

**TOWN OF LIMON
BOARD OF TRUSTEES
Regular Meeting
September 7, 2023
7:00 P.M.**

Notice of this meeting was posted at town hall on September 5, 2023 and on the Town of Limon website on September 6, 2023 and published in The Limon Leader on September 7, 2023.

Mayor Randolph called the meeting to order at 7:00 p.m.

ROLL

Town Clerk Chris Snyder called roll. Members of the Board present: Mayor Randolph; Trustees: Beattie, Chittenden, Lancaster, Neibur, and Pottorff. Trustee Ferree arrived at 7:05

STAFF

Staff present: Town Manager Tacha, Attorney Kimble, Chief of Police Yowell, Deputy Clerk Reimer, Building Inspector Davis and Town Clerk Snyder.

GUESTS

Travis Smith, Jonny Stephens, Troy McCue, Gary Lewman, Kevin Stansbury, Brad Gilchrist, Will Bublitz and Butch Lorensen.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Trustee Neibur moved to approve the minutes for August 6, 2023; seconded by Trustee Pottorff. Motion carried unanimously.

GMS BID RESULTS FOR WTP FILTER PROJECT

Travis Smith gave an update and the bid results for the project. The low bid was \$40,000 over engineers estimate but he recommended the Board accept it. The notice of award to Velocity Constructors, Inc. was signed by the Mayor and the construction timeline should be one hundred days for the project.

CITIZEN INPUT

Troy McCue reported on activities for economic development that is going on.

Kevin Stansbury gave a report on the hospital.

Joy Johnson thanked the Town and their employees for their help with the car show on behalf of the Chamber.

PUBLIC HEARING FOR CONSIDERATION OF BRAD GILCHRIST PETITION

Mayor Randolph opened the public hearing at 7:20 p.m.

Town Manager Tacha reported the hearing date was published. He gave the Board a copy of the petition, pictures and letters of support for Mr. Gilchrist. He gave background information

and that the property has been in court. His opinion as staff is that this type of business is needed but needs conditions and some kind of barrier.

Town Manager Tacha reported that Brad Gilchrist submitted a petition to allow recycling businesses in a Light Industrial Zone as a Use by Right. The request was published as required and the Planning Commission recommended approval at their hearing.

Attorney Kimble has been involved in the prosecution of this property but he sees the value of what Mr. Gilchrist does. He like the idea of a conditional use that requires a definition of use and fencing. The court case has been placed on hold and could go to trial in October. If the conditional use is approved the case could be dismissed.

Trustee Ferree asked if we have any other conditional uses properties and was told the town does.

Trustee Lancaster asked what happens if the conditions are violated, what happens? She was told the permit would go through the court process. While the letters of support stated it keeps things out of the landfill, we want to make sure they are gone in a timely fashion.

Brad Gilchrist spoke in favor of the change and reviewed his procedures and how long he has been doing recycling. He has tried to clean up the property but is having trouble keeping up due to health concerns. He listed several businesses who use his services. He has some stuff that has been there for over a year.

Mayor Randolph commented that his business is necessary but we as a Board have to think about the property. The Planning Commission recommended approval with conditions.

Trustee Lancaster questioned if people would leave things in the street if the property was fenced. If so, we need to do the conditional use.

Town Manager Tacha gave a history of the property and that in 1990 the fishing pond was built, and it is different area now than it was earlier.

Attorney Kimble talked about how the code can be changed.

Trustee Ferree asked about the Town's recycling containers and was told they were there before zoning so they would be grandfathered in. We need to make sure our properties comply.

Trustee Neibur asked about fencing and the need for the property to be surveyed. He told Mr. Gilchrist he appreciates what he does for the community and that we want to work with you. We need to make sure we don't allow dumping all over town.

Trustee Ferree stated we all want recycling. We need to work to establish a reasonable approach.

After discussion the Board agreed the conditional use option would be the best.

Mayor Randolph closed the public hearing at 8:01 p.m.

The agenda item was read for the record and the Board was told they could approve the request as presented, approve with amendments, or deny the petition.

Trustee Lancaster moved to approve the petition with an amendment to allow a conditional use; seconded by Trustee Ferree. Motion carried unanimously.

RESOLUTION NO. 23-09-19; PURCHASE POLICY

Town Manager Tacha introduced and there was read the title of the following proposed resolution and the entire text of said resolution was submitted in writing to each member of the Board of Trustees and the Mayor.

Resolution No. 23-09-19; a Resolution Amending the Purchasing Policy for the Town of Limon

Trustee Niebur moved to approve Resolution No. 23-09-19; seconded by Trustee Chittenden. Motion carried unanimously.

RESOLUTION NO. 23-09-20; PURCHASE OF AIRPORT EQUIPMENT

Town Manager Tacha introduced and there was read the title of the following proposed resolution and the entire text of said resolution was submitted in writing to each member of the Board of Trustees and the Mayor.

Resolution No. 23-09-20; a Resolution Approving the Purchase of Equipment from the Sale of Excess Equipment at Denver International Airport (DIA) Coordinated by the State of Colorado Division of Aeronautics in Excess of \$10,000 for a Front-End Loader for the Limon Municipal Airport.

Trustee Lancaster moved to approve Resolution No. 23-09-20; seconded by Trustee Pottorff. Motion carried unanimously.

ORDINANCE NO. 639

Town Manager Tacha introduced and there was read the title of the following proposed ordinance and the entire text of said ordinance was submitted in writing to each member of the Board of Trustees and the Mayor.

Ord. 639; An Ordinance to Amend the Municipal Code of the Town of Limon, Chapter 500, Pertaining to Livestock, to Add Additional Enforcement Remedies.

Trustee Ferree moved to postpone a decision on the Ordinance to confer with staff; seconded by Trustee Lancaster. Motion carried unanimously.

ATTORNEY'S REPORT

Attorney Kimble reported that court went well today.

ADMINISTRATION REPORTS

Chief of Police Yowell

- Thanked the Board for the workshop
- Attorney Kimble and Chief Yowell are doing research on court requirements
- Possible hiring of officer
- New technology
- Car show

Town Manager Tacha

- CML District meeting will be September 28th
- Property tax bill in November election
- Phone system
- Meeting with GMS

- Grant hearing on water project
- Chip sealing
- Sidewalk projects won't start until the water line project is done.

MAYORS REPORT

Mayor Randolph thanked everyone who attended the benefits workshop.

He has been approached by the Pool Manager to have a meeting with the Pool Committee about some changes she would like.

TRUSTEES REPORT

Trustee Pottorff is glad to hear about the police officer. She thought that the benefits workshop was good.

Trustee Neiber thanked the officers for filling in this month. He also thanked Building Inspector Davis for his work in code enforcement and that he fills in wherever he is needed. He likes the team effort of town employees.

Trustee Lancaster thanked everyone for their help with the car show.

APPROVAL OF BILLS

Trustee Pottorff moved to approve the bills that were submitted for the month of August; seconded by Trustee Neibur. Motion carried unanimously.

ADJOURNMENT

Trustee Chittenden moved to adjourn at 8:55 p.m.; seconded by Trustee Neibur. Motion carried unanimously.

TOWN CLERK _____

MAYOR _____