K. Knight and M. Howe (NOTE: Trustee Kathy Knight entered meeting at 6:47 pm)*

1. CONSENT AGENDA

- a. Agenda for August 17, 2023 meeting minutes from July 20, 2023
- i. *Motion made by Trustee Dan Nolan and Trustee Richard Gott seconded the motion. All voted aye, motion passed.*

2. PUBLIC COMMENT

- a. Habitat for Humanity – Lisa Cooper
Ms. Cooper updated the Board of Trustees on issues that Habitat for Humanity has encountered over the past several months with obtaining building permit for 220 E Nevava. She gave a lengthy presentation on the timeline of events, laying out the problems that the town had with several items regarding zoning and planning. With TJ Dlubac not in attendance, Water Operator Nick Rardin attempted to explain what had been going on with the delays. After discussion, Trustee Dan Nolan moved to approve the building permit with the stipulation that Habitat for Humanity would deed over 12' of land to the Town for easement rights and also would correct the issue with three taps all being in the same vicinity before a Certificate of Occupancy would be granted for this property.
- i. *Motion made by Trustee Dan Nolan and Mayor Pro-Tem Christine Lee seconded the motion. All voted aye, motion carried.*

3. STAFF & TJ DLUBAC UPDATES

- a. Public Works- Nick Rardin informed the Board that we had received a violation for reporting to the CDPHE the test results a day late. There is no monetary violation for this, just that the violation must be published to the general public within the next year. If there is room for this notice in the upcoming utility bills, it will be noted then. Otherwise, notification will go out with the next utility billing. Philip McElroy updated the Board on the PFAS class action suit.
- b. Town Hall-Katie LaDrig updated the Board regarding the state of the Town's finances. There will be no reimbursement on the water emergency that was declared in April. To get reimbursement, the Town would have to have an emergency plan. We do not seem to have an emergency plan in place. Katie LaDrig will look for it. At this time, the Town has spent \$100,935.71 during this emergency declaration. Transfers from the COLO Trust account were outlined during this update – a total of \$130,000 was transferred this year. The Comp Plan Grant was out of compliance, with no report being turned in for Quarter 2. This has been remedied and we are moving forward with getting reimbursement requests in that had never been turned in since the inception of the grant approval. Jeanie Johnson, the Administrative Assistant, worked diligently to locate, scan and upload all resolutions and ordinances to Municode, something that had not been done since 2018. The Town Clerk is working on getting back into compliance with SAM.gov since we have been out of compliance since April 2023. The budget process will begin next month with DOLA. Utility billings to go out at the end of September.
- c. Wendy Bourn- Grant applications & update- Spoke with Sean Oliver – CDPHE – regarding the deadline for the lead and copper report. We can apply for grant money between October 13th and December 1st for a 2024 grant. Once we've been accepted as a grant recipient, we can begin the drinking water pre-qualifications. We must have a lead pipe replacement plan by October 2024.
- d. CPS/TJ Dlubac – no update was given at this time since TJ was away at a conference.

DISCUSSION ITEMS:

- a. Rate Study update- P. McElroy – this should be completed within the next month.
- b. 2022 Financial Audit – last meeting set for 08/18/23 and will commence thereafter.
- c. Delinquent account update-Red tags (5) were posted and all five accounts were taken care of. No utilities

required shutoff.

- d. Himebaugh Gulch Update – A volunteer effort will be held on September 23rd for trail maintenance. At this time, only two people have committed to this activity. Dan Nolan reported that he would apply for an ORLT Grant in the spring time for a loop section to be created.
- e. Rob and Julie Firth repayment – a check has been printed to finish out the agreement with the Firths. This will complete the agreement that was made between the town and the Firths.
- f. Mayor-Manager Meeting – 09/11/23 – Mayor pro-tem Christine Lee gave a report on the subjects covered in the meeting, including but not limited to, the ongoing child-care issue in the county, the proposed tourism tax, transportation issues, the Berthoud Pass maintenance project, changes on the upcoming ballot to ORLT and the increase in lodging tax to help with the affordable housing fund.

2. EXECUTIVE SESSION – Began 8:33pm and ended at 9:37 pm.

3. OPEN ACTION ITEMS: 9:39 – Begin regular session

- a. Grand Places 2050 – no new information
- b. Crosswalk across Highway 40 – no new developments
- c. Change of SFEs for Hot Sulphur Springs Resort – Tabled until next meeting as we are waiting to see how a new way of billing will affect SFE's.

4. ACTION ITEMS:

- A. Accounts payable in the amount of: \$ 69,391.46
 - i. *Mayor pro-tem Christine Lee made the motion to accept; Trustee Dan Nolan seconded the motion. All voted aye, motion passed.*
- g. Payroll in the amount of: 08/14/23 – 08/27/23 \$ 10,749.62
08/28/23 – 09/10/23 \$ 10,927.55
 - i. *Mayor pro-tem Christine Lee made the motion to accept; Trustee Dan Nolan seconded the motion. All voted aye, motion passed.*

OTHER BUSINESS:

Mayor Ray Tinkum – Discussion on whether to transfer money from COLO Trust account at this time. Trustee Tim Harvey suggested waiting until the following month to see where the Town stands financially at that point.

Mayor Pro-Tem Christine Lee –

Trustee Tim Harvey – Reminded everyone of the River Fest being held on the 30th of the month.

Trustee Trustee Dan Nolan –

Trustee Meredi Howe –

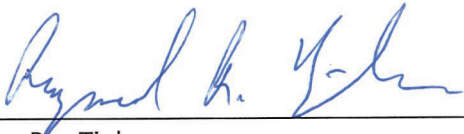
Trustee Richard Gott –

Trustee Kathy Knight –

ADJOURNMENT:

- h. *Trustee Kathy Knight made the motion to adjourn; seconded by Trustee Christine Lee. All voted aye, motion carried. Meeting was adjourned at 9:58 pm*

NOTE: During the P&Z meeting on October 5, 2023, discussion on payment to the Pioneer Park Campground host was raised. A motion was made by Trustee Dan Nolan to approve payment in the amount of \$1,300.00 to the camphost. Seconded by Trustee Richard Gott. All voted aye, with the exception of Trustee Kathy Knight, who abstained from the vote. Motion carried.



Mayor Ray Tinkum

Attest:



Town Clerk, Katie LaDrig

