



PACKET MODIFICATIONS

July 23, 2025

Addition of the following documents, not included in the original packet:

- *7/22/2025 Stefen Wynn Public Comment Letter*
 - *7/22/2025 Speaker Sign-up Sheet*
-

Thank you, Mayor. *I've had a chance to reflect on my last two years in Paonia.
I celebrated 2-years on July 12th*

Before moving into the rest of tonight's agenda, it's important to take a moment to acknowledge and recognize the collective efforts of this organization—an effort that continues to set a new standard for what effective, ethical, and forward-thinking local governance looks like.

This team—made up of a courageous Board of Trustees, a determined Planning Commission, a results-driven staff, and an engaged, resilient community—continues to make history, not by chance, but by choice. By consistently doing what is right, even when it's hard.

Together, this team accomplished what others tried and failed to do for nearly 30 years: the successful adoption of a new Comprehensive Plan. This was not a box checked—it was a transformative process. Through extensive public engagement, community input, and rigorous planning, the Commission delivered a document that now stands as the most meaningful and inclusive planning framework the town has seen in decades. It sets a high bar not only for policy development, but for how local government should listen to and work with its residents.

The current Board of Trustees has proven willing to make bold decisions—sometimes unpopular, often difficult—but always rooted in the long-term interests of the community as opposed to personal agendas and single-issue policymaking. The courage to take calculated risks and the integrity to prioritize impact over optics have led to tangible improvements in the lives of residents and customers alike.

On the administrative side, the staff has not only embraced a culture of high standards, but actively rejected mediocrity. More than \$20 million in supplemental funding has been secured—nearly \$10 million in competitive grants and another \$10 million in low-interest loans. In two short years, we've secured funding that is now being put to use addressing infrastructure challenges that have plagued the town for the better part of four decades. This is not abstract progress—it's visible, measurable, and enduring.

Financial management has also undergone a dramatic transformation. Years of inconsistent or unclear fiscal practices have been replaced with a clear commitment to accuracy, transparency, and accountability. The town's audits now present a true picture of its fiscal health, with no more understatements of debt service, fund balances, or TABOR reserves. This work has been recognized with awards from the Government Finance Officers Association—a clear indication that the trajectory has changed. We are on target to have the first on-time audit in nearly five years - when I first arrived, the Fiscal year 2022 audit was already a month late, the audit hadn't even started, and

no auditor had been selected for the Town - we've intentionally made efforts to improve our financial reporting, and i'm proud of what our team has accomplished.

Processes that were once arbitrary or inconsistent have been restructured to ensure fairness and equity—permanently. Whether it's permitting, procurement, or public engagement, procedures now reflect the town's mission to provide a government that ensures a quality of life for all residents by striving to provide exemplary service in a safe, healthy and transparent manner while protecting our precious natural resources—without favoritism or exception.

Equally important, this team does not operate in a vacuum. Policy is developed *with* the community, not just for it. Residents are now part of the decision-making process in a meaningful way such as the special event policy, later this evening you will also decide whether or not to hold more public workshops on regulations for short term rentals, and community outreach with business owners for challenges that we've had along Grand Avenue. That's a credit to everyone at the table.

In short, this organization doesn't just fix what's broken—it builds systems that last. It sees the missteps of the past not as excuses to retreat, but as challenges to rise above. This is not about any single person or position—it is a reflection of a unified team, committed to continual improvement and driven by a shared sense of purpose.

It is a privilege to be part of that team.

Thank you, Mayor. That concludes the announcement.

PUBLIC SPEAKERS SIGN-IN - 07/22/2025

[illegible]



Town of Paonia
214 Grand Avenue
Tuesday, July 22, 2025 6:30 PM
Town Board Agenda
<https://us02web.zoom.us/j/85625285352>
Meeting ID: 856 2528 5352

Public Participation: Please raise your hand and wait to be recognized by the Mayor, come to the podium and state your name and whether you live in town or out of town. Time limit is 3 minutes, one time per item, there are instructions at the podium for the timer light. Please direct all comments to the Mayor. No responses will be made by staff or Board during the meeting.

Please be respectful and help to maintain decorum by not engaging in derogatory and/or demeaning statements or public displays.

Roll Call

Approval of Agenda

Announcements

2025 BUILD (RAISE) GRANT UPDATE FOR 5TH & GRAND REALIGNMENT PROJECT

Public Comment

Any topic not included under Actions & Presentations; 3-minute time limit.

Consent Agenda

- 1) Minutes:
06/24/2025 Regular Board Meeting Minutes
07/03/2025 Emergency Board Meeting Minutes

Liquor License: Pickin' in the Park

Disbursements

Staff Reports

Town Administrator

Public Works

Police Department

Actions & Presentations

Public comments must be related to the agenda item, 3-minute time limit.

- 1) Consideration of Approval of Contractor for 2MG Tank Rehab
- 2) Consideration of scheduling a work session in August on STR reg
- 3) Consideration of Resolution 19-2025 - Water Restrictions

- 4) Consideration of Addendum to Wright Water Engineering MSA for Hydrogeological Study - Additional Scope of Work
- 5) CONSIDERATION OF FY 2024 AUDIT AND POTENTIAL SPECIAL MEETING
- 6) CONSIDERATION OF TANK INSPECTION AGREEMENT FOR THE 2MG WATER TANK RELINING PROJECT

Public Hearing

Consideration of Adopting Resolution 18-2025 Accepting the Comprehensive Master Plan

Mayor & Trustee Reports

Adjournment

As Adopted by:
Town of Paonia, Colorado
Resolution No. 2017-10 – Amended May 22, 2018

I. Rules of Procedure

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the

appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. Consent Agenda

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second

or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. Executive Session

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed "in as much detail as possible without compromising the purpose for which the executive session is authorized." In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. Subject to Amendment

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/21/2025

4. Applicant Identifier:

Town of Paonia

5a. Federal Entity Identifier:

846000709

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

CO

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Town of Paonia

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

84-6000709

*** c. UEI:**

KUNEGXENLZ3

d. Address:

*** Street1:**

214 Grand Ave.

Street2:

PO Box 460

*** City:**

Paonia

County/Parish:

CO

*** State:**

CO: Colorado

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

81428-0460

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Stefen

Middle Name:

*** Last Name:**

Wynn

Suffix:

Title:

Town Administrator

Organizational Affiliation:

Town of Paonia

*** Telephone Number:**

9705274101

Fax Number:

*** Email:**

stefenw@townofpaonia.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

69A345 Office of the Under Secretary for Policy

11. Assistance Listing Number:

20.933

Assistance Listing Title:

National Infrastructure Investments

* 12. Funding Opportunity Number:

DTOS59-25-RA-RAISE

* Title:

FY 2025 National Infrastructure Investments

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Safe Pathways for Paonia Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	CO 3rd	* b. Program/Project	CO 3rd
Attach an additional list of Program/Project Congressional Districts if needed.			
		Add Attachment	Delete Attachment View Attachment
17. Proposed Project:			
* a. Start Date:	06/08/2025	* b. End Date:	10/31/2026
18. Estimated Funding (\$):			
* a. Federal	2,895,493.00		
* b. Applicant	30,182.00		
* c. State	0.00		
* d. Local	0.00		
* e. Other	0.00		
* f. Program Income	0.00		
* g. TOTAL	2,925,675.00		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on			
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
☒ c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
☐ Yes		☒ No	
If "Yes", provide explanation and attach			
		Add Attachment	Delete Attachment View Attachment
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
☒ ** I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:		* First Name:	Stefen
Middle Name:			
* Last Name:	Wynn		
Suffix:			
* Title:	Town Administrator		
* Telephone Number:	9705274101	Fax Number:	9705274102
* Email:	stefenw@townofpaonia.com		
* Signature of Authorized Representative:	Mary A Bachran	* Date Signed:	01/21/2025

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	1234-Project Information Form	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	1235-Project Description.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	1236-Project Location File.km	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	1237-Project Budget.pdf	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	1238-Funding Commitment Docu	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	1239-Merit Criteria.pdf	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	1240-Project Readiness.pdf	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	1241-Benefit-Cost Analysis Na	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	1242-Benefit-Cost Analysis Ca	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	1243-Letters of Support.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	1244-25364_EOPC_FOR.pdf	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	1245-Grand Avenue MOA_Rec No	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13	1246-Paonia-TCE-SGM-Final_ss	Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14	1247-GeotechnicalReport_FIR.p	Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT1-1234-Project Information Form.xlsx

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT10-1243-Letters of Support.pdf

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT11-1244-25364_EOPC_FOR.pdf

MEMORANDUM OF AGREEMENT

Between

Town of Paonia, State of Colorado, and County of Delta, State of Colorado

THIS AGREEMENT is made and entered into this 12 day of June, 2024, by and between the **Town of Paonia, State of Colorado** (hereinafter "Town"), **County of Delta, State of Colorado** (hereinafter "County"), owner of Grand Avenue (from 4th Street north to Highway 133) (hereinafter referred to as "Grand Avenue").

WHEREAS, the Town is desirous of entering into an agreement with Delta County so as to set forth responsibilities for the maintenance of Grand Avenue, Paonia, Delta County, Colorado.

NOW THEREFORE, in consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the parties hereto as follows:

A. OBLIGATIONS OF TOWN AND COUNTY

The **County** is responsible for the general maintenance of the pavement on Grand Avenue, including but not limited to striping and pothole repair. The County is also responsible for plowing snow to the centerline of Grand Avenue, but not for the removal of snow from the centerline.

The **Town** is responsible for the general maintenance of the sidewalks and the utilities owned or operated by the Town, including, but not limited to, stormwater and water systems in place and any that may be installed in the future. The Town is also responsible for removing snow piled along the centerline of Grand Avenue and the snow on the sidewalks. The Town has the right to enter the County right-of-way for the purposes of removing existing improvements, constructing proposed improvements, and general maintenance of said improvements.

B. MISCELLANEOUS

1. SEVERABILITY: If any provisions of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable but that by limiting such provisions, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and so limited.

2. BINDING EFFECT: Upon execution hereof, this Agreement shall insure to the benefit of, and be binding upon, the parties hereto and their heirs, successors, assigns, and personal representatives. Notwithstanding the provisions of this paragraph, the Town may not assign this Agreement without the express written consent of the County, which consent will not be unreasonably withheld.

3. TERMINATION: As a matter of right, either party may terminate this agreement with thirty (30) days' notice to the other party. In such case both parties shall be without recourse.

MAYOR, TOWN OF PAONIA

BOARD OF COUNTY COMMISSIONERS
OF DELTA COUNTY, COLORADO

By: Paige Smith
Paige Smith, Mayor

By: Mike Lane
Mike Lane, Chair

Date: 6-11-2024

Date: 18 JUNE 2024

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT13-1246-Paonia-TCE-SGM-Final_ss.pdf

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT14-1247-GeotechnicalReport_FIR.pdf

Project Description: Safe Pathways for Paonia

Overview

The Town of Paonia is submitting a RAISE grant in the amount of \$1,884,901 to help fund the Safe Pathways for Paonia project which has been partially funded by grants from the Colorado Department of Transportation (CDOT). No construction has been done to date.

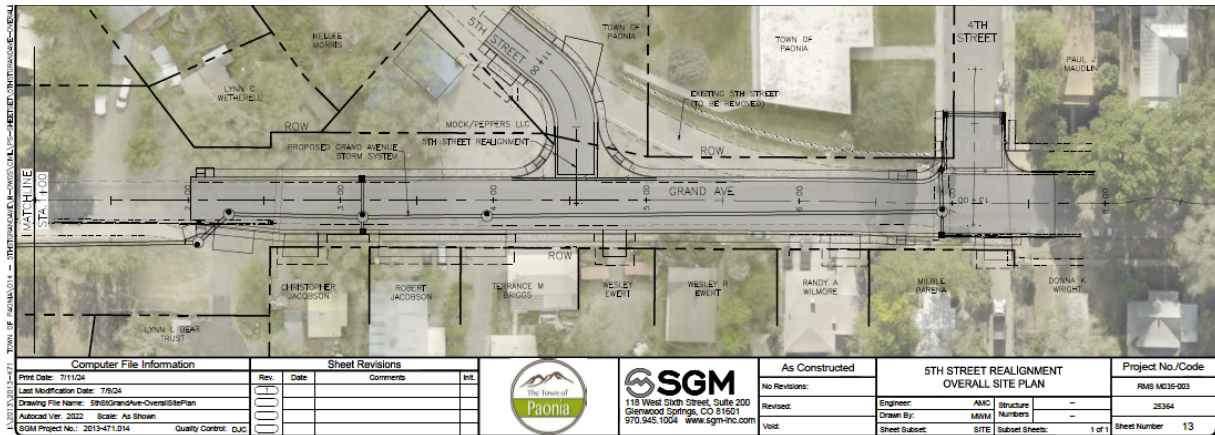
Paonia is a small, rural community located in the eastern part of Delta County, Colorado with a population of 1,456. The project is located at the intersection of Grand Ave. and 5th St. This is one of the two main entrances to town and joins the main business district on Grand Ave. within one block. The main business district contains over 80 small, locally owned shops, the U.S. Post Office, two medical clinics, a grocery store, funeral home, Paonia Town Hall, KVNF radio station, a brewery, two banks, restaurants, and art galleries, to name a few. The Blue Sage Center for the Arts and the Paradise Theatre, both designated historic landmarks, operate on Grand Ave. The project area is the main route to all the schools in the community and several businesses are located in the project area. The Town is a Certified Creative District, which draws in tourists from around the state and nation.

Safety is the primary project purpose of this grant. The 5th and Grand Ave. intersection had been identified as a hazard for many years. The intersection was originally constructed without adequate engineering and poses pedestrian and traffic safety issues. It has no crosswalks or indications of safe crossing areas, no curbs, sidewalks, no lighting or traffic signals, no bike lanes, and no speed calming indicators. Previously, Paonia High School and Junior High School were located less than 0.3 miles along Highway 187 from the intersection and served as the corridor for students arriving at school. This was dangerous enough with students driving, walking, and biking to school. In 2022, the high school was moved to Hotchkiss and the building became Paonia K-8. This resulted in younger, more vulnerable children traversing this intersection. The intersection also feeds the North Fork School of Integrated Studies (NFSIS), the Town's other elementary school, one block away. To compound the problem, a local bakery and coffee shop, Paonia Breadworks, located in the project area, has become very successful in the last couple of years. Without adequate parking control, vehicles back out of parking spaces into the intersection at an upward slant which offers limited rear visibility further endangering children walking or biking to school. Students from NFSIS walk to the Paonia River Park at least weekly. The River Park is located on the east side of Highway 187, 0.2 miles from the project site. To access the park, children must cross Grand Ave./Highway 187 in the project area, walk on sidewalk then cross Highway 187 again to remain safely out of the roadway. There is no sidewalk on the east side of Grand Ave. or Highway 187. There is also a fire hydrant, year stamped 1982, where 4th St. intersects Grand Ave. This hydrant is out of date and needs to be replaced before it fails and puts the businesses and schools nearby in danger.

The Safe Pathways for Paonia Project will reconstruct this problematic intersection from 50 feet south of the intersection of 4th Street and Grand Ave to 425 feet north of the 5th and Grand intersection to create a T-intersection that will eliminate the safety issues outlined above. The project will include installing sidewalks, curbs, gutters, and ADA curb ramps on 5th St and Grand where they are missing. Sidewalks will be extended to join the existing sidewalk on the west side of the street. This will allow pedestrians safe access out of the street and off the

pavement. Crosswalks will be painted, and signage will indicate safe pathways for pedestrians and bicycles. Rectangular rapid action beacon (RRAB) pedestrian signals will be installed on the crosswalks on Grand Ave. The pavement will be grooved on either side of the intersection to alert traffic to the reduced speed limits and crosswalks. The fire hydrant at 4th and Grand Ave. will be replaced.

Description of project and statement of work



Engineering Plans 90% complete SGM, Inc. July 2024

The Safe Pathways for Paonia project is a full reconstruction of about 700 feet of Grand Avenue and a realignment of 5th street, proposed storm system upgrades, and upgrades to the existing waterline. The Project is expected to involve approximately 0.91 acres of surface disturbance. The project site consists of the existing two-lane, asphalt-paved alignments of Grand Avenue and 5th Street. Grand Avenue (Highway 187) which runs in a north-south direction. 5th Street branches off Grand Avenue to the northeast beginning at a point approximately 160 feet north of the intersection with 4th Street. Additionally, a branch of 5th Street (for southbound left turns off Grand Avenue and southbound right turns off 5th Street) is connected to Grand Avenue at a point approximately 480 feet north of 4th Street. There are no associated sidewalks, curbs, and gutters. A median, consisting generally of weathered asphalt, separates alignments of Grand Avenue and 5th Street to the south of the connecting branch. The subject alignments have experienced distress including transverse cracking, minor fatigue cracking, polished aggregate, and local patchwork. Based on utility locate marks, buried utilities are located within and along the margins of the alignments. The alignments were bordered to the east by a school facility and existing residential and commercial parcels along the remainder of the alignments. The North Fork of the Gunnison River is located approximately 600 feet northwest of the project site.

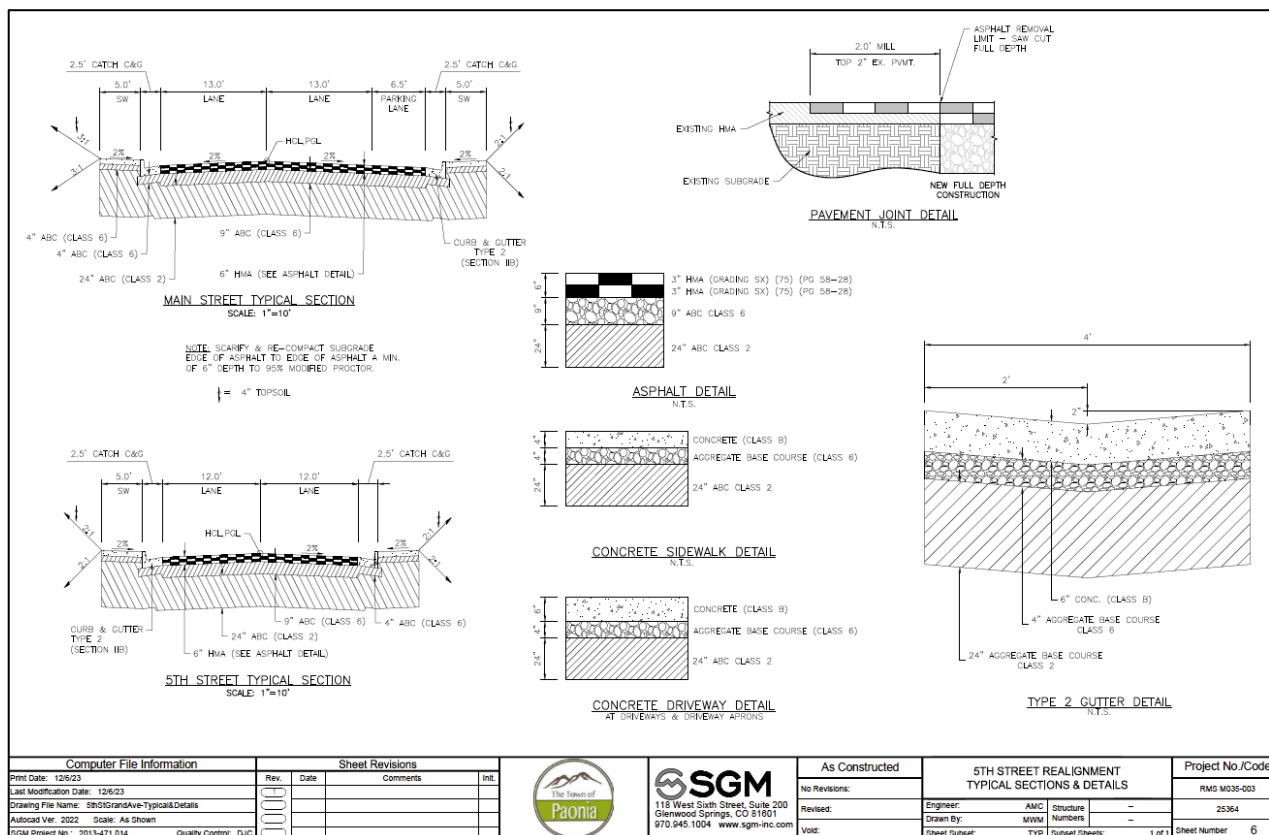
The results of a geotechnical evaluation performed by GROUND Engineering Consultants, Inc. (GROUND) for SGM¹, Swell-Consolidation Testing indicated a potential for heave in the tested on-site materials. Swells of approximately 0.3 and 2.8 percent were measured upon wetting against a surcharge load of approximately 200 psf.

¹ Geotechnical Evaluation: 5th Street and Grand Avenue Pavement Sections, GROUND Engineering, December 5, 2023

Based on CDOT PDM guidelines, the risk of heave at the site, and the plasticity of the site soils, the pavements will be constructed on at least a 24-inch section of over-excavated and properly moisture-conditioned and compacted soils. Where undocumented fill soils are present, all the existing fill soils will be removed and replaced. Subgrade preparation of the selected depth should extend the full width of the pavement from back-of-curb to back-of-curb. The subgrade for any sidewalks, curbs, and gutters should be prepared in the same manner. Subgrade preparation of the selected depth should extend the full width of the pavement from back-of-curb to back-of-curb. The subgrade for any sidewalks, curbs, and gutters should be prepared in the same manner.

Additionally, an irrigation ditch first constructed in 1903, runs below the project area through a metal culvert. Ditch water and Paonia stormwater mix under the intersection. As the project progresses, storm water improvements will be made and as well as ditch improvements which have been recommended in the past. The culvert beneath the street will be replaced.

Landscaping will be performed on the project site. In accordance with GROUND recommendations, landscape irrigation will be carefully controlled to alleviate the possibility of differential heave and/or rutting of the nearby pavements. Drip irrigation systems are highly recommended.

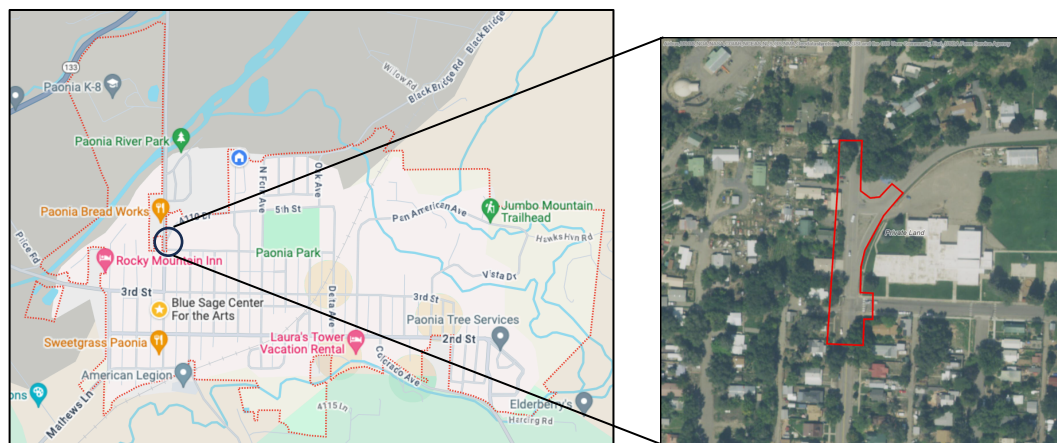


Engineering plans are 90% complete. All construction shall be in accordance with Colorado Department of Transportation standard specification for road and bridge construction.

Project location and demographics



Paonia, CO location in Delta County



Town of Paonia

Project Location

The Town of Paonia is nestled in the North Fork Valley of the Gunnison River, bordered by Bureau of Land Management (BLM) and U.S. Forest Service lands. The area is primarily agricultural with many cattle producing ranches, small farms, and organic growers in the Paonia CCD. Numerous award-winning wineries dot the Valley. The Town has no stoplights and cattle are still driven through the streets in the spring to pasture on BLM land. The closest township is Hotchkiss, 9 miles away. The City of Delta is 33 miles from Paonia and is the largest municipality in Delta County. To access Denver, 227 miles away, one must drive over two high mountain passes and through the Eisenhower Tunnel. No public transit is available for this trip from Paonia. The closest airport, bus, rail, and Interstate access is in Grand Junction, 70 miles away and an hour and fifteen-minute drive.

The project area is at the northern border of the Town. The east edge of the project abuts Delta School District buildings including NFSIS elementary. The west edge borders Delta County property, outside Paonia Town borders, and contains several businesses. The north edge is where Highway 187 becomes Grand Ave., and the southern edge ends just beyond the intersection of Grand Ave. and 4th St. This street is the southern boundary of the school district property and a main route to NFSIS. The grade of the project area is relatively flat.

The chart below describes census demographics for Paonia and the CCD area surrounding the Town.²

Ethnicity	Paonia		Paonia census tract 9646	
	Number	Percent	Number	Percent
Total population	1,456		3,943	
Caucasian/White	1,248	85.7%	3,500	88.7%
Hispanic/Latino	103	7%	0	0
Multi-racial	69	5%	267	6.7%
Other single race (unspecified)	21	1.4%	122	3%
African American	7	0.045%	9	0.02%
Asian	6	0.045%	14	0.03%
Native American	2	0.01%	30	0.07%
Language other than English	28	2.3%	4	0.01%
Ages				
65+	503	35%	1156	29%
50-65	273	19%	734	19%
30-49	341	23%	905	23%
20-29	120	8%	253	10%
10-19	96	7%	504	13%
9 or less	121	8%	241	6%
	Paonia	Paonia CCD 9646	State	
Median Household Income	\$52,466	\$76,458	\$92,911	
Poverty Rate	19.1%	11.3%	11.1%	
65 and older	27.7%	13.6%	7.7%	

While neither an Area of Persistent Poverty, nor a Historically Disadvantaged Community based on the Climate and Economic Justice Screening Tool, as shown above the demographics of the Town of Paonia are significantly different from those of the census tract in which it lies. The median household income is almost \$24,000 less per year, the poverty rate is 7.8% higher and 27.7% of the senior population is living in poverty in Paonia compared to less than half of that in the census tract. Paonia is also a coal impacted community. The town has lost 86% of its severance tax revenues since two of the three operating coal mines closed beginning in 2015. A significant portion of those revenues were used to maintain and upgrade streets. With the loss of funds, the Town has been forced to curtail most street upgrades and only do basic maintenance, such as pothole repairs.

Since 2015, Paonia has struggled to rebuild its economy from a strong reliance on the fossil fuel industry to a more mixed economy featuring organic food production, tourism, small manufacturing, and outdoor recreation. While we are in the process of change, the economic realities are that the Town's infrastructure continues to crumble while we look for ways to rebuild it without the benefit of a wealthy population. Considering these issues, we ask that our funding request be fully granted.

² 2023 American Community Survey 5-Year Estimates

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT3-1236-Project Location File.kml

Project Budget: Safe Pathways for Paonia Project

ENGINEER'S OPINION OF PROBABLE COST (EOPC)



PROJECT: 5th Street Realignment
SGM NO.: 2013-471.014 **CDOT NO:** RMS M035-003 / 008 PCN 25364
DATE: 7/11/2024 **EOPC LEVEL:** 90% (F.O.R.)
PREPARED BY: Michael Morrison

TABULATED CONSTRUCTION ITEMS	ESTIMATED COST	% OF (a)
Removals and Resets	\$ 123,500	4.9%
Earthwork (Excavation, Embankment)	\$ 126,000	5.0%
Erosion Control (BMPs, Topsoil)	\$ 245,000	9.6%
Surfacing (Base Course, Pavement)	\$ 657,000	25.8%
Roadway (Curb & Gutter, Sidewalk)	\$ 197,500	7.8%
Drainage (Pipes, Inlets, Manholes)	\$ 379,000	14.9%
Signing and Striping	\$ 47,000	1.8%
Traffic Control during Construction	\$ 312,000	12.3%
Miscellaneous (Equipment, Potholing, Surveying)	\$ 90,000	3.5%
Mobilization	\$ 190,000	7.5%
Force Accounts (MCRs, Adjustments, Incentives)	\$ 176,500	6.9%
SUBTOTAL OF CONSTRUCTION ITEMS:	\$ 2,543,500 (a)	

OTHER PROJECT COSTS & ALLOWANCES	ESTIMATED COST	% OF (a)
Contingency	\$ 127,175	5.0%
Construction Management (Inspection & Testing)	\$ 255,000	10.0%
SUBTOTAL OF OTHER PROJECT COSTS:	\$ 382,175 (b)	

ENGINEER'S OPINION OF CONSTRUCTION COSTS:	\$2,925,675
--	--------------------

NOTES:

1. Unit prices used in developing this EOPC were based on cost estimate data from recent CDOT Cost Data Book(s) compiled by the CDOT Engineering and Market Analysis Unit and SGM's database of similar projects.
2. Unit prices and total costs are based on Present Value dollars. Adjustments should be made for years beyond the present year if actual construction occurs in a future year.
3. This EOPC was prepared on the basis of SGM's experience and qualifications and represents SGM's judgment as a professional generally familiar with the industry. However, since SGM has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of

determining prices, or over competitive bidding or market conditions, SGM cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from SGM's EOPC.

Table 1

Funding Source		Funding Amount
RAISE Funds:		\$1,884,901
Other Federal Funds:		\$1,010,592
Non-Federal Funds:		\$30,182
Total Project Cost:		\$2,925,675

*These funds contain \$30,182 in Town of Paonia monies dedicated to this project. CDOT

Table 2a

2020 Census Tract	Project Costs per Census Tract
9646	\$2,925,675

Table 2b

2010 Census Tract	Project Costs per Census Tract
9646	\$2,925,675

Table 2c

Urban/Rural	Project Costs
Urban	
Rural	\$2,925,675
Total Project Cost	\$2,925,675

Sources, Uses, and Availability

Sources:

Funds for the Safe Pathways for Paonia project are coming from two grants from the Colorado Department of Transportation's (CDOT) Revitalizing Main Streets Program in the amount of \$1,010,592. These funds were allocated by the State of Colorado in June 2021, via Colorado Senate Bill 260. This bill provided \$85 million to support the program over a 10-year period. \$22,160,000 of this funding was dedicated to the Revitalizing Main Streets Program from the Federal Coronavirus State Fiscal Recovery Fund. Ninety grants have been awarded since 2021. The average federal contribution to those grants would be \$246,222. It is likely that all the

Revitalizing Main Streets Program funding from CDOT came from Federal funds. However, the Town has not been able to verify this fact.

The Town of Paonia will contribute \$30,182 to the project. The rest of the funds are projected to come from a USDOT RAISE grant in the amount of \$1,884,901. CDOT funds were awarded on August 16, 2023. According to the contract we must hire a contractor by December of 2024. Since we are not scheduled to go out to bid until February of 2025, we have received an extension from CDOT for the project. In the Funding Commitment Documentation is the CDOT award letter, the signed contract with CDOT, the Town of Paonia Resolution 14-2023 approving the IGA with CDOT for the Safe Pathways for Paonia project, and page 30 from the Colorado STIP listing the project.

Uses:

All funds for the Safe Pathways for Paonia project will go toward a full reconstruction from approximately 50 feet south of the intersection of 4th Street and Grand Ave to 425 feet north of the 5th and Grand intersection resulting in a total reconstructed length of 700 feet on Grand Ave. to create a T-intersection. Sidewalks, curbs, gutters, and ADA curb ramps will be installed on 5th St and Grand where they are missing. Crosswalks will be painted, and signage will indicate safe pathways for pedestrians and bicycles. Rectangular rapid action beacon (RRAB) pedestrian signals will be installed on the crosswalks on Grand Ave. The pavement will be grooved on either side of the intersection to alert traffic to the reduced speed limits and crosswalks. The fire hydrant at 4th and Grand Ave. will be replaced. The storm water collection system and the existing potable water and sanitary sewer lines will be upgraded.

Availability:

CDOT funds are currently available. The Town of Paonia funds are also currently available.

Contingency Amount

The contingency amount is 5% (\$127,175). In addition, 10% was allocated for Construction Management (Inspection and Testing) in the amount of \$255,000. With project documents at 90% completion, it is unlikely that costs will far exceed the \$2,925,675 in projected costs. However, if costs do exceed this amount, the Town will draw from its limited reserves to complete the project.

Level of Design

To date we have completed 90% engineering designs, completed by SGM, Inc., and a Field Office Review with CDOT on July 11, 2024. See Attachment: 25364_5thStRealign_FOR.

Cost Estimates

Costs were estimated by SGM, Inc., a multidisciplinary engineering, surveying, and consulting firm located in Glenwood Springs, CO (<https://sgm-inc.com>) on 7-11-24. Unit prices used in developing this Engineer's Opinion of Probable Costs (EOPC) were based on cost estimate data from recent CDOT Cost Data Book(s) compiled by the CDOT Engineering and Market Analysis Unit and SGM's database of similar projects. Unit prices and total costs are based on Present Value dollars. Adjustments should be made for years beyond the present year if actual construction occurs in a future year. This EOPC was prepared on the basis of SGM's experience

and qualifications and represents SGM's judgment as a professional generally familiar with the industry. However, since SGM has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, SGM cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from SGM's EOPC.

Cost Share or Non-Federal Funding Match

As a designated Rural area (Section B.4, page 8 of the NOFO), the Project is not required to have matching funds for the FY 2025 RAISE opportunity.

Although not required in the Notice of Funding Opportunity for the Department of Transportation's National Infrastructure Investments RAISE grant program, the Town of Paonia has a 1% cost share/match from its reserves. Paonia is a rural community on the Western Slope of Colorado with a population of 1,456 people (2022 Census data). All project activities take place in Census Tract 9646 which the US DOT has determined not to be in an Area of Persistent Poverty nor a Historically Disadvantaged Community. However, Delta County, where the Town is located, is shown as an Area of Persistent Poverty and a Historically Disadvantaged County.

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT5-1238-Funding Committment Documentation.pdf

Merit Criteria: Safe Pathways for Paonia Project

1. Safety

Protect non-motorized travelers from safety risks

Safety is the primary project purpose behind the Safe Pathways for Paonia Project. The intersection of 5th Street and Grand Avenue is one of the two main accesses to Town, to the local schools and to Paonia's Business District. It is also part of Paonia's Certified Creative District. The intersection was originally constructed without adequate engineering and poses pedestrian, non-motorized traffic, and automobile safety issues. The pavement is cracked and worn. The project lies where County Road 187 that feeds the Paonia K-8 (PK-8) public school becomes Grand Ave. (the main business street of the Town). At this point Grand Ave. intersects 5th St, on which the other elementary school, the North Fork School of Integrated Studies (NFSIS), is located. It has no crosswalks or indications of safe crossing areas, no curbs, sidewalks, no lighting or traffic signals, no bike lanes, and no speed calming indicators. Students walking to school must often walk in the street to skirt parked cars. As such, most parents drive their children to school rather than risk having them negotiate this intersection on foot or by bike.

Paonia's K-8 is located approximately 0.3 miles north of the intersection. NFSIS, serving preschool through 6th grades, is one block east of the intersection. The Technical School of the Rockies Energy Tech building is located at the intersection but currently vacant. Traffic through this intersection by pedestrians, bikes, buses, and cars that drive students to and from school is focused on a young demographic (preschool to 8th grade). Over 90% of all students pass through the intersection to get to school. At least 137 cars, trucks, trailers and school busses traverse it in a 20-minute period before school between 7:35am and 7:55am and again in the afternoon. Approximately 150 bike trips (75 each way) and 90 pedestrians (45 each way) also cross the intersection every day. It is also one of the main corridors for people entering the Town with over 124,000 cars moving through the intersection every year.

The intersection is a slanted "y" shape with no clear indication of where to safely cross in any direction. This intersection also feeds into the nearby entrance to the Paonia River Park, which classes from NFSIS walk to multiple times a week for school outings and projects. Teachers have expressed concern about trying to shepherd their classes across Grand Ave. with no crosswalks or crossing signals in place. No sidewalks connect the schools to Paonia River Park and there are no sidewalks on 5th St between NFSIS and Grand Ave. In recent years a successful coffee shop has located at the intersection, adding to increased traffic and parking issues. The parking area in front of the shop is sloped downward resulting in drivers having limited visibility of the street and any vehicles or pedestrians behind each parked vehicle when trying to back out onto the street.

On the first day of school in August 2021, several children walking to school were nearly hit by cars backing across the intersection from this coffee shop. One child had to jump off his bike to avoid being hit by a car. Several parents and grandparents were so alarmed they began acting as volunteer crossing guards. They usher the students across the intersection and stop cars to permit safe crossings. Vehicles do not always comply. The volunteers have continued to do this morning and evening every school day. These volunteers are in their 70's and 80's and are out of Town for significant periods of time during the school year. While the Paonia Police Department and the Delta County Sheriff's Department have attempted to provide support, the staffing levels

of both departments are not sufficient to continue to perform their other duties and act as daily crossing guards.

Forty-three percent of Paonia's population is over 55 years old. Many of these people are very active citizens who walk, run and cycle regularly. Even those who are handicapped enjoy being outside, though often need to travel in the streets due to the lack of sidewalks or ADA ramps. The 5th street intersection is used to access parks, restaurants, pubs, businesses, classes and the library. The current configuration of the intersection described in this application poses dangers from traffic entering and leaving the Town and backing out of parking areas. The existing situation compromises the mobility of the Senior population and is a deterrent to alternative non-vehicular modalities.

Paonia is a relatively safe place to drive having only 39 automobile accidents in the entire town from 2018 through 2024 (Colorado Department of Transportation Crash Data and Paonia Police Department Data) and only one fatality. The intersection of 5th and Grand Ave. is more dangerous than the rest of Grand Ave., however. Paonia Police Department data for 2021-2024 shows the number of accidents in this intersection is 48% of all the accidents on Grand Ave. In the past 12 months, a cyclist was struck by a vehicle at NFSIS, and a fatal accident between a cyclist and truck occurred within one block of this intersection.

A fire hydrant year stamped 1982 is located where 4th St. intersects Grand Ave. This hydrant is out of date and needs to be replaced before it fails and puts the nearby businesses and schools in danger.

The Safe Pathways for Paonia Project will reconstruct the intersection at 5th St and Grand Ave. from 50 feet south of the intersection of 4th Street and Grand Ave to 425 feet north of the 5th and Grand intersection to create a T-intersection.

- Eliminating the "y" in the intersection will reduce confusion on the part of both drivers and non-motorized travelers as to where the main road runs and where traffic should remain.
- Sidewalks, curbs, gutters, and ADA curb ramps will be installed where they are missing.
- Sidewalks will be extended to join the existing sidewalk on the west side of the street. This will allow pedestrians safe access out of the street and off the pavement.
- Crosswalks will be painted, and signage will indicate safe pathways for pedestrians and bicycles. Rectangular rapid action beacon (RRAB) pedestrian signals will be installed on the crosswalks on Grand Ave. The addition of painted crosswalks will allow pedestrians and bicycles to know where to cross and the addition of RRAB signals instead of less visible school crossing signs will help prevent automobile/pedestrian/bicycles crossing accidents.
- The pavement will be grooved on either side of the intersection to alert traffic to the reduced speed limits and crosswalks.
- The 43-year-old fire hydrant at 4th and Grand Ave. will be replaced.

Incorporate and Cite Specific Actions Identified in the National Roadway Safety Strategy

Safer People/Safer Speeds: Speed limits have been reduced to 15 mph not only through this intersection, but also through the entirety of the Grand Ave. business corridor to calm traffic and make a safer environment for all people traveling through this section of Town. Increased signage has been installed and will be further installed to inform the driving public of the

reduced speed limits. Speed limits throughout Town have been reduced from 25 mph to 20 mph with increased signage as well to reduce accidents.

The Town will also implement Safe Transportation for Every Pedestrian (STEP) countermeasures such as the addition of RRAB signals at the crosswalks in the 5th and Grand intersection instead of relying only on traditional school crossing signs. Grooved pavement will bring additional and more active attention to pedestrian and bicycle traffic crossing the intersection at this point. Further, changes in lane width and the basic design of the intersection from complex to simple will make the intersection safer to traverse.

Increased policing by the Paonia Police at the intersection is already in place with officers in vehicles situated at both the project intersection and at the NFSIS school in the mornings and afternoons. An MOU with Delta County has allowed Paonia Police to issue tickets and enforce all traffic codes on County Road 187 that leads to Paonia's K-8.

2. Environmental Sustainability

Implement transportation-efficient land use and design, such as drawing on the features of historic towns and villages that had a mix of land uses, compact and walkable development patterns, accessible green space, and neighborhood centers that make it convenient to take fewer or shorter trips.

The Town of Paonia is developing a new Comprehensive Plan which is slated to be adopted by the Planning Commission and Town of Paonia Trustees in early 2025. In the Future Land Use Section of the draft plan, the intersection to be reconstructed will be rezoned from Public and Commercial to Mixed Use. As stated in the plan: “[Mixed use] areas support a range of uses that serve and complement the Downtown Commercial Core while transitioning to residential areas. The commercial and residential mix contributes to maintaining access to services and provides diverse housing and employment options. Mixed Use areas are more auto oriented than those in the Downtown Commercial Core but should still be walkable and connected to nearby amenities. Uses should be compatible with neighboring uses by limiting nuisances and mitigating their impacts through screening or other measures. Primary Uses: All types of residential; commercial including restaurants, offices, art studios, and retail Supporting Uses: Institutional, home businesses, small-scale creative industries.”

The current configuration is viewed as unsafe for pedestrians and a deterrent to non-motorized use. Absence of sidewalks, broken pavement, unsafe crossings, and lack of greenspace discourage pedestrian passage. This stretch of roadway connects the Highway 133 access, the PK-8 public school, Paonia River Park, Paonia museum and a 40-unit affordable housing complex to the North with the Town's residential areas, the business district, the Town Park, and NFSIS to the South.

In a community such as Paonia, which already is active and outdoors most of the year, this improvement will increase the safety and use of this intersection. It will also connect the business district to the Town's northern and eastern residential areas with a walkable path. Based on traffic counts done before the submission of a Colorado Department of Transportation (CDOT) Revitalizing Main Streets Opportunity 1 Grant and survey responses, we anticipate a 15% increase in foot traffic and bike traffic once the improvements are completed. Consequently, we expect a reduction in vehicle traffic.

Further, because of the increased safety, parents are more likely to allow their kids to walk and ride their bikes to school. More people will be encouraged to walk or bike to the popular coffee shop next to the intersection where parking is very limited. With ramps at the crosswalks and sidewalks to travel on, people with mobility issues and in wheelchairs or who use alternative non-vehicular modalities will have access they do not currently have.

This project will include extensive landscaping. Paonia will expand the location and number of trees planted along Grand Avenue to strengthen the tree canopy and thereby reduce urban heat island effects. Reducing urban heat through tree cover can reduce energy costs for nearby residences and businesses and thereby reduce air pollution associated with increased energy demand. It will enhance the beauty of this area and encourage more usage.

Make basic stormwater improvements

Historically when the Town's roads were constructed, they were done without a stormwater plan. The lack of improved arterial roads without curbs and gutters in addition to faulty storm drains that were a result of historically deficient engineering, stormwater runoff causes a significant problem.

The Paonia Ditch, an irrigation waterway established in 1903, is located directly below the project area at Grand Avenue between 4th and 5th Streets. The ditch originates from the North Fork of the Gunnison River and meanders south through Town terminating in the North Fork of the Gunnison River downstream from the point of entry. Paonia's stormwater run-off should flow into the North Fork of the Gunnison River to the Gunnison River which is the largest tributary of the Colorado River. Instead, stormwater collects at the intersection and mixes with ditch water at times of high precipitation or snow melt causing flooding and road damage.



Post-storm accumulation of water is also a concern for generating mosquitoes which spread West Nile Virus Infection. Since 2003 a significant number of incidents of West Nile infection were reported in Delta County.¹

Our proposal will ensure appropriate separation of stormwater and ditch water and ensure the proper flow of stormwater in the project area. Moreover, the drainage improvements integrated into the project design demonstrate our commitment to sustainable infrastructure practices. By addressing stormwater management effectively, we not only mitigate potential environmental impacts but also contribute to the long-term resilience and adaptability of the community. Plantings in adjacent parklets (currently in pavement) will assist in reducing stormwater runoff.

3. Quality of Life

¹ <https://www.deltacounty.com/452/Mosquito-Borne-Diseases>

Increase affordable transportation choices by improving and expanding active transportation usage or significantly reducing vehicle dependence particularly in underserved communities

The Town of Paonia has an overall poverty rate of 19.1% rising to 27.7% in persons over the age of 65. Over 65% of the residents drive alone to work and only 5.6% walk or bike to their jobs.² While some of the residents of the census tract are active, most people still utilize automobiles to shop, take their kids to school or get around Town. There are no options for mass transit, even such a limited mass transit idea as ride sharing downtown. The state of the streets with failing pavement, sporadic sidewalks and no bike lanes does not encourage more active transportation.

In a survey conducted of the parents of students at PK-8 and the NFSIS in October 2024, 81.1% indicated that the safety of the intersections/crossings and the conditions of the sidewalks were the deciding factor in allowing their child(ren) to walk or bike to school. Another 66% said it was the speed of the traffic on the streets that deterred them. In another survey conducted as part of the Comprehensive Planning process in 2019, 32% indicated that the lack of safe routes and the condition of the roads inhibited biking.

While the Safe Pathways for Paonia Project will not reduce the number of single car trips people take to drive outside the Town to their place of work, it can improve and expand active transportation usage by providing a safe roadway for such activities to take place. The 5th and Grand intersection is one of the busiest in Town with over 124,000 vehicles passing annually through this intersection in a Town of only 1,456 people. By making the intersection safe for bikes and pedestrians more people are likely to choose to walk or bike to destinations than drive. The reconstruction including sidewalks, crossing lanes, new pavement, lowered speed limits and RRAB crossing signals will promote more active modes of transportation. Over a third of the respondents (36%) in the Comprehensive Planning survey indicated that improved walkability was their highest priority as to where the Town's limited transportation funds should be allocated.

Improve access to daily destinations like jobs, grocery stores, schools, places of worship, recreation, or parks through active transportation

Grand Ave., between 2nd St. and 5th St., is the heart of the business district of the Town and home to 56 small, locally owned shops, restaurants, and businesses. They employ approximately 275 people. It also contains Poulos Park, a lovely pocket park in the center of downtown. The intersection of Grand Ave. and 5th St. is a key access to both of Paonia's schools. Ninety percent (90%) of the students who attend these schools travel through this intersection. Both 5th and 4th Streets lead directly to Town Park where all the major festivals are held as well as Apple Valley Park and the Bureau of Land Management trail system on Jumbo Mountain abutting the Town on the eastern edge. Paonia River Park is just to the north of the intersection, along with a trail system just south of the PK-8. Both are less than a quarter mile from this intersection and utilized by many students at both schools, dog walkers, joggers, bikers and people just out for a nature walk. Improving this intersection will improve access to Paonia's downtown and all the amenities that the Town provides.

Improve public health by adding new facilities that promote walking, biking, and other forms of active transportation

² https://data.census.gov/profile/Paonia_town,_Colorado?g=160XX00US0857300#populations-and-people

In the surveys cited above (2024 Parent Survey Report, 2019 Paonia Master Plan Community Survey), respondents indicated that the state of the streets, the speed of traffic and the lack of crosswalks were major impediments to walking and biking through the Town. As Paonia works to improve its streets and sidewalks, the number of people taking advantage of the improvements and using active transportation instead of cars will increase. The state of Colorado is ranked as having the most active population in the nation.³ This is true of Paonia. If given the opportunity and safe conditions to walk or bike, residents will do so. Of the respondents to the Master Plan Survey, 48% stated that they walk or bicycle a few times a week. If the streets, intersections, and safety is improved, it is highly likely that this number will increase as well.

4. Mobility and Community Connectivity

Implement plans, based on community participation and data, that addresses gaps identified in existing network

Often, planning is done without citizen input, or the data is so old that it does not reflect current and future trends and needs. Such was the case for Paonia when the last Comprehensive Plan was done 25 years ago.

Construct Safety Improvements along Grand Avenue



Project Details:

- Continue to pursue funding for the implementation of Grand Avenue safety improvements. These improvements include:
 - Constructing a sidewalk along the west side of Grand Avenue between 4th Street and the end of the existing sidewalk (to the north) that connects to the Paonia K-8.
 - Eliminating the right-hand turn lane at the intersection of Grand Avenue and 5th Street to make this into a T-intersection.
 - Reclaiming and landscaping the area used for the right-hand turn lane.
 - Constructing a sidewalk along the east side of Grand Avenue between 4th Street and 5th Street.
 - Installing new or improved crossings of Grand Avenue and 5th Street.
- Hire a contractor to make improvements to Grand Avenue.
- Explore the installation of dark-sky compliant, pedestrian-scale lighting along Grand Avenue and at crossings of Grand Avenue to enhance the safety and comfort of nighttime sidewalk users. Solar lights should be considered to avoid the need for modifications to any electrical infrastructure along Grand Avenue.

88 | Town of Paonia Parks, Recreation & Trails Master Plan

In 2021, the Town received funding from Great Outdoors Colorado (GOCO) to complete a Parks, Recreation and Trails Master Plan called “Paonia in Motion”. For over a year, working with a team of consultants, residents from in and around the Town participated in Focus Groups and Community Action Teams to provide in-person and online input to inform the final plan. With hundreds of data points collected, one of the Top Priorities defined was “Construct safety improvements along Grand Avenue to improve non-motorized circulation and connectivity between downtown Paonia, the PK-8, the Paonia River Park, and the North Fork River Trail.” The proposed improvements to this intersection suggested in the “Paonia in Motion” plan are provided in the graphic above.

³ <https://www.lanereport.com/162643/2023/02/new-data-ranks-kentucky-and-west-virginia-4th-as-the-least-physically-active-states-in-the-us/>

In 2023, a full comprehensive planning process began and is currently awaiting Planning Commission and Board of Trustee approval. Again, community meetings were held, surveys completed, and in-person and online comments were solicited from community members. In several places the Plan recommends improvements to the Grand Avenue section described in this application: “Grand Ave. is the secondary access to the Town from the Highway. The interventions in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia Elementary School.” One of the Transportation Goals is to “Ensure identified streets, alleys and sidewalks are comfortable and safe for all members of our community regardless of whether they drive, walk, bike, or ride horseback.” The plan also specifies Policies to “Identify specific streets for shared multimodal transportation including motorized travel and nonmotorized travel (pedestrians, bikes, children, wheelchairs, strollers, and the elderly) and enhance these routes through the development of complete designs that can accommodate mixed-traffic using best practice guidelines for rural communities.”⁴

Completion of the Safe Pathways for Paonia Project will address one of the priority areas for the people of Paonia and satisfy a much-needed gap in improving the infrastructure of the Town. It is one step to a safer, more attractive, environmentally sustainable community that has been repeatedly expressed through community participation.

Include transportation features that increase the accessibility for non-motorized travelers in underserved communities



American Community Survey data shows that 18.4% of the population of Paonia has some noninstitutionalized disability. Forty-nine percent of that group is over 65 years old. Paonia is a physically active community. In surveys and community meetings done in preparation for a master planning process in 2019, over 90% of the respondents found the quality of the Town roads to be in fair to poor quality. The challenges identified for people traveling by foot or wheelchair were greatest for streets with no sidewalks (58.12%), a lack of crosswalks (21.4%) and missing curb ramps at

intersections (31.7%). Much the same was found for people biking in Paonia. The main issues were a lack of safe marked routes (20.78%), the condition of the roads (39%), and a lack of bike lanes (36.7%). Respondents to a CDOT Parent Survey conducted in 2024 about student bike travel through this intersection found that 68.5% of parents were concerned about lack of sidewalks and pathways, 81.5% about the safety of the intersection, and 66.7% about the speed of traffic.

At the present time, with the cracked and deteriorating pavement, the axle grinding dip at the intersection 4th and Grand Ave. and the lack of sidewalks, curb or gutter, this intersection does not present a picturesque entrance into the Town and the business district. Parking is not regulated and can present traffic hazards not under Town control. The intersection is a slanted “y” shape, with a section of gravel between the arms of the “y”. It is unsafe for foot traffic without any sidewalks or crosswalks, and with the parking situation and traffic, a hazard for bikers, seniors, and users of alternative non-vehicular modalities as well. As one respondent to

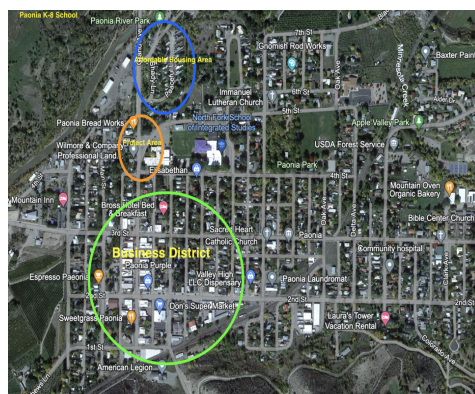
⁴ Draft Town of Paonia Comprehensive Plan, Phoenix Rising Resources, LLC, June 24, 2024

the CDOT Parent Survey stated: "...most mornings it is simply terrifying or frustrating to be competing with at least one or more drivers each morning who are reckless, aggressively pass and speed, and roll through stop signs without noticing us." Another stated: "I find the morning flow of traffic to be somewhat confusing. Cars are not always clear on who has the right of way. This is problematic for walkers/ bikers to enter the equation."

The intersection at 5th Street and Grand Ave. is one of the two main entrances to the Town from Highway 133 with approximately 150 bike trips (75 each way), 90 pedestrians (45 each way) crossing the intersection every day and over 124,000 cars moving through the intersection every year. It leads directly into the main downtown business district on Grand Avenue and 5th Street is the primary route most people use to find parking at Town Park. Since Town Park is the center for all the Town's large events and festivals (Cherry Days, Mountain Harvest Festival, Top 'o the Rockies BMW Rally and Pickin' in the Park) a great deal of traffic travels through this intersection during the year. It is also the primary means by which 90% of the school children access Paonia's K-8 public school. The project area poses a barrier to non-motorized access from an affordable housing community with 40 units just outside the Town limits and the Town Business District.

The reconfiguration project will address all these issues. Not only will the intersection be safer for all types of travel (walking, biking, skating, wheelchairs, etc.), the County has ceded jurisdiction of the road to the Town so that parking issues can be addressed. This alone increases the safety of the intersection markedly. A parklet can be added near the abandoned road section enhancing the entrance to the Town and making it more inviting to visitors. The parklet would also provide a place to install wayfinding signage indicating directions to the main business district, various other Town amenities, parks, and trails. The Town is a Colorado Certified Creative District. Adding sculpture and other creative additions could make the entrance even more inviting. As more people walk and bike to the businesses along the intersection with the increased safety, the vitality of that part of Town will be increased as well.

The design will incorporate ADA compliant specifications and use tools such as Universal Design for signals and signage. Areas of pavement to be eliminated will be turned into green spaces. The design is adhering to the Safe Routes to School criteria and proposes that by May 2026 it will reduce the incidence of parked car/walker, rider, roller conflicts in the intersection by 10%, reduce number of traffic violations in and around the intersection by 50%, increase walking/biking/rolling ridership and pedestrian activity by 15%.



5. Economic Competitiveness and Opportunity

Facilitate tourism opportunities

While the Town of Paonia is not considered disadvantaged or underserved by E.O. 14008 and E.O. 13985, 19.1% of our population lives under the poverty line and 35% of our residents are seniors, on a fixed income, of which 27.7% live below the poverty line.⁵ While Paonia is not designated fully disadvantaged under The Economic Justice Screening Tool published by CEQ, it does have two justice criteria that meet the threshold. They are expected loss of life and mine lands.

We are a Town of 1,456 people. Though it is not reflected in the zip code statistics, 46% of the people who live within the town boundaries and who will bear the brunt of the costs of these repairs have annual incomes in the low to moderate income level according to the Colorado State Demographer's Office. The Town's median income is \$52,466 as compared to a state average income of \$92,911.⁶ We are not rich, nor do we have deep pockets. Most of the people live either from paycheck to paycheck or from summer income to summer income due to the prevalence of available work being seasonal. The loss of two of the three operating coal mines in the last eight years has reduced amount of mineral leasing and severance taxes collected by the Town by 86% and forced the Town diversify its economy.

The Town hosts four large festivals and several smaller ones each year that continue to draw in increasing numbers of outside tourists. One festival alone, the Mountain Harvest Festival, in 2023 was calculated to have brought to the area over \$740,000 and in 2022, \$824,000 in economic benefit. Paonia is also the center of a growing wine and hard cider producing area and is located within the nationally designated West Elks American Viticultural Area. The presence of award-winning wines and hard cider brings thousands of tourists to the area each summer. One winery alone has shown a 124% increase in sales between 2020 and 2023. A local cidery increased sales by 88% from 2018-2023. Both businesses lie outside the Town of Paonia. The North Fork Valley is a hotbed of organic agriculture spurring eco and agritourism as well. Many outdoor recreational activities draw visitors to the North Fork Valley including the Bureau of Land Management National Recreation Area on Jumbo Mountain which borders the Town on the east side, the Black Canyon of the Gunnison, Grand Mesa, and the West Elks Wilderness Area, just to name a few.

The Region 10 Local Council of Governments estimates that 1.6 million tourists visited the region in 2022. The Colorado Tourism Office reports that in 2022 tourists spent \$65.2 million in Delta County alone. While the area provides the opportunities and the tourists come to businesses around Paonia, they do not necessarily come into the Town even though Paonia is a Colorado Certified Creative District with a lively arts market.

When visitors drive into Town through the 5th and Grand intersection, one of the two primary entrances to Town, they view a shabby, unwelcoming entrance that does not reflect well on the image the Town is trying to convey. Reconfiguring this intersection will improve the visual appeal and, by eliminating the "y", will create a space in which to add welcome and wayfinding

⁵ 2023 American Community Survey 5-Year Estimates

⁶ State Demography Office || ^Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 01/09/2025

signage, landscaping, and bike parking; a beautiful space which speaks to the kind of place Paonia wishes to be known for. We have already partnered with the North Fork Creative Coalition to install wayfinding signage on Grand Ave. in the business district. We want to include welcome signage in the same style in this beautified area. An inviting and scenic entrance will encourage visitors to drive further into the Town and visit the shops and restaurants that exist in the community.

Promote long-term economic growth and other broader economic and fiscal benefits

Small businesses are the primary source of jobs in rural America. In Paonia, where we have no big box stores or formula businesses, small businesses are what our economy depends upon. Our small businesses depend on tourism and the money it brings in to continue. According to a Goldman Sachs survey, 86% of small businesses in rural communities have plans to grow their business. Not only are they the foundation of their communities, but 89% support organizations and causes in their communities through volunteering and in other ways and 70% say their business has a meaningful impact on the social well-being of their community. This is very much reflected in Paonia where the festivals, Paradise Theatre, a nonprofit theater, Blue Sage Center for the Arts, the Learning Council and other not for profit organizations derive a good deal of their support from the business community.

Supporting the existing business community and helping it to grow is a goal of the Town as well as its citizens. Of the participants in the 2022 Paonia Strategic Planning Session, most of the participants in the Economic development group strongly encouraged the Town to support local businesses. A survey done by Main Street America in August 2020 of 2,500 small business owners showed that 70% of small businesses were started by people living in the community. Of those 92% were small scale producers. In the 2020 census, 18.5% of employees in Paonia were employed in manufacturing jobs.

While enhancing tourism is one way to promote economic growth, small business development is another. A goal in the Draft Comprehensive Plan is to “Encourage the creation and maintenance of local, independent businesses in order to build community wealth, care for our natural resources and provide opportunities to individuals and families.” A piece of this is to enhance and promote pedestrian access and walkability to and within the Historic Town Core as well as to maintain a healthy, vibrant, and beautiful commercial district on and around Grand Avenue. This project will help achieve this goal by increasing the safe walkability of the area and the corridor to downtown.⁷

The Paonia area is also home to many organic, biodynamic and climate smart or regenerative farms with highly skilled farmers. Another opportunity for economic development may lie in the cultivation of educational programs focused on these expanding areas of agriculture that utilize the existing local USDA and Colorado State University Organic Research Station and the knowledge and practice based in the North Fork Valley.

Promote greater public and private investments in land-use productivity including rural main street revitalization

⁷ Draft Town of Paonia Comprehensive Plan, Phoenix Rising Resources, LLC, June 24, 2024

Rural main street development reaps many benefits for small communities. The Small Town Main Street Program that operates in communities with populations under 5,000 to revitalize downtowns reported the following statistics from their 2022-23 work:

- \$11,116,139 in downtown public and private investment
- 98 new jobs
- 20 new businesses
- 26 building renovations
- 22 facade improvements
- 15,135 volunteer hours with a value of \$451,931.⁸

The Safe Pathways for Paonia Project is the first step in changing the landscape of our downtown. A local sculptor has donated five bronze sculptures to the Town which we will use in the beautification of the downtown corridor. In 2023, Paonia utilized grants funds from the Colorado Department of Public Health and the Environment to plant new trees in the two main business blocks of Grand Ave. The Town also utilized grant money to place benches and picnic tables in the downtown area. Poulos Park, the pocket park in the heart of downtown, was revamped in 2020/21 to include a sculpture, conversation bench, additional plantings and trees. It now serves as a mini outdoor venue for concerts.

6. State of Good Repair

Restore and modernize the existing core infrastructure assets that have met their useful life

The Town of Paonia was incorporated in 1902. As a ranching and coal mining town, it is hard to imagine that elegant engineering and design were used to build streets during the early 20th century. Roads were designed for horses & buggies around the path of the railroad and the course of the river. Irrigation ditches were of utmost importance for ranches, farms, and orchards. Proper infrastructure for water and sewer likely was secondary. The Town was first paved in the early 1950's. Over the years, as a poor, rural, boom-and-bust community the cost of new streets and repairs was prohibitive such that today the Town is left with a history of patchwork solutions and deteriorating infrastructure.

In an asset inventory compiled for the Town in September 2021 by SGM, Inc.⁹, the pavement at the 5th and Grand intersection was given a PASER rating of 3 which translates to poor condition. According to the report most sections of the roads exhibit moderate to severe surface wear and defects such as reveling and polishing. The results of a geotechnical evaluation performed by GROUND Engineering Consultants, Inc. (GROUND) for SGM¹⁰, Swell-Consolidation Testing indicated a potential for heave in the tested on-site materials. Swells of approximately 0.3 and 2.8 percent were measured upon wetting against a surcharge load of approximately 200 psf.

Based on CDOT PDM guidelines, because of the risk of heave at the site, and the plasticity of the site soils, the pavements will be constructed on at least a 24-inch section of over-excavated and properly moisture-conditioned and compacted soils. Where undocumented fill soils are present, all the existing fill soils will be removed and replaced. Subgrade preparation of the selected depth will extend the full width of the pavement from back-of-curb to back-of-curb. The

⁸ <https://www.route-fifty.com/finance/2023/04/rural-main-street-program-says-revitalization-starts-home/385621/>

⁹ Asset Inventory/Capital Improvement Plan, SGM, Inc., Town of Paonia, 2021

¹⁰ Geotechnical Evaluation: 5th Street and Grand Avenue Pavement Sections, GROUND Engineering, December 5, 2023

subgrade for any sidewalks, curbs, and gutters will be prepared in the same manner. Subgrade preparation of the selected depth will extend the full width of the pavement from back-of-curb to back-of-curb. The subgrade for any sidewalks, curbs, and gutters should be prepared in the same manner.

Additionally, an irrigation ditch (Paonia Ditch Company) first constructed in 1903, runs below the Project area through a metal culvert. A study performed by J-U-B Engineers, Inc. in 2017, characterized the complex structure of irrigation ditches in and around Paonia. Pages 42-46 in the report provide details of the Paonia Ditch Diversion: “According to CDSS, the Paonia Ditch serves 304.86 acres. Approximately 157 acres are used to cultivate grass and alfalfa, while roughly 148 acres have fruit orchards. This total does not include the irrigated lands of the Wade and Hightower Ditch, which is likely decreasing the calculated efficiency of the system. Based on the CDSS data, the Paonia Ditch has a 15% system efficiency...” The study makes recommendations including, “Secondary Spill Channel Improvements: The secondary spill channel is overgrown and prevents proper use of the spill channel. This channel provides an extra layer of safety just as the ditch enters the Town of Paonia.” The report classifies this repair, which is at the north end of the project area as a “High Priority” for safety benefits.¹¹

Create new infrastructure in remote communities that will be maintained in a state of good repair

In the Master Planning process in 2019, citizens identified that there is a significant problem with the state of streets and sidewalks in the Town. Ninety percent of those responding to the community survey indicated the quality of roads was Fair or Poor. They also indicated that Street repair/maintenance was a high priority for the Town.



Master Plan Community Survey #2 Results:
Economic Development, Transportation, &
Community Sustainability

17. Select all that you encounter when travelling by foot or wheelchair.		
	Responses	
People driving too fast	42.86%	132
Tripping hazards on sidewalks	76.95%	237
Missing curb ramps at intersections	31.17%	96
Residential streets with no sidewalks	58.12%	179
A lack of crosswalks	21.43%	66
Property owners not clearing snow/ice from sidewalk	42.53%	131
Poor lighting at night	23.38%	72
Other (see list below):		

18. What do you see as the top two challenges to biking in Paonia?		
	Responses	
Lack of safe marked routes	20.78%	64
Automobile speeds	21.43%	66
Condition of Roads	38.96%	120
Lack of bike lanes	36.69%	113
Bicycle parking destinations	18.18%	56
Awareness of bicycle rights and laws	29.22%	90
I do not travel by bicycle	18.83%	58
Other (see list below):		

19. The Town's limited transportation funds should be allocated to:							
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Average
Street repair/maintenance	215	78	13	0	2	0	1.36
Improve walkability	111	122	61	6	5	3	1.92
Improve bicycle travel	84	95	90	12	15	12	2.25
Improve parking	27	57	124	49	31	20	3.00

The 2023 Draft Comprehensive Plan¹² defines Policies and Actions to meet the following Goals: “Infrastructure 1: Planning for infrastructure that is comprehensive, innovative, and forward thinking,” and “Transportation 3: Ensure existing streets and sidewalks are well maintained and are safe and accessible (including ADA accessibility) with ample street-tree presence.”

¹¹ North Fork of the Gunnison River Irrigation Management Plan, JUB Engineering, Inc., 2017, <http://westernslopeconservation.org/wp-content/uploads/2018/03/NFWCD-Irrigation-Management-Plan-CompiledANDREDACTEDFinal.pdf>

¹² Draft Town of Paonia Comprehensive Plan, Phoenix Rising Resources, LLC, June 24, 2024

In the Town's Strategic Plan for 2025, it states the Town will create, update, and administer infrastructure plans and studies that prioritize resiliency and stability; plan infrastructure improvements that are more resilient and easier to maintain despite a higher upfront construction cost; and to establish a comprehensive long-term capital improvement plan that prioritizes sustainable growth and maintenance.¹³

Holding the municipal government to a commitment to manage and maintain new infrastructure will ensure that improvements will be kept in a state of good repair. In the 2025 budget, the Town has outlined its Capital Improvement Plan which includes \$10,091,822 in improvement across departments. Street improvements include this project as well as sidewalk design and repair (\$150,000), a small roller (\$35,000) and portable welder/generator (\$6,500).

7. Partnership and Collaboration

Engage residents and community-based organizations to ensure equity considerations for underserved communities so they are meaningfully integrated throughout the lifecycle of the project

The Town of Paonia has striven to include all members of the community in the Safe Pathways for Paonia Project. Using the practices outlined in the US DOT Promising Practices for Meaningful Public Involvement in Transportation Decision-Making Guide we have done the following:

1. Understand Community Demographics

Paonia is not an ethnically diverse community. The Table below shows the ethnic composition of Paonia, population 1,456. Only 2.3% of the population is monolingual in a language other than English.

Ethnicity	Number	Percent
Caucasian/White	1240	85.6%
Hispanic/Latino	102	7%
Multi-racial	69	5%
Other single race (unspecified)	21	1.4%
African American	7	0.045%
Asian	6	0.045%
Native American	2	0.01%

When discussing inclusivity in public involvement, the Town has had to look beyond race and language. We needed to address age, ability to access digital formats, ability to attend public meetings, access to surveys, openness to interviews, and the inclusion of marginalized and vulnerable populations.

2. Build Durable Community Relationships

Paonia has worked to build relationships with businesses and community members. The Town Administrator and Mayor have visited businesses which are included in this project's scope to garner input about the design so that they can retain parking and access while promoting safety.

¹³ Town of Paonia Annual Budget FY 2025 and Capital Improvement Plan

Overall, the Town has forged relationships with multiple community organizations. Citizen and business groups have collaborated with the Town on multiple projects including the rehabilitation of Poulos Park, in part funded by an AARP grant, the Re-Imagining of Grand Ave. pop-up, tree planting on Grand Ave., and the creation of Paonia Skatepark. The Town also has a prosperous non-profit community which the Town partners with on multiple events and festivals throughout the year.

For this project, the Town and SGM, the engineering firm and designer of this project, met with stakeholders and members of the affected businesses in July of 2024. The meeting reviewed the 90% plans and took feedback from those who attended. This feedback will be included in the final plans.

3. Understand Community Wants and Needs

In June of 2022, Paonia held a Community Strategic Planning Session designed to gather input from the community about what it needed and wanted from the Town. One of the results of that session was the desire for safer streets and bike transportation options. Another was the need for affordable housing which prompted a Housing Needs Assessment completed in 2023. In 2020, Paonia received a Revitalizing Main Streets Grant and to “re-imagine” the Grand Ave. downtown area through a temporary demonstration project. It included bike lanes, parklets, and changes in parking. Surveys were collected through electronic and paper means, tabulated, and disseminated to the public.

For the Safe Pathways for Paonia Project, data was compiled from surveys distributed at the local schools, information garnered from groups informing the comprehensive planning process and the Community Strategic Planning Session.

4. Involve Broad Representation of Community

As it creates and develops projects, the Town reaches out to a wide variety of representatives for input. For this project, input was gathered from parents, grandparents, teachers, police officers, business owners, disabled persons, walkers, bike riders and drivers over the course of 5+ years.

5. Use Community-preferred Engagement Techniques

With a mean age of 38.9 years and 26.2% of the population over 65 years-old, a one size fits all approach to engagement is not feasible. The Town has employed a variety of techniques to gather information. A small percentage of the community will attend Town Board meetings in person, while a much broader segment of the population watches on the Town’s YouTube channel. The Town uses 2 local newspapers to reach out to the community as well as utility bill mailers, Facebook message boards, attending local meetings of Rotary, and personal conversations. Members of the Board of Trustees and Mayor go to the Senior Center to talk with the people there, receive and give information. The churches are also another place the Town has engaged the population.

6. Document and Share Community’s Impact on Decisions

As the projects come to completion, data are compiled, a report is created and shared through the Town’s website. When the final plans for the intersection are 100% complete, they will be shared with the public and businesses.

Document support from local, regional or national levels

The project is within the Town limits and Delta County. The Town has received the necessary approvals from the Town Trustees and the Delta County Commissioners. Delta County and its engineers have collaborated on the project. The Town and the County already have an intergovernmental agreement for the Highway 133 Corridor Master Plan. The attached document entitled “Final Highway 133 Corridor Plan.pdf.” defines infrastructure, partnership and annexation plans for the two gateway corridors into Paonia.

The Town of Paonia has worked in close collaboration with the CDOT and Federal Highway Administration to ensure compliance with State and Federal requirements. The 90% completed plans were created to comply with all CDOT standards and requirements and signed off on in July 2024 in a Field Office Review. We will seek partnerships with the private sector to obtain the most efficient and effective contracting agreements.

Collaborate with public and/or private entities

In town as small as Paonia to function and make progress on issues, officials both elected and appointed must build relationships with a broad scope of people and organizations within the Town, the County, the region, and the state. We do not have a Chamber of Commerce, so links with businesses, non-profits, and civic organizations are made individually, often on a personal basis. We have a member on the board of One Delta County, an economic alliance serving the county. We meet regularly with our County Commissioner and attend Commissioner meetings. We are actively involved with Region 10, our local council of governments, our school district, the schools in Town and the local recreation district. The list of collaborative partners at some time in at least the last six years could include almost every business on Grand Ave, all the non-profits, the senior center, civic groups, and on and on. Without the help of others, we cannot succeed.

8. Innovation

Use low-carbon or other innovative materials

The proposed plan is a pragmatic solution using technology and practice for rehabilitation and reconstruction of roads both conventional and innovative. The project will, to the extent possible, use low carbon, recycled materials such as using removed asphalt for repaving. The sidewalks to be installed will use “flex” materials to reduce cracking and to accommodate tree roots. Needed water sewer main replacement projects will be bundled with this project and completed while the street is being reconfigured. The Town is open to other practical approaches to contracting and development processes to increase project management flexibility, improved efficiency, and timely project implementation.

Deploy technologies, project delivery, or financing methods that are new or innovative to the applicant or community.

A Delta County School District official once said, “We’re so backward, we are forward.” In a remote rural Town, even the simple things can be considered “innovations.” In a small town that is somewhat of a throwback in time and has been likened to “Mayberry” of the West, programs such as RAISE are the innovative approach to meeting the needs and making improvements for the community. In our section on Funding Commitments, we outlined ways that the Town is trying to increase local revenue (through fees and sales taxes) and take advantage of State and private sector programs. Small efforts like these are impossible to compare to major projects in urban and suburban areas but make a significant impact in this small community.

Project Readiness: Safe Pathways for Paonia Project

Project Schedule

The Town has been working for almost a decade to procure funding to reconstruct the dangerous intersection at 5th Street and Grand Ave. To date we have obtained two CDOT Revitalizing Main Streets Grants for the total amount of \$1,010,592 with a contract signed on October 20, 2023. We have 90% engineering designs, completed by SGM, Inc., and a Field Office Review performed by CDOT. Below is the project schedule:

Project Name:	Safe Pathways for Paonia																						
Start Date:	8/22/23																						
Raise Start Date:	6/28/25																						
Completion Date:	10/31/26																						
Milestones	Task Description	Responsible Party	Complete	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26		
Engineering & Design																							
	30% Design & estimate	SGM, Inc	X																				
	60% Design & estimate	SGM, Inc	X																				
	90% Design & estimate	SGM, Inc	X																				
	Construction Documents	SGM, Inc	X																				
	Environmental Review	SGM, Inc	X																				
Funding Authorization	NEPA	CDOT	X																				
	Admin set up	Town Admin																					
Contractor Procurement																							
	Contractor RFP Preparation	Town Admin																					
	Bid Advertisement	Town Admin																					
	Evaluation and Award	Town Admin																					
	Contracting	Town Admin																					
	Maximum Cost Agreement	Town Admin																					
Construction																							

Environmental Risk Assessment

An environmental risk assessment was completed by SGM Inc. for the 90% review in 2024 in conjunction with the Colorado Department of Transportation (CDOT). The report indicated CDOT will provide environmental clearance because the overall project disturbance is under an acre, no wetlands are involved, and no hazardous waste is in the area. No NEPA review is required according to CDOT.

Right of Way Acquisitions

Delta County owns the portion of the project that extends from Grand Ave. and encompasses 5th St. and the angled connection between Grand Ave. and 5th St. It was ceded to the County by CDOT under the stipulation that the County could not sell or give the road to any other entity. Since the Town cannot obtain this section of road from the County, a maintenance Memorandum of Understanding with the County has been approved by the Delta County Commissioners and the Paonia Town Board of Trustees. This is in accordance with CDOT requirements to complete this intersection. The agreement was signed by both parties on June 18, 2024.

Right-of-ways were acquired from the Delta County School District in 2023 for the small portion of the 5th St. easement required for the project which lie in Town boundaries. They were filed with the Delta County Clerk and Recorder on December 4, 2023.

Public Engagement

The Town of Paonia has been engaged in collecting public input on the Safe Pathways for Paonia Project for multiple years. Surveys have been taken of school children and their parents. Input has been gathered from school officials, teachers, local businesses, and the public. The Town continues to reach out to the schools, the School District, area businesses and the general public for input as this project progresses.

CDOT performed a site visit on July 2, 2024. A stakeholders meeting was held on July 10, 2024 by Town staff and SGM, Inc. for the 90% Field Office Review. The affected property owners were in attendance.

The Town maintains a website where up to date information on the project is located including survey results. All meetings have a virtual option.

Local Approvals

Since receiving grant funds from CDOT for the reconstruction of this intersection, the Town has worked closely with CDOT on the project. The Final Office Review has been completed with CDOT. Engineering is 90% complete and this project has been listed on the Colorado Statewide Improvement Plan. The Paonia Board of Trustees has approved this project by resolution on December 10, 2024.

Assessment of Project Risks and Mitigation Strategies

1. Funding Risk: Funding is the biggest risk to this project. The Town of Paonia has a population of 1,456, a 19.1% poverty rate and a median income almost \$24,000 less than the state average. It is not able to fund this project alone. While we have secured \$1,010,592 in CDOT funding and have committed \$30,182 in Town funds, if we do not receive the RAISE grant, we will have to either search for other grant funding with limited matches or postpone this project and return the secured funding. In the meantime, this intersection will continue to deteriorate and put the lives of our children, pedestrians, and cyclists in danger.

Mitigation Strategy: Look for other grant funding.

2. Cost Risk: Since the beginning of grant submissions to CDOT in 2021, the costs of this project have ballooned from \$720,836 to \$2,925,675. With inflation and the rising costs of delivery of materials to remote, rural locations, the costs of this project may rise again.

Mitigation Strategy: Complete this project as quickly as possible. Find alternative sources of funding to complete the project.

3. Supply Chain Risks: Road construction season in Colorado lasts from May to October. This is the approximate time of our rebuild as well. As such, the availability of the basic materials we need for our project may be hard to obtain during this time. There is only one asphalt plant in Delta County and the County and other municipalities heavily rely on it for materials due to the long distances from other plants in the area. Much the same is true for gravel, aggregate, and concrete.

Mitigation Strategy: Early planning and ordering are essential to ensure adequate materials are available during the timeline of the project.

4. Infrastructure Deterioration Risk: If the project is not funded by a RAISE grant, the street and some of the less stable infrastructure beneath it, such as the storm water drain or the culvert at the intersection of Grand Ave. and 4th St., will further deteriorate to the point of collapse. Either of these scenarios would place the Town in a perilous situation both physically and financially. Emergency repairs are much more costly than planned replacement and would place increased financial hardship on the Town's streets' budget which is only adequate to cover annual snowplowing and routine repairs.

Mitigation Strategy: Build the project as quickly as possible to forestall any increased deterioration.

Technical Capacity Assessment

The Town of Paonia has a highly qualified staff with experience managing large-scale grant-funded capital projects. The staff is led by Town Administrator, Stefen Wynn. Mr. Wynn moved to Paonia in July of 2023 after managing cities and towns in Florida and Indiana. Mr. Wynn was certified with the Indiana Office of Community and Rural Affairs to apply and manage Community Development Block Grants. He also managed a portfolio of eight projects valued at over \$6,000,000.00. Mr. Wynn has managed projects simultaneously with multiple funding types including state, private and Federal grants, tax increment financing, state revolving fund loans, and USDA Rural Development Loans.

Our primary contractor, SGM Engineering, has successfully completed 34 Federal projects in the last 5 years. They are currently the Town's engineer for streets. They designed and engineered the project and were an integral partner in all our dealings with CDOT and in meeting their requirements.

The Town's Accountants and Financial Advisors, Professional Management Solutions, has over 30 years of experience in governmental accounting, including federal and state grant reporting and tracking for single audits.

Mr. Wynn and the staff have dealt with and are fully aware of the requirements of Title VI/Civil Rights requirements and ADA requirements. All our materials will be purchased in compliance with Build America Buy America. The contractors hired for the project will be required to comply with all Davis-Bacon regulations.

This project is to be included in the Comprehensive Plan of the Town of Paonia which is due to be accepted in early 2025. It is included in the Paonia in Motion, Parks, Recreation and Trails Master Plan accepted by the Town in June 2022. The Safe Pathways for Paonia Project is also included in the Colorado Statewide Improvement Plan.

The Town of Paonia received two Federal Grants in 2024. A planning grant was from the USDOT for Safe Streets for All and a WaterSMART planning grant through the US Bureau of Reclamation. We are still in the contracting phase of these grants.

The Town has also received USDA loan funding which it has repaid in a timely fashion. It has received numerous Colorado Division of Local Affairs Grants for a variety of projects from sewer repairs to a Housing Needs Assessment, to a Code Revision. We have also received CDOT and Colorado Department of Health and the Environment grants which we have successfully delivered and have been asked to present about at conferences. We have successfully delivered on Brownfields grants, and a Great Outdoors Colorado Grant. We are currently implementing grants from the Colorado Water Conservation Board and the Colorado River District.

Benefit-Cost Analysis Narrative: for Safe Pathways for Paonia Project

A benefit-cost analysis (BCA) for the Safe Pathways for Paonia Project was completed, and the full analysis is included in the **BCA Calculations** spreadsheet. The primary goals of the Safe Pathways for Paonia Project include improvements in safety, health of citizens, a proactive approach to reduce maintenance costs and much needed correction of stormwater drainage.

For the BCA, a Build alternative was analyzed and compared to a No Build alternative. The Build alternative will completely reconfigure the intersection at 5th Street and Grand Ave. The current road will be demolished from 50 feet south of the intersection of 4th Street and Grand Ave to 425 feet north of the 5th and Grand intersection. In the process, a storm water drainage problem will be resolved with new construction at 4th and Grand. Between 4th Street and 5th Street, the “y” leg of the intersection will be eliminated and a “t” intersection constructed. The new street will be built from the base upward and new sidewalks, curbs and gutters installed with ADA crossings at all corners. Rectangular rapid action beacons will be installed at all crossings. Stormwater control will be installed.

The monetary benefit for this project is quantified in terms of safety, health benefits, project area collisions, roadway operations and maintenance and the amenity values of adding sidewalk, curb and gutters where there are none. The costs considered for the project include rebuilding of the intersection, subbase/base, surfacing, grading and stormwater drainage, sidewalk, curb and gutter, signal and lighting construction, as well as engineering fees and costs.

The benefits the project will deliver are several. It will eliminate the current “y” intersection which has no sidewalks or marked crosswalks and is confusing for active transportation users with a simplified “t” intersection. Increased pedestrian, bicycle, and vehicular traffic due to changes in school traffic patterns have elevated the number of accidents and near accidents here. The inclusion of ADA compliant sidewalks, painted street crossings, and pedestrian signals will provide safer pedestrian and bike crossing which is especially important given several schools, and businesses are located adjacent to this intersection. The improvements are projected to increase pedestrian and non-motorized travel through this intersection. It is also one of the two major accesses to the Town. Increases in tourist visitors has created a potential for accidents due to confusion. Remaking this intersection into a simple design will eliminate confusion for residents and visitors and promote safety for all.

There are also issues with the condition of the existing road. It needs repair and reconstruction that otherwise will cause failures in the next 3 -10 years. Poor underlying soils, poorly engineered construction (>30 years old), potholes and patchwork repairs, poor stormwater drainage and an irrigation culvert below the street contribute to excessive present and future costs. The project will include a total excavation of the old layers of roadway and proper engineering to accommodate traffic and stormwater runoff. It will also alleviate concerns about the integrity of an irrigation culvert and mitigate harms or costs related to existing infrastructure including to some Town residents and adjacent farms.

Due to the lack of curbs and gutters, stormwater flows randomly causing pooling and flooding. The stormwater also mixes with the Paonia Ditch Company’s irrigation water causing potential contamination. The project will include curbs and gutters and will engineer proper flow of

stormwater. Proper flow will reduce maintenance, provide safer crossings, and prevent contamination of the irrigation ditch. Repairs will also proactively address conditions that have resulted in flooding and damages to private properties.

Specific Benefits

Safety Benefits

Safety benefits are derived from the Build alternative and are estimated at a discounted total of \$19,350,198 and projected from 2026 through 2055, a 30-year time frame for the life of a construction project.

The No Build scenario crash numbers are based on crash data from the Colorado Department of Transportation for 4 blocks of Grand Ave. from 2018 to 2023, and on Town of Paonia Police Department statistics from 2024. The average number of crashes was determined based on these data. The cost of crashes is based on Table A-1b: Value of Reduced Fatal, Injury and PDO Crashes.

Assumptions in the No Build scenario are that the roadway is dangerous due to cyclists and other non-motorized vehicles weaving in and out of traffic because of no sidewalks, bike lanes or crosswalks. Pedestrians must walk in the roadway for the same reasons. Cars speed up as they enter the intersection according to Paonia Police Department reports. Visibility for cars entering the road from businesses on the street is limited and parking is unregulated. A new school configuration has resulted in increased traffic from all sources in the past 2 years.

Assumptions in the Build scenario are that the number of crashes on Grand is reduced by half, including fatal crashes. This is due to the inclusion of sidewalks, crosswalks, traffic crossing signals and signage, curb and gutter, changes in parking patterns and pedestrian behavior.

Operations and Maintenance Benefits

Net saving in operations and maintenance are estimated to be a discounted total of \$675,491 and are based on the following:

The No Build scenario is based on an asset inventory compiled for the Town in September 2021 by SGM, Inc. The pavement at the 5th and Grand intersection was given a PASER rating of 3 poor, exhibiting moderate to severe surface wear and defects such as reveling and polishing and indicated a potential for heave in the tested on-site materials. Costs were based on the roadway needing an overlay once every 5 years (USDOT FHWA-HIF-19-053 Date: June 2019, p.11, and SGM Engineering Geo-Tech Report, Dec 5, 2023) and cost estimates of asphalt based on 2023 dollars. It will also need crack sealing due to wet and frozen road conditions every 5 years (USDOT FHWA-HIF-19-053 Date: June 2019, p.11 and SGM Engineering Geo-Tech Report, Dec 5, 2023). The cost is based on estimated by Paonia Public Works in 2023 values. The Paonia Ditch culvert is assessed as in imminent danger of collapse and is estimated by the Paonia Public Works Director to cost \$600,000. It is estimated to possibly last until 2029.

In the Build scenario, the maintenance costs are reduced since the overlay need only be performed every 10 years (for roads in good condition based on USDOT FHWA-HIF-19-053

Date: June 2019, p.11) beginning in 2034. It will also need crack sealing 5 years after the overlay. This would begin in 2029.

Stormwater Runoff Benefits

Per the BCA Guidance Document, USDOT does not currently have recommended methodology for valuing reductions in stormwater runoff. We have considered some of the costs in the projections for Operations and Maintenance.

Amenity Benefits

At present there are no sidewalks in the project area. The benefit/cost of adding sidewalks was determined from *Planetizen, Completing Sidewalk Networks: Benefits and Costs*, <https://www.planetizen.com/blogs/124999-completing-sidewalk-networks-benefits-and-costs> August 6, 2023, p 4. The benefit/cost ration included in the article was 2.7. The ratio was multiplied by the cost of sidewalk construction from the Engineer's Estimate of Probable Costs (\$71,550) to arrive at the discounted benefit amount of \$193,185 per year.

Health Benefits

The current use of the intersection by pedestrians and cyclists is 240 per day (pedestrians 90 per day, cyclists 150 per day) based on traffic counts conducted for Colorado Department of Transportation grants in 2022 and 2023. The safety improvements will increase walking and ridership by 15% per day for an increased total of 36 (103.5 pedestrians per day, 172.5 cyclists per day). Using the recommended values per induced trip, the health benefits of the improvements will be \$1,796,342 over the 30-year life of the project.

Benefit Cost Analysis Results

Category	Value
Total Discounted Benefits	\$26,112,660
Total Discounted Costs	\$3,002,382
Net Present Value	\$23,110,278
Benefit Cost Ratio	8.70

The analysis of the Safe Pathways for Paonia Project indicates the build alternative has a benefit-cost ratio significantly greater than 1.0, meaning it is an economically beneficial projects. The benefits of the Safe Pathways for Paonia Project are estimated to be higher than the costs associated with the construction of the project. A more complete breakdown of both the project costs and benefits can be found in **BCA Calculations**.

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT9-1242-Benefit-Cost Analysis Calculations.xlsx



U.S. Department of Transportation

July 15, 2025

Congratulations! The project below was selected to receive an FY 2025 BUILD grant.

Project Name: Safe Pathways for Paonia Project

Applicant: Town of Paonia

State: CO: Colorado

BUILD Grant Award Amount: \$1,884,901

Estimated Total Project Costs: \$2,925,675

Project Description: This project will reconstruct the intersection at 5th Street and Grand Avenue, extending from 4th Street to approximately 200 feet north of the 5th Street intersection on Grand Avenue. The work will include installing sidewalks, curbs, gutters, and ADA-compliant curb ramps. Sidewalks will be extended to connect with existing sidewalks, crosswalks will be painted, and RRFB pedestrian signals will be installed. Grooved pavement will also be added to alert traffic to reduced speed limits and school crossings.

All grantees must execute a grant agreement with the USDOT. The FY 2025 grant agreement templates are available for preview and download through this [link](#). The Department expects all BUILD funding be obligated no later than September 30, 2029 and expended by September 30, 2034.

The USDOT Operating Administration (e.g. FHWA, FRA, MARAD, FTA) overseeing your project will contact you in the coming weeks regarding next steps to complete the relevant requirements before executing a grant agreement.

This letter does not authorize the applicant to incur costs to carry out the project. The execution of the grant agreement will obligate BUILD grant funding, making it available to reimburse eligible expenses for the awarded project. Unless authorized by USDOT in writing, any costs incurred prior to that obligation of funds for a project (i.e., "pre-award costs") are ineligible for reimbursement and may be ineligible to count towards non-Federal match requirements. This letter does not authorize pre-award costs to be eligible.

If you have any questions, please contact the BUILD Grants Team at BUILDgrants@dot.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Loren A. Smith, Jr.", with a long, sweeping horizontal stroke extending to the right.

Loren A. Smith, Jr.
Deputy Assistant Secretary for Transportation Policy
Office of the Secretary



Town of Paonia
214 Grand Avenue
Tuesday, June 24, 2025 6:30 PM
Town Board Minutes

Roll Call

Present:

Mayor Smith
Trustee Valentine
Trustee Czech
Trustee Heck
Trustee Hunter
Trustee Stelter

Absent:

Mayor Pro-Tem Swartz

Approval of Agenda

Trustee Hunter makes a motion to approve the agenda. Seconded by Trustee Stelter.

The motion carries unanimously.

Announcements

North Fork High School Thank You Letter

Press Release and Dismissal Order of Erik Gilbertson v Town of Paonia & Stefen Wynn

Mayor Smith gives highlights on listed announcements and congratulates Clerk Vetter on receiving a full scholarship for CMCA Institute.

Public Works Director Poulos thanks the homeowner on 4th Street for cutting back their tree branch on the parade route.

Public Comment

M. Gillette: comments about noise pollution.

R. Gillette: comments on Dark Skies ordinance.

Consent Agenda

- June 10, 2025 Regular Meeting Minutes
- 25-111 Friends of the Paradise Theater dba Paradise Theater Liquor License Renewal
- SEP 25-03 Liquor License Paonia Cherry Days July 4 & 5, 2025
- SEP 25-04 Liquor License Paonia Cherry Days - Top O' the Rockies BMW Rally July

23, 24, 25, 26 2025

- June 24, 2025 Disbursements

Trustee Stelter makes a motion to accept the Consent Agenda. Seconded by Trustee Heck.

The motion carries unanimously.

Staff Reports

Town Administrator Wynn goes over his second quarter report including ADA Robots, ADA Transition Plan, 5th & Grand Realignment, 2 MG Tank Rehabilitation, Water Capital Improvement Plan Phase 1, funding updates, Western Water Loop Replacement Project, Gilbertson v Town of Paonia & Stefen Wynn, and Safe Streets for All Design Grant.

Actions & Presentations 18:00 in Otter

Item #1 - Resolution 2025-15 Fee Schedule

Town Administrator Wynn gives an overview of the Ad Hoc Special Events Committees discussions and changes.

Discussion includes banners, street closure, conflicting events

Public Comment:

J. Dervin-Ackerman: comments on banners, street closure deposit.

Trustee Hunter makes a motion to amend Administrative Fees schedule, section on Banner Fees, to read “\$50 per event, for two weeks before the event, but must be down no later than two weeks after the event. An additional \$100 (\$150 total) for banners at Town properties other than the 3rd and Grand intersection. Eligible for Sponsorship in Lieu of Fees pursuant to PMC section 6-5-60. Seconded by Trustee Stelter.

The motion carries unanimously.

Trustee Hunter makes a motion to amend Administrative Fees schedule, section on Street Closure Permits, to spell “calculation” correctly and to use the same language from the section on Park Rental Fees (Large Group) for deposits in the Street Closure Permit section. Seconded by Trustee Stelter.

The motion carries unanimously.

Trustee Hunter makes a motion to approve Resolution 15-2025 Fee Schedule as amended. Seconded by Trustee Stelter.

The motion carries unanimously.

Item #2 - Consideration on Levels of Service for Water Customers and Issues on Private Property

Town Administrator Wynn gives an overview of what brought this issue to the Board and at what point and level the Town Administrator should be involved and at what point staff is able to remove themselves from what they see has been determined to be a private issue.

Public Comment:

M. Brezonick: asks a question on the source of storm water, comments on the property water.

C. Jankiewicz: comments on the issue and the procedure used to notify him.

L. Heidrick: comments on the listing and pictures she found from the listing.

Trustee Hunter asks the Town Attorney for his advice.

Board discussion includes storm water, irrigation, sump pumps, leak detection, levels of service, process for the due diligence complete, process for the Town informing owner that it isn't a Town issue, surveying neighbors, no alarms at treatment plant, and chlorine testing.

Trustee Hunter makes a motion to instruct Staff to consider a service request closed when Staff feels they have exhausted all appropriate avenues, consulted the Town Attorney as to any additional legal requirements, and if no further requirements are found, to provide a letter the effected party that the request has been closed. Seconded by Trustee Czech.

The motion carries unanimously.

Mayor & Trustee Reports

No reports.

Adjournment

Mayor Smith adjourned the meeting at 8:06 PM.

Samira M. Vetter, Town Clerk

Paige Smith, Mayor



Town of Paonia
214 Grand Avenue
Thursday, July 3, 2025 4:30 PM
Emergency Town Board Minutes

Record of Proceedings

Mayor Smith calls the meeting to order at 4:30 PM.

Roll Call

Present:

Mayor Smith

Mayor Pro-Tem Swartz

Trustee Czech

Trustee Heck

Trustee Stelter

Absent:

Trustee Hunter

Trustee Valentine

Approval of Agenda

Mayor Pro-Tem Swartz makes a motion to approve the agenda. Seconded by Trustee Heck.

The motion carries unanimously.

Actions & Presentations

Emergency Fire Restrictions

Town Administrator Wynn provides background information on the need for the special meeting and guidance on how to rescind if the resolution on water restrictions is passed.

Mayor Pro-Tem Swartz makes a motion to adopt resolution number 16-2025, a Resolution of the Board of Trustees of the Town of Paonia Enacting Stage 1 Fire Restrictions Within the Paonia Town Limits. Seconded by Trustee Czech.

The motion carries unanimously.

Ratification of Resolution 16-2025 completed on July 8, 2025, Regular Board meeting.

Adjournment

Mayor Smith adjourns the meeting at 4:34 PM.

Samira M. Vetter, Town Clerk

Paige Smith, Mayor



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consent Agenda • Liquor License: Pickin' in the Park
SUBMITTED BY:	Ruben Santiago – Deputy Clerk
DATE:	07/18/2025
BACKGROUND:	Finding of Facts: • Special Event Permit paperwork is in the possession of the Town Clerk. • The local fees were paid. A copy of the payment receipt and checks are in the custody of the Town Clerk. • The Administrative Offices have no issues or concerns. • The Police Department has no issues or concerns. • The Public Works department has no issues or concerns.
BUDGET:	\$200.00 to – 10-32-01 – Liquor Licenses.
RECOMMENDATION:	All legal requirements have been met for this Special Event Liquor Permit.
ATTACHMENT:	• 20250618 NFVCC - Pickin Banner Permit_Redacted.pdf • 20250701 NFVCC - Pickin SEP Application_Redacted.pdf • 20250718 - NFVCC - Pickin Poster Pic.pdf • CO SOS Certificate of Good Standing on 9-8-23.pdf • PITP25 - Alcohol Control Zone 250718.pdf • 20250717 - NFVCC - Pickin Receipts.pdf

Town of Paonia

Temporary Banner Permit

Organization Name: North Fork Valley Creative Coalition
Address: 426 Delta Ave Paonia Co 81428
Contact Person: Jess Perrin-Ackerman Telephone #: [REDACTED]

Event: Pickin in the Park Date(s): ~~Aug 7-14, 21, 28~~ July 28 - Aug 29
This permit is good for local events only.
Organization must be registered non-profit.
\$50.00

Banner Specifications:

- ☒ Not to exceed 3 Foot Height x 16 Foot Length
 - ☒ Must have air holes
 - ☒ Installation performed by applicant — performed by town per Stefen
- twin lakes installation

(Note: The Applicant agrees to indemnify and hold harmless the Town, and its officers and its employees, from and against any and all liability, claims, demands, and expenses, including court costs and attorney fees, on account of any injury, loss, or damage, which arise out of or are in any manner connected with the services to be provided under this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, or other fault of the Applicant, any subcontractor of the Applicant, or any officer, employee, or agent of the Applicant or any subcontractor of the Applicant. Applicant further waives and releases the Town, and its officers and its employees, from any and all liability, claims, demands, and expenses, including court costs and attorney fees, on account of any injury, loss, or damage, which Applicant may suffer and which arise out of or are in any manner connected with the services to be provided under this Agreement.)

Banners may be installed up to two (2) weeks prior to event and must be removed no later than five (5) days after the event.

I, the undersigned, hereby agree to all terms and conditions set forth herein.
Failure to comply may result in the inability to apply for future permits.

Applicant Signature: [Signature]

Date: 6/18/25

Town of Paonia Use Only		
☐ Approved	☐ Denied	Date: _____
Signed: _____		

Applications will not be accepted more than 60 days in advance of the event date and will not be processed and/or dates blocked out until a COMPLETE application and all fees have been received by the Town of Paonia.

Rec: 7-17-25-125

Departmental Use Only

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- ☐ Social ☐ Athletic ☒ Philanthropic Institution
☐ Fraternal ☐ Chartered Branch, Lodge or Chapter ☐ Political Candidate
☐ Patriotic ☐ National Organization or Society ☐ Municipality Owned Arts Facilities
☐ Political ☐ Religious Institution

LIAB Type of Special Event Applicant is Applying for:

2110 ☒ Malt, Vinous And Spirituous Liquor \$50.00 Per day

2170 ☐ Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

North Fork Valley Creative Coalition

Mailing Address of Organization or Political Candidate

PO Box 143

City

Paonia

State

CO

ZIP Code

81428

Address of Place to Have Special Event

708 4th Street - Paonia town Park

City

Paonia

State

CO

ZIP Code

81428

Authorized Representative of Qualifying Organization or Political Candidate

Jess Dervin - Ackerman

Date of Birth (MM/DD/YY)

[REDACTED]

Phone Number

[REDACTED]

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

[REDACTED]

City

Paonia

State

CO

ZIP Code

81428

Event Manager

Sally Kane

Date of Birth (MM/DD/YY)

[REDACTED]

Phone Number

[REDACTED]

Event Manager Home Address

[REDACTED]

City

Paonia

State

CO

ZIP Code

81428

Email Address of Event Manager

nfvcreativecoalition@gmail.com

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☒ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes, How many days?

[REDACTED]

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☒ No ☐ Yes, License Number

[REDACTED]

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☒ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date 08/07/25	Date 08/14/25
From: 5pm	From: 5pm
To: 10pm	To: 10pm
Date 08/21/25	Date 08/28/25
From: 5pm	From: 5pm
To: 10pm	To: 10pm
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Executive Director

Signature

[Handwritten Signature]

Date (MM/DD/YY)

07/13/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

Total

-750 (999) \$.00



NOTICE
PURSUANT TO THE LIQUOR LAWS
OF COLORADO

_____ HAS REQUESTED THE LICENSING
OFFICIALS OF _____
TO LICENSE AT: _____
HEARING ON APPLICATION TO BE HELD AT: _____

TIME AND DATE: _____
DATE OF APPLICATION: _____ 20____
BY ORDER OF: _____
OFFICERS: _____

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

North Fork Valley Creative Coalition, Inc

is a

Nonprofit Corporation

formed or registered on 08/04/2012 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20121427405 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/06/2023 that have been posted, and by documents delivered to this office electronically through 09/08/2023 @ 14:00:00 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 09/08/2023 @ 14:00:00 in accordance with applicable law. This certificate is assigned Confirmation Number 15305480 .

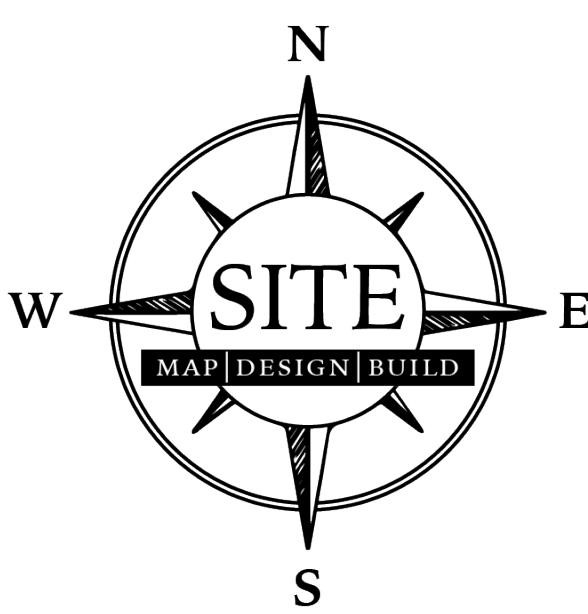
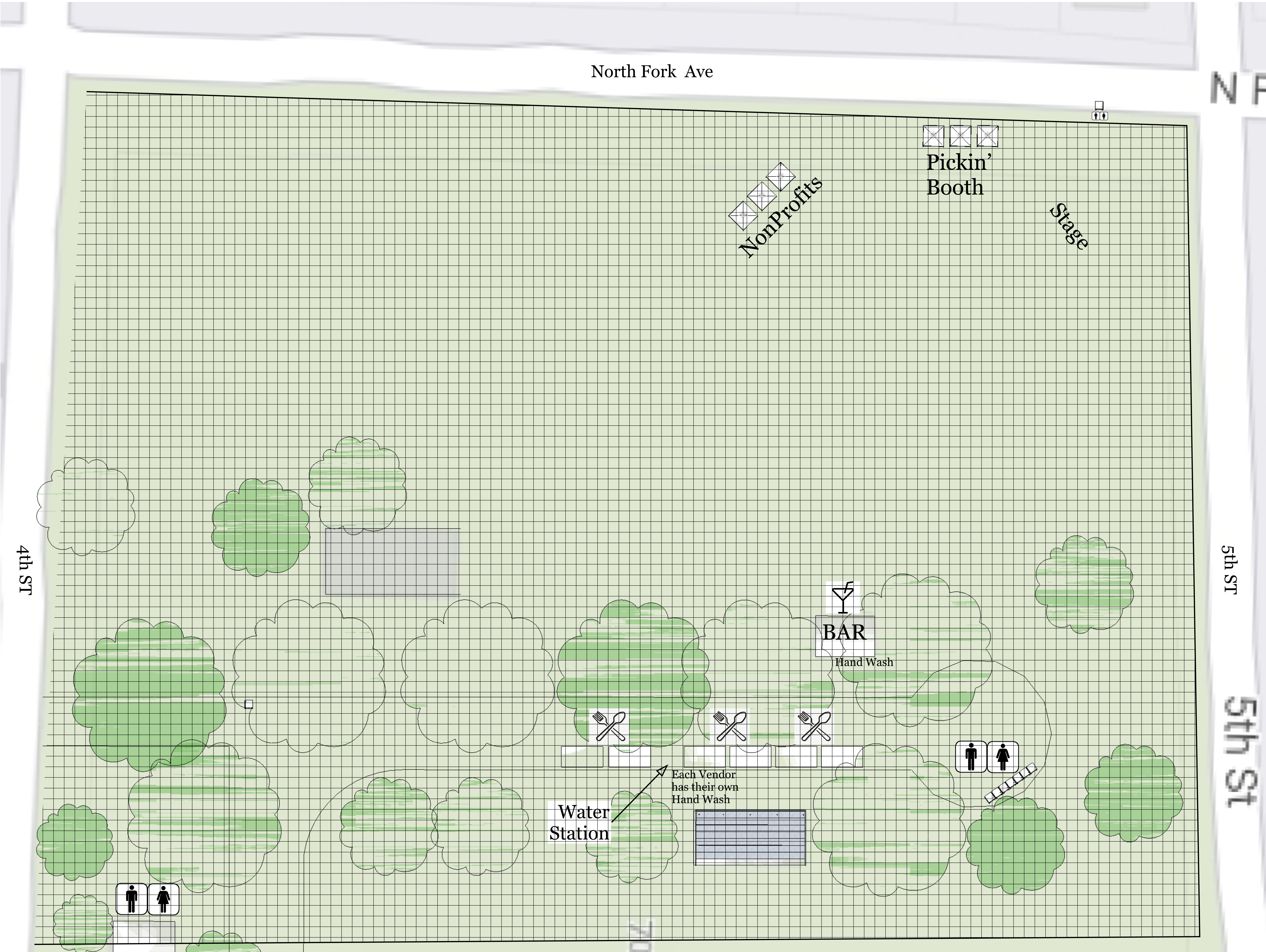


Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Site MDB
47 Pan American Ave
Paonia, CO 81428
Tel: 720.320.8987

Pickin' In the Park 2025

Alcohol Control Zone

A_{0.1}

RECEIPT

Town of Paonia

214 Grand Avenue
Paonia CO 81428
970-527-4101

NO. **359942**

DATE **7-16-25**

RECEIVED FROM North Fork Valley Creative Coalition \$ **150** ⁰⁰

DOLLARS

FOR Pickin Banner Permit

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

- ☐ CASH
☒ CHECK
☐ CREDIT CARD
☐ MONEY ORDER

BY Morgan Taylor

RECEIPT

Town of Paonia

214 Grand Avenue
Paonia CO 81428
970-527-4101

NO. **359941**

DATE **7-16-2025**

RECEIVED FROM North Fork Valley Creative Coalition \$ **200** ⁰⁰

DOLLARS

FOR Pickin Liquor License

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

- ☐ CASH
☒ CHECK
☐ CREDIT CARD
☐ MONEY ORDER

BY Morgan Taylor

KS. PS

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
AB ELECTRIC LLC								
1357	AB ELECTRIC LLC	960	Town Park Electrical Compliance	07/07/2025	6,763.38		10-46-22 REPAIRS & MAINTENANCE	07/31/2025
1357	AB ELECTRIC LLC	965	Town Park Irrigation Pump	07/07/2025	545.86		10-46-22 REPAIRS & MAINTENANCE	07/31/2025
Total AB ELECTRIC LLC:					7,309.24			
ADP, INC								
1352	ADP, INC	695313234	Payroll Bundle	07/11/2025	58.14		10-41-20 LEGAL, ENGINEERING & PR	07/31/2025
1352	ADP, INC	695313234	Payroll Bundle	07/11/2025	26.92		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
1352	ADP, INC	695313234	Payroll Bundle	07/11/2025	26.92		70-51-20 LEGAL, ENGINEERING & PR	07/31/2025
1352	ADP, INC	695313234	Payroll Bundle	07/11/2025	26.91		80-52-20 LEGAL, ENGINEERING & PR	07/31/2025
1352	ADP, INC	695313234	Payroll Bundle	07/11/2025	67.83		10-42-20 LEGAL, ENGINEERING & PR	07/31/2025
Total ADP, INC:					206.72			
All Copy Products Inc								
1268	All Copy Products Inc	5035084875	Printing Services	07/11/2025	132.07		10-41-31 DUES & SUBSCRIPTIONS	07/31/2025
1268	All Copy Products Inc	5035084875	Printing Services	07/11/2025	132.07		60-50-30 PUBLISHING & ADS	07/31/2025
1268	All Copy Products Inc	5035084875	Printing Services	07/11/2025	132.07		70-51-31 DUES & SUBSCRIPTIONS	07/31/2025
1268	All Copy Products Inc	5035084875	Printing Services	07/11/2025	132.07		80-52-31 DUES & SUBSCRIPTIONS	07/31/2025
Total All Copy Products Inc:					528.28			
Bachran, Mary								
1045	Bachran, Mary	JULY STATEM	July Grant Writting	07/01/2025	437.50		10-41-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Bachran, Mary:					437.50			
Blades Group, LLC								
1462	Blades Group, LLC	18048859	2nd St Patch/Asphalt, 2025-PW-0	06/30/2025	2,013.00		10-45-16 OPERATING SUPPLIES	07/31/2025
Total Blades Group, LLC:					2,013.00			
Bruin Waste								
1307	Bruin Waste	609211	Portable Toilet	06/25/2025	99.75		60-50-24 RENTALS	07/31/2025
1307	Bruin Waste	609215	Portable Toilet	07/25/2025	115.50		70-51-24 RENTALS	07/31/2025
Total Bruin Waste:					215.25			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Caselle, Inc								
21	Caselle, Inc	INV-08897	ADMIN - CASELLE SUPPORT	07/01/2025	252.50	10-41-33	DATA PROCESSING	07/31/2025
21	Caselle, Inc	INV-08897	PD - CASELLE SUPPORT	07/01/2025	252.50	10-42-33	Data Processing	07/31/2025
21	Caselle, Inc	INV-08897	WATER - CASELLE SUPPORT	07/01/2025	505.00	60-50-33	DATA PROCESSING	07/31/2025
21	Caselle, Inc	INV-08897	WW - CASELLE SUPPORT	07/01/2025	505.00	70-51-33	DATA PROCESSING	07/31/2025
21	Caselle, Inc	INV-08897	SANITATION - CASELLE SUPPO	07/01/2025	505.00	80-52-33	DATA PROCESSING	07/31/2025
Total Caselle, Inc:					2,020.00			
CIRSA								
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	1,012.87	10-41-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	14,754.96	10-42-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	1,289.45	10-45-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	1,922.57	10-46-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	6,053.87	60-50-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	2,036.45	70-51-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	INV1002056	Quarterly Invoice - Insurance Cov	07/01/2025	1,289.45	80-52-27	INSURANCE & BONDS	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	126.30	10-41-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	2,411.34	10-42-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	1,404.40	10-45-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	356.32	10-46-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	622.36	60-50-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	416.20	70-51-10	WORKMENS COMPENSATIO	07/31/2025
23	CIRSA	WINV1000553	Worker's Compensation Coverage	07/01/2025	2,052.88	80-52-10	WORKMEN'S COMP	07/31/2025
Total CIRSA:					35,749.42			
CivicPlus								
995	CivicPlus	340010	Annual State Law Ref Linking Rev	08/31/2025	413.44	10-41-31	DUES & SUBSCRIPTIONS	07/31/2025
Total CivicPlus:					413.44			
Colorado Complete Clean LLC								
1450	Colorado Complete Clean LLC	1254	Admin	07/07/2025	800.00	10-41-20	LEGAL, ENGINEERING & PR	07/31/2025
1450	Colorado Complete Clean LLC	1254	PD	07/07/2025	200.00	10-42-20	LEGAL, ENGINEERING & PR	07/31/2025
1450	Colorado Complete Clean LLC	1254	Water	07/07/2025	200.00	60-50-20	LEGAL, ENGINEERING & PR	07/31/2025
1450	Colorado Complete Clean LLC	1254	Sewer	07/07/2025	200.00	70-51-20	LEGAL, ENGINEERING & PR	07/31/2025
1450	Colorado Complete Clean LLC	1254	Trash	07/07/2025	200.00	80-52-20	LEGAL, ENGINEERING & PR	07/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total Colorado Complete Clean LLC:					1,600.00			
Delta County Independent (DCI)								
39	Delta County Independent (DCI)	ANNUAL SUB	Annual Subscription July 2025	07/01/2025	30.25		10-41-31 DUES & SUBSCRIPTIONS	07/31/2025
39	Delta County Independent (DCI)	ANNUAL SUB	Annual Subscription July 2025	07/01/2025	30.25		60-50-31 DUES & SUBSCRIPTIONS	07/31/2025
39	Delta County Independent (DCI)	ANNUAL SUB	Annual Subscription July 2025	07/01/2025	30.25		70-51-31 DUES & SUBSCRIPTIONS	07/31/2025
39	Delta County Independent (DCI)	ANNUAL SUB	Annual Subscription July 2025	07/01/2025	30.25		80-52-31 DUES & SUBSCRIPTIONS	07/31/2025
Total Delta County Independent (DCI):					121.00			
Delta County Landfill								
56	Delta County Landfill	JUNE STATEM	June landfill dump fee	06/30/2025	4,405.50		80-52-42 LANDFILL FEES	07/31/2025
Total Delta County Landfill:					4,405.50			
Earthworx Excavation, LLC								
1431	Earthworx Excavation, LLC	PAY APPLICAT	2MG Tank Rehab - Pay Applicatio	06/25/2025	18,685.16		60-50-72 CAP OUTLAY-Water Tank Reli	07/31/2025
Total Earthworx Excavation, LLC:					18,685.16			
Empower Trust Company LLC								
1190	Empower Trust Company LLC	1315610440	Retirement Plan PPE	07/11/2025	3,854.51		10-0220 RETIREMENT PLAN	07/31/2025
Total Empower Trust Company LLC:					3,854.51			
Fire & Police Pension Assn.								
63	Fire & Police Pension Assn.	06212025 TO 0	PD Pension 2025.7.4	07/09/2025	4,796.42		10-0219 FPPA	07/31/2025
Total Fire & Police Pension Assn.:					4,796.42			
Green Analytical Laboratories								
1246	Green Analytical Laboratories	2506292	Water Testing	06/30/2025	450.00		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
1246	Green Analytical Laboratories	2506346	Lead & Copper Testers	07/11/2025	1,240.00		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Green Analytical Laboratories:					1,690.00			
Hartman Brothers Inc.								
77	Hartman Brothers Inc.	446549	Welding tips for dumpsters	06/05/2025	194.31		80-52-25 SHOP EXPENSE	07/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total Hartman Brothers Inc.:					194.31			
HIGH COUNTRY PRINTING & GRAPHICS, INC.								
81	HIGH COUNTRY PRINTING & G	20066	Nicki Business Cards	07/15/2025	13.92		60-50-15 OFFICE SUPPLIES	07/31/2025
81	HIGH COUNTRY PRINTING & G	20066	Nicki Business Cards	07/15/2025	13.93		70-51-15 OFFICE SUPPLIES	07/31/2025
81	HIGH COUNTRY PRINTING & G	20066	Nicki Business Cards	07/15/2025	13.93		80-52-15 OFFICE SUPPLIES	07/31/2025
Total HIGH COUNTRY PRINTING & GRAPHICS, INC.:					41.78			
Mesa County Public Health Regional Lab								
763	Mesa County Public Health Regio	14812	Water Testing	07/03/2025	25.00		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
763	Mesa County Public Health Regio	14829	Water Testing	07/03/2025	25.00		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Mesa County Public Health Regional Lab:					50.00			
NAPA - Paonia Auto Parts								
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Park Ditch Box	06/30/2025	2.99		10-46-22 REPAIRS & MAINTENANCE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Jordan's Truck	06/30/2025	15.71		60-50-23 VEHICLE EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	jordan's Truck	06/30/2025	15.71		70-51-23 VEHICLE EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	1 Ton Dump	06/30/2025	6.05		10-45-23 VEHICLE EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	19.79		10-45-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	19.80		10-46-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	19.80		80-52-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	12.13		10-45-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	12.13		10-46-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Welding Truck	06/30/2025	12.14		80-52-25 SHOP EXPENSE	07/31/2025
122	NAPA - Paonia Auto Parts	JUNE 2025 ST	Old Blue Mower	06/30/2025	17.89		10-46-22 REPAIRS & MAINTENANCE	07/31/2025
Total NAPA - Paonia Auto Parts:					154.14			
Nazareus Stack & Wombacher LLC								
1456	Nazareus Stack & Wombacher L	7543	Hidden Valley HOA communicatio	07/02/2025	2,448.00		60-50-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Nazareus Stack & Wombacher LLC:					2,448.00			
North Fork Service (Reedy's)								
141	North Fork Service (Reedy's)	JUNE 2025 AD	Admin June 2025 Fuel	06/01/2025	40.00		10-41-23 VEHICLE EXPENSE	07/31/2025
141	North Fork Service (Reedy's)	JUNE PUBLIC	Public Works June 2025 fuel	06/01/2025	275.14		60-50-23 VEHICLE EXPENSE	07/31/2025
141	North Fork Service (Reedy's)	JUNE PUBLIC	Public Works June 2025 fuel	06/01/2025	275.15		10-45-23 VEHICLE EXPENSE	07/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
141	North Fork Service (Reedy's)	JUNE PUBLIC	Public Works June 2025 fuel	06/01/2025	275.15		10-46-23 VEHICLE EXPENSE	07/31/2025
141	North Fork Service (Reedy's)	JUNE PUBLIC	Public Works June 2025 fuel	06/01/2025	275.14		80-52-23 VEHICLE EXPENSE	07/31/2025
141	North Fork Service (Reedy's)	JUNE PUBLIC	Public Works June 2025 fuel	06/01/2025	275.15		70-51-23 VEHICLE EXPENSE	07/31/2025
Total North Fork Service (Reedy's):					1,415.73			
Phonz +								
499	Phonz +	18758	Cyber Power 1175	07/11/2025	35.99		10-41-74 MACHINERY & EQUIPMENT	07/31/2025
499	Phonz +	18758	Cyber Power 1175	07/11/2025	35.99		10-42-74 MACHINERY & EQUIPMENT	07/31/2025
499	Phonz +	18758	Cyber Power 1175	07/11/2025	35.99		60-50-77 MACHINERY & EQUIPMENT	07/31/2025
499	Phonz +	18758	Cyber Power 1175	07/11/2025	35.99		70-51-77 MACHINERY & EQUIPMENT	07/31/2025
499	Phonz +	18758	Cyber Power 1175	07/11/2025	35.99		80-52-77 MACHINERY & EQUIPMENT	07/31/2025
Total Phonz +:					179.95			
Rhinehart Oil Co.								
1224	Rhinehart Oil Co.	136220CT	June 2025 bulk fuel	06/30/2025	175.37		10-45-23 VEHICLE EXPENSE	07/31/2025
1224	Rhinehart Oil Co.	136220CT	June 2025 bulk fuel	06/30/2025	175.38		70-51-23 VEHICLE EXPENSE	07/31/2025
1224	Rhinehart Oil Co.	136220CT	June 2025 bulk fuel	06/30/2025	175.38		60-50-23 VEHICLE EXPENSE	07/31/2025
Total Rhinehart Oil Co.:					526.13			
Robert's Enterprises Inc								
145	Robert's Enterprises Inc	BILL DATE 7.9.	Kirbys Dumpster Pickup	07/09/2025	126.00		80-52-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Robert's Enterprises Inc:					126.00			
Roop Excavating LLC								
931	Roop Excavating LLC	R25-089	Wastewater Set Aerator in Pond	06/27/2025	2,019.21		70-51-24 RENTALS	07/31/2025
Total Roop Excavating LLC:					2,019.21			
Safety-Kleen Corp								
148	Safety-Kleen Corp	97261131	Parts Washer / Maintenance	06/26/2025	77.28		10-45-25 SHOP EXPENSE	07/31/2025
148	Safety-Kleen Corp	97261131	Parts Washer / Maintenance	06/26/2025	77.28		10-46-25 SHOP EXPENSE	07/31/2025
148	Safety-Kleen Corp	97261131	Parts Washer / Maintenance	06/26/2025	77.28		80-52-25 SHOP EXPENSE	07/31/2025
148	Safety-Kleen Corp	97261131	Parts Washer / Maintenance	06/26/2025	77.28		60-50-25 SHOP EXPENSE	07/31/2025
148	Safety-Kleen Corp	97261131	Parts Washer / Maintenance	06/26/2025	77.29		70-51-25 SHOP EXPENSE	07/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total Safety-Kleen Corp:					386.41			
TDS Telecom								
156	TDS Telecom	JULY STATEM	June 2025 Waterplant internet	07/10/2025	236.67		60-50-29 TELEPHONE & INTERNET	07/31/2025
Total TDS Telecom:					236.67			
The UPS Store #5734								
1256	The UPS Store #5734	06.26.2025	Shipping	06/25/2025	59.32		70-51-17 POSTAGE	07/31/2025
1256	The UPS Store #5734	07012025	Postage	07/01/2025	207.98		70-51-17 POSTAGE	07/31/2025
Total The UPS Store #5734:					267.30			
US BANK								
1343	US BANK	LOAN REPAY	Loan Repayment	07/01/2025	122,531.35		60-50-50 Water Power Authority Loan	07/31/2025
Total US BANK:					122,531.35			
Wilmore & Company Inc								
177	Wilmore & Company Inc	12136	Park Trail Easement	07/02/2025	1,230.00		10-46-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Wilmore & Company Inc:					1,230.00			
WRIGHT WATER ENGINEERS, INC.								
1385	WRIGHT WATER ENGINEERS, I	73482	Hydrogeological Study	06/26/2025	1,302.00		60-50-74 GRANT WATERSMART	07/31/2025
1385	WRIGHT WATER ENGINEERS, I	73507	hydrogeological Study	07/08/2025	1,285.50		60-50-99 CAPITAL OUTLY-Raw Water M	07/31/2025
Total WRIGHT WATER ENGINEERS, INC.:					2,587.50			
Xpress Bill Pay								
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	7.19		10-41-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	14.39		10-42-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	14.39		10-43-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.97		60-50-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.97		70-51-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.95		80-52-31 DUES & SUBSCRIPTIONS	07/31/2025
Total Xpress Bill Pay:					143.86			

Duplicate

Town of Paonia

Payment Approval Report - Board of Trustees Disbursement Approval
Report dates: 7/1/2025-7/31/2025Page: 6
Jul 17, 2025 04:51PM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total Safety-Kleen Corp:					386.41			
TDS Telecom								
156	TDS Telecom	JULY STATEM	June 2025 Waterplant internet	07/10/2025	236.67		60-50-29 TELEPHONE & INTERNET	07/31/2025
Total TDS Telecom:					236.67			
The UPS Store #5734								
1256	The UPS Store #5734	06.26.2025	Shipping	06/25/2025	59.32		70-51-17 POSTAGE	07/31/2025
1256	The UPS Store #5734	07012025	Postage	07/01/2025	207.98		70-51-17 POSTAGE	07/31/2025
Total The UPS Store #5734:					267.30			
US BANK								
1343	US BANK	LOAN REPAY	Loan Repayment	07/01/2025	122,531.35		60-50-50 Water Power Authority Loan	07/31/2025
Total US BANK:					122,531.35			
Wilmore & Company Inc								
177	Wilmore & Company Inc	12136	Park Trail Easement	07/02/2025	1,230.00		10-46-20 LEGAL, ENGINEERING & PR	07/31/2025
Total Wilmore & Company Inc:					1,230.00			
WRIGHT WATER ENGINEERS, INC.								
1385	WRIGHT WATER ENGINEERS, I	73482	Hydrogeological Study	06/26/2025	1,302.00		60-50-74 GRANT WATERSMART	07/31/2025
1385	WRIGHT WATER ENGINEERS, I	73507	hydrogeological Study	07/08/2025	1,285.50		60-50-74 GRANT WATERSMART	07/31/2025
Total WRIGHT WATER ENGINEERS, INC.:					2,587.50			
Xpress Bill Pay								
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	7.19		10-41-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	14.39		10-42-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	14.39		10-43-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.97		60-50-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.97		70-51-31 DUES & SUBSCRIPTIONS	07/31/2025
1436	Xpress Bill Pay	INV-XPR02581	Xpress Processing	06/30/2025	35.95		80-52-31 DUES & SUBSCRIPTIONS	07/31/2025
Total Xpress Bill Pay:					143.86			

Coding corrected

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Grand Totals:					218,583.78			

Board Meeting Date: _____

Town Administrator: _____

Finance Committee/Mayor: _____

Finance Committee/Trustee: _____

Trustees: _____

Date Reviewed: _____

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
TOWN ADMINISTRATOR'S OFFICE						
Personnel Policy and Handbook Updates	The Town recently contracted with New Focus HR to begin the process of updating personnel policies and the employee handbook	Staff Time	7.17.23	8.23.2024	Communications and Records Management; Transparent, Secure and Accurate Financial and Administrative Systems; Organizational Excellence and Staff Development	9.17.2024
Ordinance for Consecutive Systems (Water Companies)/Agreements with Water Companies	At a minimum an agreement with water companies that describes expectations from the town, expectations from the water companies/subdivisions, indemnification, and insurance requirements should be considered to reduce liability to the town. Further discussion with the Water Attorney is necessary. Standardized IGA with Water Companies with clauses for maintenance and increasing bulk water rates for non-compliance/if Water Company chooses to have the town complete maintenance. Town Attorney working on Draft Agreement for Hidden Valley water company. Multiple Water Companies have requested formalized agreements with the Town. Hidden Valley has replied that they do not want to enter into a new agreement with the Town but would rather add a supplement to the agreement with the Town taking on additional responsibilities for meter reading and billing without fixing or repairing their system. Being Considered with Code Revision from Sustainable Futures. Collaborative Approach to Consecutive Systems TBD September - December. Creation of Paonia Water System Coalition, TBD August 2025. With a water attorney on staff, we can now schedule with Consecutive Water Systems for a coalition.	Staff Time (for actual agreements there will be a fee from attorney review TBD)	7.11.23	7.18.2025	Pristine Infrastructure and Critical Facilities; Communications and Records Management	
Code Re-Write	If funded by DOLA grant, then an RFP will need to be issued to meet the competitive bid requirement. Scheduled a phone call with a separate consulting firm to get a budget figure on price for DOLA grant for 8.28.23, once budget price received, will submit to DOLA for their consideration. Received Council Approval for \$25,000 Match from DOLA Admin Grant on 9.14.23. Submission of Grant on 9.15.23. Resubmitted Grant information to DOLA on 11.22.23. RFQ will be live in 2024 after grant funding is awarded and approved. RFP will be made live on 2.5.24 RFP Consultant selection/decision being made on 4.23.2024. Work has begun on code rewrite, sustainable futures selected as consultant. Special Meeting held on 8/20/2024 for feedback from Trustees on Code Rewrite. Need to ask for extension on the project from DOLA. Consultant is awaiting completion of Comprehensive Plan to finalize code adjustments as of 1.22.2025. The Comprehensive Plan has been submitted to the consultant so that the code rewrite can restart.	\$38,000	7.11.23	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems; Communication and Records Management	
Chase ink Credit Account	Submitted a letter to Chase Card Services to get control of the online banking account for the Chase ink Credit Card. Would like to see if any cashback rewards have been earned, and if so, where are they. Continue to get control of Chase Bank Credit Cards - will need to travel to Telluride and visit Chase Banker in person. Form has been signed by former finance director and signed by myself and sent to Chase Bank for final approval. Awaiting Chase Banks response. Chase Bank denied the change of ownership and awaiting for further action. Chase bank sent a letter on 7.6.2025 stating that if the card isn't used in fifty days that it will be canceled.	Staff Time	7.28.23	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems	
Creation of a Municipal Comprehensive Emergency Management Plan	Town staff have worked closely with a county-wide Hazard Mitigation Plan with Delta County Emergency Management and as approved by FEMA and state regulators. The Town needs a specific emergency management plan to the town for continuity of operations. This will be the winter activity for the Town Administrator after the budget is complete.	Staff Time	1.1.2025	7.18.2025	Organizational Excellence and Staff Development; Communications and Records Management; Safe and Resilient Community	

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Sort/Dispose of Box of Outdated Bank Info	Old checks, old accounts were found in the vault that date back decades. The accounts are no longer active and the box needs to be reviewed and destroyed.	Staff Time	2/5/2025	7.18.2025	Communication and Records Management	
FINANCE DEPARTMENT						
Add Community Development Module to Caselle	Board of Trustees approved a new module with Caselle for Community Development to track all permits issued by the town. Final step is building forms such as certificate of occupancy, event permits, etc. On the last step for setting this up, permit templates. Ran into Caelle issues but should be resolved now. In process of trying to reschedule when all key staff are available for training. Forms are done, waiting on property conversion. Community Development Module is up and running. Building records are being input into the system. The system records, applications, plan reviews, permits, inspections and certificates of occupancy. The Town has never had a system like this since its inception.	≈\$20,000 with recurring annual costs (already paid, implementation is beginning)	7.1.24	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems	
Add Purchase Order module with Caselle	With the adoption of a Purchasing Manual in September, the new process will include a three-way match requirement for purchase orders. Current purchase orders are tracked on a spreadsheet, but with the module they'll be tracked in Caselle. Requisitions/Purchase Order package has been purchased and is in initial setup. Module has been adding, working implementing with the new year. First PO being made if process runs smoothly can consider project complete. Purchase order system has been implemented in Caselle.	≈\$3,000 with recurring annual costs (already paid, implementation is beginning)	8.1.2024	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems	
Meter Updates in Caselle	Working with Public Works department to check meter ids, endpoints in Caselle and change as many as possible to radio read. No recent meter changes due to sever cold. Project to resume in spring.	Time and Materials, each meter installation cost is ≈\$1,400	5.27.24	1.22.2025	Pristine Infrastructure and Critical Facilities; Transparent, Secure and Accurate Financial and Administrative Systems	
Documenting Accounting and Utility Processes	Recording processes for water meter read input, utility billing, red tags, disbursement approval, printing checks for approved disbursements and other departmental tasks. Major department duties have been documented. Checking for smaller or new processes that still might need documentation. Payroll and Permits processes identified as needing to be documented as well. Progressing on both of these. Processes are continually updated and recorded for future use of Caselle system and to ensure continuity of operations if turnover were to happen.	Staff Time	7.1.24	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems; Communication and Records Management	
Caselle Vendor Record Clean Up	Outdated vendors need to be closed out. Make sure all current and new vendors are set up correctly and have accurate W9 information on file. Handful of vendors updated. Making slow progress around other time sensitive projects.	Staff Time	2.5.2025	4.3.2025	Transparent, Secure and Accurate Financial and Administrative Systems; Communication and Records Management	
Caselle Implementation of Accounts Receivable Module	Working with Caselle and Town staff to set up invoices and forms. Training for staff to be scheduled with Caselle after implementation is completed. Town Administrator updated the module with Caselle and it is up and running with permissions set for appropriate staff to utilize the system.	\$1,050 with recurring annual costs (already paid, implementation is beginning)	11.26.2024	7.18.2025	Transparent, Secure and Accurate Financial and Administrative Systems	
Website Updates	Work with Clerks Department and Town Administrator to clean up and standardize the Town website.	Staff Time	4.9.2025	4.9.2025	Communication and Records Management	
CLERK'S DEPARTMENT						
New SQL & Access Databases	Databases: Dog Tags (Completed and Live) - Need to update for 2025 and modify web pages for easier sorting. Completed SQL queries to sort 2024 vs 2025 for easier readability. Request to have it moved to our server has to wait until new server is acquired.	Staff Time	01.01.2024	04.14.2025	Organizational Excellence and Staff Development; Communications and Records Management; Transparent, Secure and Accurate Financial and Administrative Systems	

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Create checklists for Clerk Duties	Create checklists, for all permits, licensing, agenda, board meeting, record retention, new hires etc for consistency and thoroughness. Updating as we go concurrent with the training for new Deputy Clerk - Ongoing Collaborative project in Teams with Deputy Clerk; including other Departments Heads as appropriate.	Staff Time	7.19.23	4.3.2025	Organizational Excellence and Staff Development; Communication and Records Management	
MuniDocs clean- up & catch up	Still in process as time permits, This has also become the landing place for Board Committee Agenda's and minutes. Maintaining at minimum right now and will stop completely once public portal for laserfiche is live, then MuniDocs will be obsolete.		9.14.23	4.18.2025	Organizational Excellence and Staff Development; Communication and Records Management	
CIRSA Audit	Coordinating with Dept Heads to fix deficiencies	Staff time	5.9.24	6.4.24	Organizational Excellence and Staff Development; Communication and Records Management	
Create Marketing Policy (including Social Media Policy)	During the 1.14.2025 Board Meeting, Trustees asked that Staff research and recommend ways to better communicate with Residents, Businesses, Visitors and the extended Paonia Community. Staff recommended that a marketing and communications policy be created for the Board to review. Researching	Staff Time	1.14.2025	4.6.2025	Organizational Excellence and Staff Development; Communication and Records Management	
New/Transfer Liquor License Packet	In process	Staff Time	10.10.24	3.19.2025	Organizational Excellence and Staff Development; Communication and Records Management	
Disaster Recovery Plan for Records - to be included in a Municipal Comprehensive Emergency Management Plan		Staff Time	10.10.24		Organizational Excellence and Staff Development; Communication and Records Management, Safe and Resilient Community	
Laserfiche implementation	Clerk and Deputy Clerk had a troubleshooting session around security, permissions and retention programming. Continuing to upload documents and schedule Professional Service time with specialists to set up workflows. Still waiting to schedule training but Clerk's Office has begun uploading documents, setting up retention schedules and familiarizing themselves with the system.	\$11,257.50 first year with \$7757.50 annual from 2026 on	10.11.24	04.03.2025	Organizational Excellence and Staff Development; Communication and Records Management; Transparent, Secure and Accurate Financial and Administrative Systems	
Munimeetings Migration to CivicsPlus Select	Clerk and Deputy Clerk had minutes training in the new system and should soon be setting a hard transfer date soon! Tree Board Meeting on the 15th will be the maiden run of the new agenda system. Clerk and Deputy Clerk will maintain sole access for a month while working out bugs then will begin to set up staff & Board access. Implementation has been so successful that Clerk's office has already begun adding staff to new software. Clerk's Office will be setting up two trainings within next few weeks to train staff and Boards, Committees and Commissions.	\$2310.00 Implementation, integration and migration fee.	10.24.24	4.18.2025	Organizational Excellence and Staff Development; Communication and Records Management	
Create and implement Safety Policy and Plan	Working together with Deputy Public Works Director to develop and coordinate Town safety plan.		1.29.2025	03.15.2025	Organizational Excellence and Staff Development, Safe and Resilient Community	
Boards and Committee's Policies and Processes	First step underway, creating new applications, job description, expectations, interview process. Project was put on hold for a little bit due to other priorities but is once again active with Town Clerk and Deputy Clerk active on it. Hope to be setting up meetings with Mayor Pro-Tem and Trustee Stelter in early May and be scheduling a work session for the Board before May ends.	Staff Time	10.21.24	4.18.2025	Organizational Excellence and Staff Development; Communication and Records Management; Transparent, Secure and Accurate Financial and Administrative Systems	
Outline and Implement New Hire Onboarding process	Rough draft created, need review with other dept heads and administrator and fine tuning before being put into place. Researching on going and coordination with Department Heads under way for review and finalization.	Staff Time	2.4.2025	4.18.2025	Organizational Excellence and Staff Development; Communication and Records Management	

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
SHRM-CP Certification	Started classes with goal of taking certification test in 2026, starting with Leadership & Navigation Competency	\$900	1/31/2025	2/5/2025	Organizational Excellence and Staff Development; Communication and Records Management	
Registered Parliamentarian Ceritification	Completed Class "Motions in General"	Membership dues of around \$100.00	1/31/2025	2/13/2025	Organizational Excellence and Staff Development; Communication and Records Management	
Apply for CMC	Assessment for last points taken, awaiting certificate, then will apply for CMC	\$200	1/24/2023	04.14.2025	Organizational Excellence and Staff Development;	
Sidewalk for Business Use Permit Audit	<i>Renewal letters sent out and applications taken to new sidewalk users. First compliance steps will take place June 2.</i>		3.26.2025	4.14.2025	Transparent, Secure and Accurate Financial and Administrative Systems, Organizational Excellence and Staff Development	
Personnel File Audits and Uploads	Personnel files need organizing according to best practices and to see if there is a need for corrections or updated information. This will be combined with upload into Laserfiche and updates of ADP (payroll and HR software)		4.3.2025		Organizational Excellence and Staff Development; Pristine Infrastructure and Critical Facilities, Safe and Resilient Communities	
Develop Code Enforcement Process/Policy	<i>Meeting with PD for the initial planning . Setting up meeting with Town Attorney for clarification and next steps forward to rectify identified issues. TA asked for online code enforcement complaint form to be available using some of the most common complaints that are called into the front office. Deputy Clerk made the form and it is active. Anonymous complaints are not accepted, a witness to the code violation is needed in case the action goes to municourt and a witness is necessary.</i>		4.3.2025	7.18.2025	Organizational Excellence and Staff Development; Communication and Records Management	
RFP for IT Services	<i>Audit Services -Received and Needed. Create RFP. Clerk created RFP, Town Administrator to review the RFP and notice to Phonz+ about necessity to go out to bid for renewal, they're welcome to bid on the services as well.</i>			7.18.2025	Transparent, Secure and Accurate Financialand Administrative Systems.	
Company Property Updates to ADP	Due from Department Heads by May 2, 2025				Transparent, Secure and Accurate Financial and Administrative Systems.	
Vape Disposable Initiative	Coordinating Paonia's involvement with Cleaner Delta County Vape Disposal Initiative. A Vape Disposal Unit will be added to the Narcan Kiosk at the Paonia Library	None	4.11.2025	4.11.2025	Safe and Resilient Community	4.11.2025
PUBLIC WORKS						
ADA Transition Plan	Discussed at Department Head Meeting, will need to begin to evaluate crossings throughout intersections in Town. Will add this to fulcrum and add notes in GIS about intersections in compliance and intersections that need to be brought into compliance with ADA standards. Working with Town Administrator to accomplish a true plan. Request on agenda for 2.11.2025 to send an RFP to hire a consultant to complete a ADA transition plan for the Town. Transition plan is in process.	≈\$30,000	8.1.23	7.18.2025	Organizational Excellence and Staff Development; Pristine Infrastructure and Critical Facilities	
Add cornering mirror at Pan American and Rio Grande	Initial mirror blew down in wind storm. Need to re-order a larger mirror	Staff Time	8.8.23	1.24.2025	Safe and Resilient Community	
Working on lead service line inventory	Inventory is complete. Waiting on next steps from CDPHE	Staff Time	11/6/2023	1/23/2025	Pristine Infrastrucutre and Critical Facilities;	

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Mays water availability.	Conveyance agreement with Bone Mesa for raw water coming off of Gelwick through the Town's pipe to the splitter box at Mays	Staff Time (any rehabilitation will incur a cost TBD)		7.17.2024	Pristine Infrastructure and Critical Facilities;	
Construction standard update	Standards have been reviewed by Public Works. Waiting on final draft from respec	NTE \$21,600	2/2/2024	1/23/2025	Pristine Infrastructure and Critical Facilities;	
Finish NorthWest corner of skatepark.	Looking at options to finish the unfinished portion of the skatepark.	Staff Time (any construction will incur a cost TBD)		1/23/2025	Pristine Infrastructure and Critical Facilities;	
Equipment and contract bids	Public works is currently seeking quotes for pavement milling (Samuel Wade Bridge contracted), asphalt rollers. PW is reaching out to Engineers to get a scope of work on bridge repairs as of 1.1.2025	≈\$500,000		1/23/2025	Pristine Infrastructure and Critical Facilities;	
Roof repair - Town Hall	Randy with Quality Cool Roofing Solutions inspected the job on 7/29/24. Elite Commercial Roofing will inspect the job on 8/2/24. Innovative Roofing was contacted as well with no response. Elite is the only contractor that sent a quote. It will be discussed in the 8/27/24 public meeting. Repair was put on hold until spring/summer 2025	≈\$40,000	7.29.24	1/23/2025	Pristine Infrastructure and Critical Facilities;	
Apple Valley Plumbing	Needs to be cameraed to see the extent of damage under the concrete flooring	≈\$2,500		1/23/2025	Pristine Infrastructure and Critical Facilities;	
WATER DEPARTMENT						
Meter Audit	46 meter audits complete since Feb. 2024	Staff Time (replacements of meters TBD but ≈\$1,400/meter)	11.2023	1/24/2025	Pristine Infrastructure and Critical Facilities;	
WASTEWATER DEPARTMENT						
Utility Fee Study	Water and Sewer Rates need to be reviewed. 20-year cash flow analysis for water and upcoming restrictions on NPDES permit for wastewater necessitate increases in the rates for utilities. Proposed Rate increases on the Board agenda for December 12, 2023. RESPEC has been given a task order to complete a PNA for future funding in regards to the wastewater system, as part of the PNA a 20-year cash flow analysis will be completed which includes a utility fee study to cover the cost of debt financing repairs and improvements to the waste water collections and treatment systems.	≈\$15,000 (\$10,000 grant funding secured)	7.14.23	1.24.2025	Transparent, secure and accurate financial and Administrative Systems	
Aerator at the lagoon failure and disassembled	PW was approved to upgrade surface aeration at 3/11/25 meeting	≈\$18,000	1.1.2025	3/17/2025	Pristine Infrastructure and Critical Facilities; Safe and Resilient Community	
POLICE DEPARTMENT						
Compiling possible municipal code additions, subtractions, and combinations to address shortfalls in current muni code	Additions and updated ordinances have been submitted for code rewrite.	Staff Time	5/1/2023	3/16/2025	Organizational Excellence and Staff Development; Communication and Records Management	In Progress

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Reactivation of Bicylce Patrol Unit	Equipment is being evaluated priced. Policies are being sourced for review,	Donated/Repurposed Eqpt/ <\$500	8/1/2024	3/1/2025	Safe and Resilient Community	In Progress
Reviewing possible municipal code fee/fine updates to adress shortfalls in current muni code	Reaching out to other like sized or surroundiung municipaplties to compile fee and fine amounts.	UNK	4/1/2023	3/1/2025	Organizational Excellence and Staff Development; Communication and Records Management	In Progress
Axon BWC and digital evidence storage contract renewal	Contract is agendized for review 03/25/2025 by BOT	\$36,534.40 over 5 Years	2/1/2025	3/24/2025	Safe and Resilient Community - Records Management	In Progress
Patrol Car Lettering	All newer patrol cars have been lettered and updated. Only the one remaining Chevy patrol vehicle is in nned of decals. Awaiting decal supplier on site quote.	<\$1000	7/30/2024	3/1/2025	Organizational Excellence and Staff Development -	In Progress
ESS Security Training	Department Staff are continuing to take the ESS trainings and work towards the 630 Point minimum point threshold	Staff Time	5/1/2023	3/1/2025	Safe and Resilient Community	Continuous
Implementation of Spillman FLEX	Working with DCSO on acquiring database access for ONE officers. Awaiting response from CBI.	\$25,121.24	3/1/2023	3/1/2025	Communications and Records management; Safe and Resilient Community	In Progress
Employee appraisal/review	Packets are completed and beeing reviewed by Admin staff. Annual goals and projects are being submitted and reviewed.	Staff Time	1/1/2024	3/1/2025	Organizational Excellence and Staff Development	In Progress
Red Dot Sights for service weapons	Red dot sights have been purchased, but are currently backordered.	\$4,203.54	7/1/2024	3/1/2025	Safe and Resilient Community	In Progress
Updated OHV Ordinance	Public safety committee has met and compiled a list of possible updates. Updated ordidinance has been drafted and reviewd by legal. Electric Vehicle regulations are being considered for addition to the OHV ordinance	Staff Time	9/1/2024	3/1/2025	Organizational Excellence and Staff Development; Communication and Records Management; Safe and Resilient Community	In Progress
Code Enforcement for parking/inoperable vehicles/RV's/snow removal/ <u>Dog registration</u>	Letters are being sent via mail and some are being delivered in-person via uniformed officer.	Staff Time	5/1/2024	3/1/2025	Safe and Resilient Community	Continuous
CDOT Revitalizing Main Streets Grant, "Safe Pathways for Paonia," 3-Points InX Grand, 4th & 5th						
Construction Timeline	An RFP must be updated for Federal requirements after receiving the RAISE Grant for \$1.88MM. Once completed, the project will go out to bid the Fall/Winter with construction scheduled to begin in Spring 2026.	≈\$2,900,000	7.17.23	7.18.2025	Pristine Infrastructure and Critical Facilities; Safe and Resilient Community	
Temporary Construction Easements	Temporary Construction Easements have been secured. There is one hold out that we will continue to attempt to get signed so that we can give the property owner a concrete driveway apron.	Included in Construction Cost	1.1.2025	7.18.2025	Pristine Infrastructure and Critical Facilities; Safe and Resilient Community	

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Funding	The Town received Safe Routes to School funding (\$872,825.00) and Revitalizing Main Streets funding (\$1,010,592.00) for a total CDOT grand award of \$1,883,417.00. The Town also received a federal BUILD (RAISE) Grant for the project for \$1,884,901.00. This brings the total grant funding for 5th and Grand Avenue to \$3,768,318 with a required Town match of \$30,182.00	Engineers Opinion of Cost: \$2,925,675.00	7.18.2025	7.18.2025	Pristine Infrastructure and Critical Facilities; Safe and Resilient Community	
CDOT Revitalizing Main Streets Grant, "Safe Pathways for Paonia," 3-Points InX Grand, 4th & 5th	SGM CO #1 Forthcoming adding scope of work for GeoTech Eng. Svcs., and MOT plan to design set & Striping Plan, and Adding Add'l. meetings to Project Admin. as req. by CDOT. (Odisea didn't include in original design). CO #1 approved at the 8.22.23 Board Meeting. CO #1 was executed and submitted to SGM on 8.28.23. CDOT approved RMS Grant, R/W acquired from School Board and design is being finalized for construction. CDOT & SGM informed the Town that construction is likely in Spring 2025 and the estimated probable cost of construction is \$2.5MM. Meeting held with affected property owners in July 2024. FOR Meeting with CDOT held on 8/7/2024, cost now \$2.9MM. RAISE grant submitted for supplemental funding on 1.21.2025. Received the RAISE grant for approx. \$1.88MM in addition to SRTS and RMS funding. Paonia is listed as a DIRECT RECIPIENT for the grant!	≈\$2,900,000.00	7.14.23	7.18.2025	Pristine Infrastructure and Critical Facilities	
Hydrogeological Study						
Wrightwater Engineering / Hydrogeological	Wrightwater initial site visit to the springs. Spent 3 days on the mountain gathering data. Brush Clearing is set for this Spring. WWE gave a presentation to the Board about the spring boxes and how we plan to gather more raw water. Study will be conducted Spring 2025. WWE engineering to continue the project with the loss of lead hydrogeologist. Underground work to begin the week of 7/21/2025. Amendment to MSA on Board agenda for 7.22.2025 for additional scope of work.	\$197,974	7.20.23	7.18.2025	Pristine Infrastructure and Critical Facilities;	
Grant for \$25,000 Colorado River Water Conservation District Grant	Contract, COI and W-9 sent and received, have received reimbursements	Staff Time	7.20.23	1.24.2025	Pristine Infrastructure and Critical Facilities;	
Grant from Roundtable	\$25,000 awarded to Paonia for completing the Hydrogeological Study	Staff Time	7.20.23	1.24.2025	Pristine Infrastructure and Critical Facilities;	
CWCB Grant	Awarded \$147,973 towards the Hydrogeological Study	Staff Time	7.20.23	1.24.2025	Pristine Infrastructure and Critical Facilities;	
HOUSING NEEDS ASSESSMENT						
DOLA Grant filed for SB24-174 Updates	The HNA and HAP were completed and all funding has been reimbursed for the project, there was an amount that needed to be de-obligated. After DOLA reviewed the plan for consistency with state statutes, a new law, SB24-174 needed to be included in the HNA and HAP, the Town has filed a new grant request to help complete this requirement. Awards will be decided by 11/2025. The Town asked DOLA if we could use the same consultant in the grant application, we'll most likely keep with UrbanRural Continuum.	\$25,000 (reimbursement)	7.1.23	7.18.2025	Organizational Excellence and Staff Development; Communication and Records Management; Safe and Resilient Community	
COMPREHENSIVE PLAN						

**TOWN OF PAONIA
DEPARTMENTAL SCORE CARD**

ISSUE	STATUS	ESTIMATED COST	INITIAL PROJECT DATE	CURRENT STATUS DATE	ALIGNMENT WITH STRATEGIC PLAN	DATE COMPLETED
Timeline	1/17 PC Meeting with Status Update; 1/22 Survey Questions from Consultant for Publication; 1/23 Status Update for BoT; 2/2 Staff Meeting with Consultant; 2/27 Status Update for BoT; 2/28 FLUM Meeting PH at PC; 3/1 Staff Meeting with Consultant; 3/13 Draft Element Presentation PH at PC Meeting for Infrastructure; 3/26 Status Update for BoT; 3/29 Staff Meeting with Consultant; 4/3 Draft Element Presentation PH at PC for Transportation, Governance & Community Participation; 4/23 Status Update for BoT; 4/26 Staff Meeting with Consultant; 5/1 Draft Element Presentation PH at PC for Growth Framework, Economic Development, Parks, Recreation & Trails; 5/28 Status Update for BoT; 6/5 Final Presentation PH for Adoption at PC; 6/18 PH Final Adoption by BoT; EXTENSIVE TIMELINE AVAILABLE ON THE TOWN WEBSITE. The Comprehensive Plan was adopted by PCR 01-25 on 7.16.2025 and will go to the BoT on 7.22.2025 for Acceptance, and to the BoCC after BoT approves.	\$68,275.00	1.19.23	7.18.2025	Organizational Excellence and Staff Development; Communication and Records Management; Safe and Resilient Community	
DOLA Planning Grant	Reimbursement for work already completed will be submitted during week of 11.27.23, final DOLA reimbursement incomplete until the project is finished; item is tracked on budget/actuals each month on the grant reporting page. Final grant reimbursement submitted on 7.17.2025 to closeout the project.	\$25,000 (reimbursement)	5.1.23	7.18.2025	Organizational Excellence and Staff Development; Communication and Records Management; Safe and Resilient Community	
PHASE I - WATER IMPROVEMENTS						
Proposed Alignment	Meeting held on 7.24.23 regarding Existing water line alignment & GIS Data Accuracy. Proposed alignment options to consider, avoid easements by placing the water line in road R/Ws. AC line feeding old water plant, Evaluate PRV needs. Main Line improvements are being realigned so that they follow existing rights of way along roadways in areas that they are possible to be relocated. Waiting on final draft with Trustee Hunters suggestions fixed	≈\$6,000,000.00	7.24.23	3/17/2025	Pristine Infrastructure and Critical Facilities;	
Easement Acquisition	May need to plan for two lines, potable and raw water; Town representative to negotiate easements (Town Administrator) once they're located. Land acquisition amounts have changed and are being finalized, if necessary at all. Nicki called County Clerk. No records of official easements. Surveyor and Engineering are working on getting the paperwork established. Easement	Included in cost associated with proposed alignment	8.1.23	1/24/2025	Pristine Infrastructure and Critical Facilities; Communication and Records Management	
File for EIAF Tier II Grant	On 7.27.23, a grant application was filed for EIAF Tier II with project number 09721. DOLA Staff accepted the application for consideration on 8.3.23. Town was awarded \$965,000 for Tank Relining.	\$965,000 (reimbursement)	7.27.23	7.18.2025	Pristine Infrastructure and Critical Facilities;	
SRF Loan Application	SRF Loan Application is being considered for FY - 2024 and is budgeted for approximately \$11MM, Application is complete and awaiting a hearing by the authority to decide whether or not the Town will be awarded funding. Project is fully funded, \$3,000,000 grant; approx. \$6.4MM in low interest loans	Staff Time	3.1.23	7.18.2025	Pristine Infrastructure and Critical Facilities;	

Paonia Police Department

Law Incident Table, by Date and Time

Date Occurred: 06/01/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
12:26:11	AGENCY ASSIST	ONARGA AVE, Paonia, CO	PPD	PPD	AA
19:29:07	AGENCY ASSIST	HIGHWAY 133, Hotchkiss, CO	PPD	DIST3	AA
Total Incidents for this Date: 2					

Date Occurred: 06/02/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
11:33:10	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
15:46:22	AGENCY ASSIST	NIAGARA AVE, Paonia, CO	PPD	DIST3	AA
21:28:49	Medical/transfe	GRAND AVE, Paonia, CO	PPD	PPD	
Total Incidents for this Date: 3					

Date Occurred: 06/03/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
08:12:12	ALARM	GRAND AVE, Paonia, CO	PPD	PPD	
12:16:13	Information	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
14:25:52	LOST/FOUND PROP	MAIN AVE, Paonia, CO	PPD	PPD	
15:12:59	Parking Problem	MAIN AVE, Paonia, CO	PPD	PPD	WW
18:49:23	AGENCY ASSIST	NIAGARA AVE, Paonia, CO	PPD	DIST3	AA
Total Incidents for this Date: 5					

Date Occurred: 06/04/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
12:23:32	Information	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
17:28:04	Traffic Stop	NIAGARA AVE, Paonia, CO	PPD	DIST3	VW
18:02:10	Traffic Stop	SAMUEL WADE RD, Paonia, CO	PPD	PPD	CIT
19:24:16	Traffic Stop	Samuel Wade Rd., Paonia, CO	PPD	PPD	VW
21:26:10	Information	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
Total Incidents for this Date: 5					

Date Occurred: 06/05/25

Law Incident Table, by Date and Time

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
08:12:53	AGENCY ASSIST	3RD ST, Paonia, CO	PPD	PPD	AA
Total Incidents for this Date: 1					
Date Occurred: 06/06/25					
<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
12:25:46	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
17:24:55	Traffic Stop	3RD ST, Paonia, CO	PPD	PPD	VW
Total Incidents for this Date: 2					
Date Occurred: 06/07/25					
<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
10:36:46	ANIMAL PROBLEM	PAN AMERICAN AVE, Paonia, CO	PPD	PPD	VW
13:52:37	LOST/FOUND PROP	GRAND AVE; RIO BRAVO, Paonia, CO	PPD	PPD	
19:08:54	Traffic Stop	3RD STREET, Paonia, CO	PPD	PPD	VW
Total Incidents for this Date: 3					
Date Occurred: 06/08/25					
<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
10:44:19	Information	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
15:34:58	TRESPASS	2ND ST, Paonia, CO	PPD	PPD	
16:43:21	Information	GRAND AVE, Paonia, CO	PPD	PPD	
Total Incidents for this Date: 3					
Date Occurred: 06/11/25					
<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
09:34:51	Ped Contact	PAN AMERICAN AVE, Paonia, CO	PPD	PPD	VW
09:42:46	Ped Contact	PAN AMERICAN AVE	PPD	PPD	VW
16:30:56	SUSPICIOUS	4th ST, Paonia, CO	PPD	PPD	
17:52:48	SUSPICIOUS	4th ST, Paonia, CO	PPD	PPD	
19:52:59	Traffic Stop	Samuel Wade Rd., Paonia, CO	PPD	PPD	VW
Total Incidents for this Date: 5					
Date Occurred: 06/12/25					
<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
14:42:34	Traffic Stop	LAMBORN AVE, Paonia, CO	PPD	PPD	CIT
14:53:12	Traffic Stop	CLARK AVE, Paonia, CO	PPD	PPD	CIT
20:31:39	Information	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
Total Incidents for this Date: 3					

Law Incident Table, by Date and Time

Date Occurred: 06/13/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
09:46:34	AGENCY ASSIST	N 6TH ST, Hotchkiss, CO	PPD	HPD	AA
10:34:58	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
12:04:06	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
13:55:56	Certified Vin	3RD ST, Paonia, CO	PPD	PPD	
14:09:05	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
14:18:35	Parking Problem	GRAND AVE, Paonia, CO	PPD	PPD	VW
14:18:57	Traffic Stop	NIAGARA AVE, Paonia, CO	PPD	PPD	CIT
14:46:10	Traffic Stop	MATHEWS LN, Paonia, CO	PPD	DIST3	CIT
14:57:52	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
17:15:04	Traffic Stop	NIAGARA AVE, Paonia, CO	PPD	PPD	CIT
17:50:47	Traffic Stop	NIAGARA AVE, Paonia, CO	PPD	PPD	CIT

Total Incidents for this Date: 11

Date Occurred: 06/14/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
17:33:02	Traffic Stop	SAMUEL WADE RD & PRICE RD, Paonia, CO	PPD	PPD	CIT

Total Incidents for this Date: 1

Date Occurred: 06/16/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
00:53:29	DOMESTIC	ALDER DR, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 1

Date Occurred: 06/17/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
18:04:30	LOST/FOUND PROP	Pan American Ave., Paonia, CO	PPD	PPD	
19:58:27	Parking Problem	2nd St., Paonia, CO	PPD	PPD	WW
20:03:16	Parking Problem	2ND ST, Paonia, CO	PPD	PPD	WW

Total Incidents for this Date: 3

Date Occurred: 06/18/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
09:50:00	Information	GRAND AVE, Paonia, CO	PPD	PPD	
11:11:10	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
14:02:11	Juvenile Prob	3RD ST, Paonia, CO	PPD	PPD	
14:48:06	WELFARE CHECK	MAIN AVE, Paonia, CO	PPD	PPD	
19:58:13	Traffic Stop	NIAGARA AVE, Paonia, CO	PPD	PPD	CIT

Total Incidents for this Date: 5

Law Incident Table, by Date and Time

Date Occurred: 06/19/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
15:12:42	Code Enforce	GRAND AVE, Paonia, CO	PPD	PPD	VW
15:22:16	Parking Problem	ONARGA AVE, Paonia, CO	PPD	PPD	VW
21:37:34	LOST/FOUND PROP	2ND ST, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 3

Date Occurred: 06/20/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
10:41:33	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
20:14:09	LOST/FOUND PROP	DELTA AVE, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 2

Date Occurred: 06/21/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
15:57:25	Parking Problem	MAIN AVE, Paonia, CO	PPD	PPD	WW
16:04:00	Information	SAMUEL WADE RD Paonia, CO	PPD	PPD	
17:08:52	Traffic Stop	1ST ST , Paonia, CO	PPD	PPD	CIT
21:31:11	HARASSMENT	GRAND AVE, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 4

Date Occurred: 06/22/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
16:27:04	M-1 HOLD	Pan American Ave., Paonia, CO	PPD	PPD	

Total Incidents for this Date: 1

Date Occurred: 06/23/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
11:23:28	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD		
11:47:12	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD		
13:07:25	TrafficAccident	2ND ST, Paonia, CO	PPD	PPD	
18:32:33	AGENCY ASSIST	SHADY LN, Paonia, CO	PPD	DIST3	AA

Total Incidents for this Date: 4

Date Occurred: 06/24/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
08:32:07	Traffic Stop	SAMUEL WADE RD, Paonia, CO	PPD	DIST3	CIT
12:52:47	SUSPICIOUS	DELTA AVE, Paonia, CO	PPD	PPD	

Law Incident Table, by Date and Time

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
13:26:03	CITIZEN ASSIST	MEADOWBROOK BLVD, Paonia, CO	PPD	PPD	
15:16:02	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 4

Date Occurred: 06/25/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
10:46:30	Certified Vin	GRAND AVE, Paonia, CO	PPD	PPD	
11:55:06	Traffic Stop	SAMUEL WADE RD, Paonia, CO	PPD	PPD	CIT
12:20:18	Traffic Stop	SAMUEL WADE RD, Paonia, CO	PPD	PPD	CIT
22:00:53	AGENCY ASSIST	HIGHWAY 133;, Somerset, CO	PPD	GSO	AA
23:51:37	ERROR	''	PPD		

Total Incidents for this Date: 5

Date Occurred: 06/26/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
08:05:00	CITIZEN ASSIST	GRAND AVE, Paonia, CO	PPD	PPD	
13:46:26	VIN INSPECTION	GRAND AVE, Paonia, CO	PPD	PPD	
15:00:15	Traffic Stop	SAMUEL WADE RD, Paonia, CO	PPD	PPD	CIT
16:43:00	Information	2ND ST & GRAND AVE, Paonia, CO	PPD	PPD	
23:23:19	LOST/FOUND PROP	2ND ST, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 5

Date Occurred: 06/27/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
12:52:58	Information	DORRIS AVE, Paonia, CO	PPD	PPD	
14:01:04	AGENCY ASSIST	STEVENS GULCH RD, Paonia, CO	PPD	PPD	
15:36:13	WELFARE CHECK	BOX ELDER AVE; Paonia, CO	PPD	PPD	
22:06:55	AGENCY ASSIST	HIGHWAY 133, Somerset, CO	PPD		AA

Total Incidents for this Date: 4

Date Occurred: 06/28/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
14:29:33	Certified Vin	4th ST, Paonia, CO	PPD	PPD	
17:16:01	Traffic Stop	GRAND AVE, Paonia, CO	PPD		VW
17:54:36	DUI	NIAGARA AVE Paonia, CO	PPD	PPD	A
19:21:28	SUSPICIOUS	SAMUEL WADE RD, Paonia, CO	PPD	DIST3	AA

Total Incidents for this Date: 4

Law Incident Table, by Date and Time

Date Occurred: 06/29/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>Agency</u>	<u>Loctn</u>	<u>Dsp</u>
20:11:09	Traffic Stop	3RD ST, Paonia, CO	PPD	PPD	

Total Incidents for this Date: 1

Total reported: 90

A-1, AA-10, CIT-14, VW-12, WW-3

A=ARREST

AA=AGENCY ASSIST

CIT=CITATION

VW=VERBAL WARNING

WW=WRITTEN WARNING

Report Includes:

All dates between `00:00:01 06/01/25` and `00:00:01 06/30/25`, All agencies matching `PPD`, All disposition's, All natures, All location codes, All cities



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of Approval of Contractor for 2MG Tank Rehab
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	The 2MG tank rehabilitation project is a critical infrastructure initiative aimed at restoring the structural and coating integrity of the Town's primary water storage facility. The Town's engineering consultant, SGM, prepared project specifications and facilitated the public bidding process. Bids were publicly opened on June 30, 2025. A total of three bids were received: TMI Coatings – \$1,494,000 WBS Coatings – \$1,599,884.75 Markleys Precision Company (MPC) – \$916,250 (inclusive of Bid Alternate 14.A) MPC submitted the lowest qualified bid at \$916,250, utilizing an alternate method for paraffin wax coating removal (Bid Alternate 14.A). SGM reviewed the bids for completeness, qualifications, and references. Based on their evaluation: MPC's bid was responsive and complete. References for MPC were generally favorable. No exceptions were taken with regard to MPC's proposed subcontractors. SGM has recommended that the Town award the construction contract to Markleys Precision Company (MPC) and proceed with the Notice of Award. Given the technical complexity and long-term importance of this project, SGM recommends that the Town retain an independent tank inspector to ensure compliance with specifications throughout construction. SGM solicited and received a proposal from KLM Engineering, a qualified tank inspection firm, in the amount of \$97,860.00. Their scope of work includes full-time onsite inspection, reporting, and coordination with the Engineer-of-Record. SGM will also remain involved in the project as the Engineer-of-Record throughout the construction phase.
BUDGET:	Site Work: \$355,018.12 + Temporary Tank: \$280,000 + MPC: \$916,000 + Inspection Svcs: \$97,860 = \$1,648,878.12. Engineers Estimate for Tank Relining = \$1,683,000.00
RECOMMENDATION:	RECOMMENDED MOTION: I move to accept the proposal from Markley's Precision Company for the two-million gallon tank relining project for an amount not-to-exceed \$916,250, and direct staff to issue a notice of award, sign a contract and issue a notice to proceed.
ATTACHMENT:	2MG Tank Rehabilitation Award Recommendation 071625

July 16, 2025

Stefen Wynn
Town Administrator and Treasurer
Town of Paonia
214 Grand Ave.
Paonia, CO 81428

RE: 2MG Tank Rehabilitation Award Recommendation

Dear Stefen:

The purpose of this letter is to provide a recommendation for the award of the 2MG Tank Rehabilitation construction project (Project).

The Project was competitively bid with bids opened on June 30, 2025. Three bids were submitted by the following companies: TMI Coatings, WBS Coatings, and Markleys Precision Company (MPC). MPC was the lowest qualified bidder at \$916,250 (utilizing Bid Alternate 14.A in lieu of Bid Item 14). The bid tabulation is attached.

SGM reviewed MPC's bid for completeness including reviewing relevant project experience, calling project references, and reviewing additional qualifications for MPC. Their bid and compliant qualification packet is attached. The project references were generally favorable. SGM also takes no exceptions to MPC's proposed subcontractors. Based on our bid review, SGM recommends the Town award the Project to MPC and sign the attached Notice of Award.

One project reference recommended that a qualified tank inspector be present onsite throughout the Project duration to ensure adherence to Project specifications. SGM solicited a proposal from a qualified tank inspection company (KLM Engineering) in the amount of \$97,860.00; their proposal is attached. Given the importance of this project for the Town, SGM strongly recommends contracting with KLM Engineering for tank rehabilitation inspections. In addition, SGM will continue to support the project throughout the duration of construction as the Engineer-of-Record.

Please let me know if you have any questions or concerns.

Sincerely,



M. Scott Forrester, PE

Attachments

Exhibit A: 2MG Tank Rehabilitation Bid Tab
Exhibit B: MPC Bid Submittal
Exhibit C: Notice of Award
Exhibit D: Tank Inspection Proposal

CC: Nicki Poulos, Town of Paonia
Brandyn Bair, SGM

Exhibit A – Bid Tabulation



TOWN OF PAONIA 2MG Tank Rehabilitation
Project No. 2013-471.013 - Bid Date June 30, 2025

TMI Coatings						WBS Coatings		Markleys Precision Company		Engineer Estimate	
Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1	LS	Mobilization	95,000.00	95,000.00	89,952.00	89,952.00	47,890.00	47,890.00		
2			Furnish & Install Floor Plate Patches								
A	50	EA	1/4" x 6" Diameter Floor Plate Patches	180.00	9,000.00	125.00	6,250.00	375.00	18,750.00		
B	25	EA	1/4" x 12" Sq. Floor Plate Patches	180.00	4,500.00	250.00	6,250.00	500.00	12,500.00		
C	50	EA	Weld Deposition Repairs	130.00	6,500.00	57.50	2,875.00	140.00	7,000.00		
3	10	EA	Remove/Replace Tank Rafters	8,000.00	80,000.00	2,070.00	20,700.00	3,000.00	30,000.00		
4	10	EA	Remove/Replace 1/4" Rafter Clips	350.00	3,500.00	212.75	2,127.50	124.00	1,240.00		
5	50	EA	Remove/Replace Rafter Bolts	140.00	7,000.00	63.25	3,162.50	18.00	900.00		
6	1	LS	24 " Diameter Vent w/Riser	13,000.00	13,000.00	16,634.75	16,634.75	4,000.00	4,000.00		
7	1	LS	New Center Column Capital	32,000.00	32,000.00	17,020.00	17,020.00	3,000.00	3,000.00		
8	1	EA	36" Square Roof Access Hatch	5,000.00	5,000.00	8,234.00	8,234.00	7,500.00	7,500.00		
9	2	EA	Roof Handrail	4,000.00	8,000.00	2,500.00	5,000.00	2,500.00	5,000.00		
10	1	LS	Overflow Weir and Pipe Modifications	11,000.00	11,000.00	6,440.00	6,440.00	4,000.00	4,000.00		
11	1	LS	Demolish Ladder Cage	5,000.00	5,000.00	1,380.00	1,380.00	3,000.00	3,000.00		
12	1	LS	Personal Fall Protection System	4,000.00	4,000.00	2,064.00	2,064.00	1,500.00	1,500.00		
13	1	EA	Ladder Guard Gate	3,000.00	3,000.00	1,380.00	1,380.00	2,500.00	2,500.00		
14	1	LS	Dry Ice Blast Parafin Wax Coating	55,000.00	55,000.00	308,704.00	308,704.00	60,000.00	60,000.00		
15	1	LS	Tank Interior Coating	625,500.00	625,500.00	529,636.00	529,636.00	375,000.00	375,000.00		
16	1	LS	Tank Exterior Coating	502,000.00	502,000.00	300,380.00	300,380.00	300,000.00	300,000.00		
17	1	LS	Lead Abatement	25,000.00	25,000.00	271,695.00	271,695.00	73,970.00	73,970.00		
TOTAL					\$1,494,000.00	TOTAL	\$1,599,884.75	TOTAL	\$957,750.00	TOTAL	\$1,683,000.00

14.A	1	LS	Parafin Wax Coating Removal - Alternate Method			221,145.00	221,145.00	18,500.00	18,500.00
------	---	----	--	--	--	------------	------------	-----------	-----------

indicates math error

Exhibit B – MPC Bid Submittal

**SECTION 00 41 00
BID FORM**

Project Identification: 2MG Tank Rehabilitation

TABLE OF CONTENTS

Page

Article 1 – Bid Recipient	1
Article 2 – Bidder's Acknowledgements	1
Article 3 – Bidder's Representations	2
Article 4 – Bidder's Certification	3
Article 5 – Basis of Bid	3
Article 6 – Time of Completion	5
Article 7 – Attachments to This Bid	5
Article 8 – Defined Terms	5
Article 9 – Bid Submittal	5

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Paonia

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>1</u>	<u>6/18/2025</u>
<u>2</u>	<u>6/24/2025</u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in SC-4.02 as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."
- E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.
- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents and Section 01 10 25 Measurement and Payment for the following price(s):

Base Bid

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	Mobilization	LS	1	\$	\$ 47,890.00
2	Furnish & Install Floor Plate Patches			\$	\$
	A. 1/4" x 6" Diameter Floor Plate Patches	EA	50	\$ 375.00	\$ 18,750.00
	B. 1/4" x 12" Sq. Floor Plate Patches	EA	25	\$ 500.00	\$ 12,500.00
	C. Weld Deposition Repairs	EA	50	\$ 140.00	\$ 7,000.00
3	Remove/Replace Tank Rafters	EA	10	\$ 3,000.00	\$ 30,000.00
4	Remove/Replace 1/4" Rafter Clips	EA	10	\$ 124.00	\$ 1,240.00
5	Remove/Replace Rafter Bolts	EA	50	\$ 18.00	\$ 900.00
6	24" Diameter Vent w/Riser	LS	1	\$ 4,000	\$ 4,000.00
7	New Center Column Capital	LS	1	\$ 3,000	\$ 3,000.00
8	36" Square Roof Access Hatch	EA	1	\$ 7,500	\$ 7,500.00
9	Roof Handrail	EA	2	\$ 2,500	\$ 5,000.00
10	Overflow Weir and Pipe Modifications	LS	1	\$ 4,000.00	\$ 4,000.00
11	Demolish Ladder Cage	LS	1	\$ 3,000.00	\$ 3,000.00
12	Personal Fall Protection System	LS	1	\$ 1,500.00	\$ 1,500.00
13	Ladder Guard Gate	EA	1	\$ 2,500.00	\$ 2,500.00
14	Dry Ice Blast Parafin Wax Coating	LS	1	\$ 60,000.00	\$ 60,000.00
15	Tank Interior Coating	LS	1	\$ 375,000	\$ 375,000.00
16	Tank Exterior Coating	LS	1	\$ 300,000	\$ 300,000.00
17	Lead Abatement	LS	1	\$ 73,970	\$ 73,970.00
Total of All Bid Prices					\$ 957,750.00

Base Bid, Phase 1: Total of Lump Sum and Unit Price Bid Items = Total Bid Price

\$ Nine hundred and Fifty Seven Thousand Seven Hundred and Fifty Dollars

\$ 957,750.00

Bid Alternate

14.A	Parafin Wax Coating Removal – Alternate Method	LS	1	\$ 18,500	\$ 18,500
------	--	----	---	-----------	-----------

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security in the form of _____;
 - B. List of Proposed Subcontractors;
 - C. List of Project References;
 - D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - E. Contractor's License No.: _____ [or] Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids.
 - F. Required Bidder Qualification Statement with Supporting Data
 - G. Completed, signed and dated "Suspension and Debarment Certification Form" per Section 3 of the Colorado State Revolving Fund (SRF) specifications included in Appendix A of the Project Manual.

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

- 9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation



Corporation Name: Markklys Precision Company

State of Incorporation: Ohio

Type (General Business, Professional, Service, Limited Liability): LLC

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): Brndan Oswalt

Title: Estimator
(CORPORATE SEAL)

Attest _____

Date of Qualification to do business in State of Colorado is 6 / 30 / 2025

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address 1884 Prospect Road

New London, OH 44851

Phone No. 419-679-4960 Fax No. _____

E-mail boswalt@markluryprecision.net

SUBMITTED on June 30th, 2025.

State Contractor License No. _____ [If applicable]

SECTION 00 43 00
BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Markley's Precision Company, LLC
1884 Prospect Rd.
New London, OH 44851

SURETY (Name and Address of Principal Place of Business):

NGM Insurance Company
4601 Touchton Rd. East, Ste. 3400
Jacksonville, FL 32246

OWNER (Name and Address):

Town of Paonia
214 Grand Ave.
Paonia, CO 81428

BID

Bid Due Date: June 30, 2025

Description (Project Name and Include Location): 2MG Tank Rehabilitation

BOND

Bond Number: N/A

Date (Not earlier than Bid due date): June 30, 2025

Penal sum FIVE PERCENT OF BID AMOUNT
(Words)

\$ (5%)
(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Markley's Precision Company, LLC

Bidder's Name and Corporate Seal

By:

Signature

Brandon Oswalt

Print Name

Estimator

Title

Attest:

Signature

President

Title

SURETY

NGM Insurance Company

Surety's Name and Corporate Seal

By:

Signature (Attach Power of Attorney)

Courtney Saunders

Print Name

Attorney-in-Fact

Title

Attest:

Signature

Account Manager

Title

Note: Above addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

3.2 All Bids are rejected by Owner, or

3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.



POWER OF ATTORNEY

KNOW ALL PARTIES BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **Angelo G. Zervos, Courtney Saunders** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty Million Dollars (\$20,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Secretary and its corporate seal to be hereto affixed this 9th day of October, 2024.

NGM INSURANCE COMPANY By:

Lauren K. Powell

Vice President, Corporate Secretary



State of Wisconsin,
County of Dane.

On this 9th day of October, 2024, before the subscriber a Notary Public of State of Wisconsin in and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin this 9th day of October, 2024.

My Commission Expires February 8, 2027



I, Nathan Hoyt, Assistant Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this

30th day of June, 2025.

Nathan Hoyt, Assistant Vice President



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431
Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437.



Project TOWN OF PAONIA 2MG TANK REHABILITATION
Name: _____

**Certification Regarding Debarment,
Suspension, and Other Responsibility
Matters**

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

Markleys Precision Company LLC

(Name of firm/company/organization)

Brendan Oswalt - Estimator

(Typed Name & Title of Authorized Representative)

(Signature of Authorized Representative)

7/3/25

(date)

☐ I am unable to certify to the above statements. My explanation is attached.



COLORADO

Department of Public
Health & Environment

Disadvantaged Business Enterprise (DBE) Program DBE Solicitations Form

This form is intended to capture the prime contractor's solicitation efforts of DBE¹ subcontractors.²An EPA Financial Assistance Agreement Recipient must require its prime contractors to complete this form and include it in the bid or proposal package. Prime contractors should also maintain a copy of this form on file.

Prime Contractor Firm:	Markleys Precision Company	Project Name:	Town of Paonia 2MG Tank Rehabilitation
Prime Contractor Point of Contact: Brendan Oswalt			
Address: 1884 Prospect Road New London, OH 44851			
Telephone No.: (419) 679-4960		Email: boswalt@markleysprecision.net	

I certify by signing below that good faith efforts have been exercised to attract and utilize disadvantaged business enterprises and at minimum the six affirmative steps as set forth in Section 7 Disadvantaged Business Enterprise (DBE) – SRF Program Grant Agreement Information and Requirements, Part A. 3. (a) of the **Colorado State Revolving Fund Required Specifications** have been fulfilled.

Signature of Prime Contractor Authorized Officer	Print Name
	Brendan Oswalt
Title	Date
Estimator	7/3/2025

Describe the solicitation efforts completed in soliciting DBEs (e.g. direct mailing/emailing, bid advertisement, phone calls etc.):

We conducted outreach to DBEs through a combination of direct emails and phone calls.

Provide the list of solicited firms and associated information as listed below. (Additional pages may be attached, or spreadsheet lists may be submitted with the same information as requested below instead of using the space below.)

Contractor Firm	Firm address/phone/email	How solicited? (email, phone, etc.)	DBE certification source or listing (CDOT, SBA, MBDA etc.)
Commercial Welding LLC	6280 E 49th DrCommerce City, CO 80022 - dmaree@commercialweldingusa.com	Email	DBE
J & T Welding Works, LLC	sancheztina84@yahoo.com 131 2nd StKersey, CO 80644	Email	DBE

[illegible]

¹ A DBE is a Disadvantaged, Minority, or Woman Business Enterprise that has been certified by an entity from which EPA accepts certifications as described in 40 CFR 33.204-33.205 or certified by EPA. EPA accepts certifications from entities that meet or exceed EPA certification standards as described in 40 CFR 33.202.



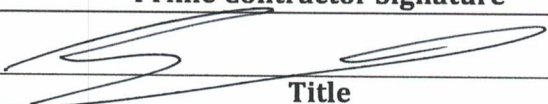
This form is intended to capture the DBE subcontractor's description of work to be performed and the price of the work submitted to the prime contractor. An SRF Financial Assistance Agreement Recipient must require its prime contractor to have its DBE subcontractors complete this form and include all completed forms in the prime contractors bid or proposal package.

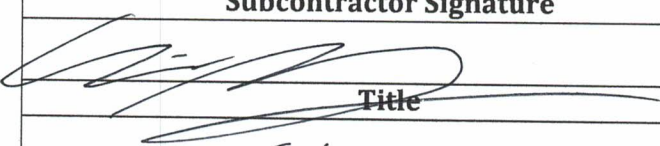
Subcontractor Name Lifetime Construction		Project Name TOWN OF PAONIA 2MG TANK REHABILITATION	
Bid/ Proposal No. 2025-04	Assistance Agreement ID No. (if known)	Point of Contact Isaiah Perez	
Address 1884 Prospect Road New London, OH 44851			
Telephone No. (419) 679-4960		Email Address boswalt@markleyprecision.net	
Prime Contractor Name Markleys Precision Company		Issuing/Funding Entity:	

Contract Item Number	Description of Work Submitted to the Prime Contractor Involving Construction, Services , Equipment or Supplies	Price of Work Submitted to the Prime Contractor
2025-04	Tank repair work	\$50,000
DBE Certified By: ___DOT ___SBA ☒ Other: _____		Meets/ exceeds certification standards? ___YES ☒ NO ___Unknown



I certify under penalty of perjury that the forgoing statements are true and correct. Signing this form does not signify a commitment to utilize the subcontractors above. I am aware of that in the event of a replacement of a subcontractor, I will adhere to the replacement requirements set forth in 40 CFR Part 33 Section 33.302 (c).

Prime Contractor Signature	Print Name
	Brandon Oswalt
Title	Date
Estimator	07/03/2025

Subcontractor Signature	Print Name
	Isiah Perez
Title	Date
Estimator	07/03/2025



Markleys Precision Company, LLC.

1884 Prospect Rd.

New London, OH 44851

Date: Jul 3, 2025

Town of Paonia 2MG Tank Rehabilitation

BID 2025-04

List of Proposed Subcontractors

- Lifetime Construction
 - Contact: Isaiah Persez
 - Email: lifetimecsllp@gmail.com
- Suburban Contractors
 - Contact: Nick Kollas
 - Email: nick.k@suburban-contractors.com

Company Background

Company: Markleys Precision Company

Contact Information: Brendan Oswalt

Contact Email: boswalt@markleysprecision.net

Legal Form: LLC

FEIN: 81-4229317

Sincerely,

Brendan Oswalt - Estimator

NOTARY ACKNOWLEDGMENT

STATE OF Ohio
Huron County, ss.

On this 13th day of September, 20 23 before me appeared Kline Markley, as Principal of this power of attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed this foregoing instrument and acknowledged that (s)he executed the same as his/her own free act and deed.

Amberg M L
Notary Public

SEAL

My commission expires: 8-30-2026

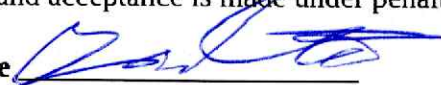


I, Brendan Oswalt, certify that the attached is a true copy of a power of attorney naming the undersigned as Agent for Kline Markley. I certify that to the best of my knowledge the Principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as Agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as Agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.

Agent's Signature


Brendan Oswalt of 1635 Derussey Rd., Collins, Ohio, 44826.



UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF THE SECRETARY OF STATE

I, Frank LaRose, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show MARKLEYS PRECISION COMPANY, LLC, an Ohio Limited Liability Company, Registration Number 3952731, was organized in the State of Ohio on October 22, 2016, is currently in FULL FORCE AND EFFECT upon the records of this office.



*Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
this 3rd day of July, A.D. 2025.*

A handwritten signature in blue ink, appearing to read "Frank LaRose".

Ohio Secretary of State

Validation Number: 202518400930



Markleys Precision Company, LLC.

1884 Prospect Rd.

New London, OH 44851

Date: Jul 3, 2025

Town of Paonia 2MG Tank Rehabilitation

BID 2025-04

Bidder Qualification Statement

Markley's Precision Company is a full-service industrial and commercial sandblasting, coating, and painting contractor headquartered in New London, OH. With a proven track record of high-performance coating solutions and a commitment to safety and compliance, our team brings specialized knowledge to every job. We serve municipal, industrial, and commercial clients across the region, delivering quality workmanship with attention to detail and durability.

Markley's Precision Company owns and maintains a fleet of industrial coating and blasting equipment. We are capable of mobilizing and performing work in compliance with city, state, and federal safety and environmental regulations.

We are a financially stable company and can provide evidence of bonding capacity upon request. We are capable of obtaining performance and payment bonds as required.

Company Background

Company: Markleys Precision Company

Contact Information: Brendan Oswalt

Contact Email: boswalt@markleysprecision.net

Legal Form: LLC

FEIN: 81-4229317

Sincerely,

Brendan Oswalt - Estimator

EMPLOYEES AND PERSONNEL

Please give names and brief description of qualifications of your personnel (directly related to the category of work applying) (experience, certification, licenses) to perform the type of work you are interested in performing for the Louisville Water Company. You may also provide resumes of key staff in a pdf format and upload in the designated area for this form.

- A) Kline Markley - Owner - 10 years of sandblasting and painting experience
-Bachelor in Operations Managment
-OSHA Confined Space
-
- B) -Brendan Oswalt - Project Estimator - 6 years of sandblasting and painting experience
-Bachelor in Business Administration
-OSHA Confined Space
-
- C) Guadalupe Montoya - Supervisor - 20 years in the sandblasting and painting industry
-OSHA Confined Space
-
- D) Aurelio Montoya - Foreman - 40 years in the sandblasting and painting industry
-OSHA Confined Space
-
- E) JJ Weisenberger - Marketing - 2.5 years in the sandblasting and painting industry
-Bachelor in Sports Administration
-
- F) David Foster - Sandblaster/Painter - 15 years in the sandblasting and painting industry
-OSHA Confined Space
-
- G) Aiden Markley - Sandblaster/Shop Supervisor - 8 years of experience in the sandblasting, painting and pressure washing industry
-OSHA Confined Space
-

COMMENTS: _____

Please indicate in comments if additional information to be provided.

EQUIPMENT LIST

List Major Equipment Owned (Or Equivalent Lease-Purchase). This is a fillable PDF form.

You may use this form or provide your own form/list in a PDF format.

1. 6- 375 cfm 150 psi air compressors
2. 4- 400 cfm air dryers
3. 4- 600lb blast pots
4. 1200' of blast hose & breathing air hose
5. 6- Utility work trucks and trailers
6. Radex breathing air filters & breathing air gas monitors
7. 185 cfm air compressor
8. 4- 20 " pneumatic dust fans with a dust sock
9. Soft wash system(water pump, ball valve gun assembly, hydro mixer)
10. 4- 4,000-5000 psi pressure washers
11. 2- 4,000-5000 psi hotsy pressure washer
12. 1000' of pressure wash hose
13. 4- electric spyder baskets
14. 1- 40 ' swing stage
15. 12,000 watt generator
16. Rolling Scaffolding(6'-30' heights)
17. Miscellaneous i-beam clamps, c-clamps, pulleys, cables, and chokers needed for rigging baskets and hoists
18. PPE equipment: nova 3 blast hoods, blasting gloves, hard hats, safety glasses, dust masks, harnesses, life line rope
19. Miscellaneous hand tools & power tools
20. Painting Equipment
21. 3- Graco King Pump Sprayers
22. 2- 8000lb forklift
23. 1- Gradall
24. 1- 25' Scissor Lift
25. Containment tarps and sandbags

If more space needed, upload additional pages.

United States Environmental Protection Agency

This is to certify that



Markleys Precision Company

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires March 08, 2029

NAT-F260229-1

Certification #

February 22, 2024

Issued On



A handwritten signature in black ink, appearing to read "Marc Edmonds".

Marc Edmonds, Chief

Risk Assessment Management Branch 2.

Tank Painting Past Performance

- Sunrise Cooperative Fuel Tank Sandblasting & Painting (2023)
 - SSPC SP6 and SSPC SP10 commercial blast of the exterior steel of various fuel tanks and piping. Coated with a 3 coat system (1 coat Zinc Clad IV Primer, 1 coat of Macropoxy 646 and 1 coat of Hi-Solids Polyurethane)
 - Locations: (Crestline, OH) (Norwalk, OH) (Collins, OH) (South Charleston, OH)
 - Contact: Jason Kamann 419-744-6455, Gary Snell: 937-313-7449
- Main Care Energy (2023)
 - SSPC SP3 pressure wash and hand tool prep two 750k gal ground storage tanks and one 460k gallon ground storage tank. Coated with a 3 coat system (1 coat of Sherwin Williams Macropoxy 646 and 2 coats of Sherwin Williams Hi-solids Polyurethane)
 - Location: Catskill, NY
 - Contact: David Borger 518-376-1782
- Parker Oil Company Fuel Tank Sandblasting & Painting (2023)
 - SSPC SP6 commercial blast of the exterior steel of various fuel tanks and piping. Coated with a 3 coat system (1 coat of Kembond Primer & 2 coats of Urethane Alkyd Enamel)
 - Locations: (Suffolk, VA) (Chase City, VA) (Victoria, VA) (Farmville, VA)
 - Contact: CW Roberts 434-437-3146
- Amerigas Fuel Tank Sandblasting & Painting (2020-2023)
 - Various prep levels ranging from SSPC SP3, SSPC SP6, and SSPC SP10 of the exterior steel of various fuel tanks and piping. Applied various industrial coating systems. Performed lead abatement to tanks that contained lead.
 - Locations: (Elon, NC) (Mebane, NC) (Asheboro, NC) (Hartford, MI)
 - Contacts: Billy Thomas 304-633-1372 Chuck Reisch 336-239-7917
- NEORSD - NorthEast Ohio Regional Sewer District (2023 & 2024) - Cake Bin
 - SSPC SP10 interior of WWTP "Cake Bin" Tank removing layers of corrosion, debris, pack rust, etc. and applied 4 coat protective epoxy liner.
 - Location: Cleveland, OH
 - Contact: Rosalyn Matthews (321) 285-9482

- Propane Resources, MO (2023)
 - SSPC SP6 Commercial Blast of the exterior steel of various fuel tanks and piping. Coated with a 3 coat system (1 coat of Macropoxy 646 and 1 coat of Hi-Solids Polyurethane)
 - Locations: (Lebanon, MO) (Laurie, MO) (Hazel Green, AL)
 - Contact: Jim Miller (913) 262-0628
- Aspire Energy (2023-2024)
 - SSPC SP6 commercial blast of the exterior steel of various tanks holding different materials. Including LNG and LPG tanks.
 - Location: Utica, OH. Pomeroy, OH. Cambridge, OH.
 - Contact: Paul Teeter (330) 641-4047
- OE Meyer (2023-2024)
 - SSPC SP6 commercial blast of the exterior steel of various tanks holding different materials. Including LNG, LPG, Argon, Oxygen, Nitrogen and Carbon Dioxide. Coated with a 2 coat system (1 coat of Macropoxy 646 and 1 coat of Hi-Solids Polyurethane)
 - Location: Sandusky, OH
 - Contact: Eric Wood (419) 625-3054
- Bakers Gas (2024)
 - SSPC SP6 commercial blast of the exterior steel of various tanks holding different materials. Including LNG, LPG, Argon, Oxygen, Nitrogen and Carbon Dioxide. Coated with a 2 coat system (1 coat of Macropoxy 646 and 1 coat of Hi-Solids Polyurethane) No issues reported. Small, 3K gallons tanks. Minimal change orders.
 - Location: Monroe, MI
 - Contact: Tom Klemz (313) 383-5690
- Crestline Crop Nutrients (2024)
 - SSPC SP6 Commercial Blast of the exterior steel of (2) 1.5 million gallon diesel tanks. Coated with a 3 coat system (1 coat of Zinc Clad , 1 coat of Macropoxy 646 and 1 coat of Hi-Solids Polyurethane)
 - Location: Crestline, OH Highly recommend. Motivated workers.
 - Contact: Brian Rietschlin (419) 683-7340
- Erie Industrial Group (2023)

- SSPC SP10 near white metal blast of interior steel of 25' D x 40' H carbon steel tank. Performed all confined space ventilation, monitoring, lightning and safety procedures needed for the job.
 - Location: Painesville, OH
 - Contact: Renee Meyers rmeyers@erieiq.com
-
- City of Tallahassee (2024)
 - Sandblasting and painting of a 3 Million Gallon diesel fuel tank and associated containment system. The tank exterior was sandblasted to an SSPC SP6 level cleanliness. The tank exterior received a primer coat of Carbozinc 11, an intermediate coat of Carboguard 890 and a finish coat of Carbothane 133HB. The associated concrete containment received a primer coat of primer 67 and scratch coat 300. The containment received a finish coat of Plasite 4550 S.
 - Location: Tallahassee, FL
 - Contact: Antwan Pennywell (850) 553-0722

Potable Water Past Performance

- City of Bremerton, WA (2024) - 1MG Reservoir Interior Sandblasting and Painting
 - SSPC SP10 near white metal blast of interior steel of 95' D x 18.5' H steel water tank. We applied a Tnemec coating system. Primer coat of Tnemec Series 94 H2O, stripe coat of Series N140, intermediate coat of Series 21 and top-coat of Tnemec Series 21. We performed all confined space ventilation, monitoring, lightning and safety procedures needed for the job.
 - Location: Bremerton, WA
 - Contact: Rachel Kocha (360) 473-2324
 - Contract Total: \$413,401.79
- Aristes Tank Aristes, PA 2M Gal Standpipe (Dec 2021)
 - Interior and exterior sandblasting and painting with miscellaneous repairs.
 - Aqua Pennsylvania, Inc
 - Nick Kollas: (703) 980-4376
 - Contract Amount: \$590,165.00
- Cuyahoga Portage Trail Cuyahoga Falls, OH 2M Gal Standpipe (Sept 2020)
 - Interior and exterior sandblasting and painting with miscellaneous repairs.
 - City of Cuyahoga Falls, OH
 - Nick Kollas: (703) 980-4376
 - Contract Amount: \$446,640.00
- Gholson Ground Storage Tank Coating Project (March 2025)
 - Exterior painting of 5MG water concrete ground storage tank.
 - City of Waco, TX
 - Craig Evangelista: 254-750-7697
 - Contract Amount: \$146,500.00

Exhibit C- Notice of Award

**SECTION 00 51 00
NOTICE OF AWARD**

Date: July 16, 2025

Project: 2MG Tank Rehabilitation

Owner: Town of Paonia

Owner's Contract No.:

Contract: 2MG Tank Rehabilitation

Engineer's Project No.:2013-471.013

Bidder: Markleys Precision Company

Bidder's Address: *[send Notice of Award Certified Mail, Return Receipt Requested]*

1884 Prospect Road

New London, OH 44851

You are notified that your Bid dated June 30, 2025 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for 2MG Tank Rehabilitation. Bid Alternate 14.A is to be included in the Contract in lieu of Bid Item 14.

The Contract Price of your Contract is Nine-hundred sixteen thousand two-hundred fifty dollars (\$ 916,250.00).

1 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner one executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Town of Paonia
Owner
By: _____
Authorized Signature

Title

Copy to Engineer

Exhibit D – Tank Inspection Proposal



Paonia, Colorado

**Proposal for
Coating Inspection
Services**

July 16, 2025





July 16, 2025

Sent via Email Only

Scott Forrester
SGM Engineering - HQ
118 W 6th St., Suite 200
Glenwood Springs, CO 81601

**RE: 2,000,000-Gallon GST Coating Inspection Services
Paonia, Colorado**

Dear Mr. Forrester:

Thank you for the opportunity to submit this proposal to provide consulting and inspection services during the rehabilitation of the above-referenced water tank.

KLM is one of 17 AMPP QP5 accredited inspection firms in the United States providing inspection services that specializes in water storage tanks. This unique accreditation elevates KLM above other inspection firms in our industry. Our staff has credentials associated with AWS Welding and AMPP coating inspections. We bring together key components from all aspects of services to fulfill each of our clients' goals and expectations.

The professionals at KLM have been working on water towers since the 1970's. We have combined experience of over 150 years and have rehabilitated over 500 water towers of various sizes. With KLM professional inspections, a tower's coating system can last 25 – 30 years.

KLM sets the standards that other companies strive to duplicate. No firm receives the respect from tank contractors and subcontractors like KLM. Our inspectors climb the towers daily to inspect and document the work; holding contractors accountable for quality workmanship and ensuring that the specifications are met. Our dedication to quality inspections can be seen nationally, as our projects are represented each year in Tnemec's Tank of the Year calendar contest.

We look forward to the opportunity to assist the City of Paonia, CO on this project. With our team's expertise, we are confident this project will be completed to your satisfaction.

Sincerely Yours,

KLM ENGINEERING, INC.

Kara Fritze
Business Development
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125
Cell: 612-494-0241
Email: kfritze@klmengineering.com

TABLE OF CONTENTS

Project Profiles	4
References	6
FIRM PROFILE & TEAM MEMBERS.....	14
About Us.....	15
Regional Offices	15
Insurance Coverage.....	16
Professional Affiliations	16
Project Team Chart	17
Project-Specific Team Member Resumes	18
PROPOSAL.....	21
Project Understanding	22
Benefits to the City of Paonia	22
Timeline.....	22
Construction Services.....	22
Deliverables.....	24
Fee Summary	24
Why Use KLM	24
Agreement	25
KLM TERMS AND CONDITIONS	26

DISCLAIMER:

The information in this proposal is confidential, may be legally privileged, and is intended for the sole use of City of Paonia. Access to this proposal by another company is not permitted. If you are not the intended recipient, any disclosure, copying, distribution of any action taken or committed in reliance on it is prohibited.

PROJECT PROFILES

KLM has an unparalleled record of consistently delivering successful projects like yours. KLM has planned, designed and refurbished water towers for the past thirty (30) years. The longevity of the coatings system of our projects is what we are most proud of. What owners most appreciate is the return-on-investment KLM brings to each new construction or rehabilitation project. This section highlights projects KLM has completed.



City of Montrose, CO Sunset Mesa | 1.5 MG Standpipe

New Tank - Inspection Services | 2021



City of Arvada, CO Cook Reservoir | 0.6 MG Standpipe

ROV Evaluation | 2021



City of Brighton, CO New Tower | 2 MG Composite

New Construction - Inspection Services | 2022



City of Johnstown, CO
Tower No. 1 | 1.5 MG Composite

New Construction - Inspection Services | 2023



City of Westminster, CO
Sunset Ridge Tower | 3 MG Composite

New Tank - Inspection Services | 2020



City of Alamosa, CO
Craft Tower | 0.5 MG Single Pedestal

Reconditioning - Inspection Services | 2021
Design Services | 2020



City of Thornton, CO
Ura Lane Tower | 0.5 MG Single Pedestal

Reconditioning - Inspection Services | 2020
Design Services | 2020

REFERENCES

The following is a summary list of the projects from the past five (5) years. A more complete list of references can be provided upon request.

Reconditioning Projects

Rogers, AR
2,000,000 Gallon Toro Ellipsoidal
Owner/Client: City of Rogers, AR
Contact: Stephen Ponder, P.E. 479-621-1142

Lafayette, CO
5,000,000 Gallon GSR
Owner/Client: Murraysmith, Inc.
Contact: Joel Price P E 720-536-0579

Des Moines, IA
4,100,000 Gallon Standpipe
Owner/Client: City of Des Moines, IA
Contact: Bob Jolly 515-802-9019

Joliet, IL
0.5 MG Single Pedestal & 1.0 MG Toro Ellipsoidal
Owner/Client: City of Joliet, IL
Contact: Nicholas Gornick 815-724-3625

Tinley Park, IL
1,000,000 Gallon Hydropillar
Owner/Client: City of Tinley Park, IL
Contact: Joe Fitzpatrick 708-444-5535

DeKalb, IL
2,000,000 Gallon Hydropillar
Owner/Client: City of DeKalb, IL
Contact: Bryan Faivre 815-748-2030

Poseyville, IN
250,000 Gallon Legged
Owner/Client: City of Poseyville, IN
Contact: Jeremy Farrar 812-457-2044

Alamosa, CO
500,000 Gallon Single Pedestal
Owner/Client: City of Alamosa, CO
Contact: Farron Hall 719-589-6186

Livermore, IA
125,000 Gallon Single Pedestal
Owner/Client: City of Livermore, IA
Contact: Nathan Hosford 515-379-1074

West Chicago, IL
0.5 MG GSR & 0.25 MG Double Ellipsoidal
Owner/Client: City of West Chicago, IL
Contact: Rocky Horvath WC 630-293-2255

Tolono, IL
650,000 Gallon GSR
Owner/Client: City of Tolono, IL
Contact: John Moore 309-265-7833

Willow Springs, IL
1,000,000 Gallon Hydropillar
Owner/Client: City of Willow Springs, IL
Contact: Colleen Kelly 708-325-5276

Naperville, IL
2,000,000 Gallon Standpipe
Owner/Client: City of Naperville, IL
Contact: Patrick O'Malley 630-420-6681

South Bend, IN
1,500,000 Gallon Single Pedestal
Owner/Client: City of South Bend, IN
Contact: Rebecca Plantz 574-235-5998

Neodesha, KS
270,000 Gallon GSR
Owner/Client: Professional4GSR
Contact: Ryan Glessner P E 316-262-2691

Valley Center, KS
750,000 Gallon Composite
Owner/Client: City of Valley Center, KS
Contact: Brent Clark 316-755-7310

Lawrence, KS
1,500,000 Gallon GSR
Owner/Client: City of Lawrence, KS
Contact: Chris Rice 785-832-7831

Crookston, MN
30,000 Gallon Pressure Vessel
Owner/Client: City of Crookston, MN
Contact: Brandon Carlson 218-281-1232

Balaton, MN
50,000 Gallon Legged
Owner/Client: City of Balaton, MN
Contact: Joshua Torgeson 507-829-4693

Floodwood, MN
50,000 Gallon EWT
Owner/Client: City of Floodwood, MN
Contact: Corinne Suonvieri 218-476-2751

Prinsburg, MN
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Prinsburg, MN
Contact: Josh Johnson, P.E. 320-235-2555

Hill City, MN
75,000 Gallon Single Pedestal
Owner/Client: City of Hill City, MN
Contact: George Casper 218-697-2301

Arkansas City, KS
500,000 Gallon Composite
Owner/Client: City of Arkansas City, KS
Contact: Trevor Kaufman P E 316-206-1316

Emporia, KS
1,000,000 Gallon Composite
Owner/Client: City of Emporia, KS
Contact: Dean Grant 620-340-6335

Benson, MN
14,000 Gallon Fuel Tank
Owner/Client: City of Benson, MN
Contact: Elliot Nelson 320-843-5444

Badger, MN
50,000 Gallon Hydrocone
Owner/Client: City of Badger, MN
Contact: Eric Dunrud 218-242-0933

Boyd, MN
50,000 Gallon Hydrocone
Owner/Client: City of Boyd, MN
Contact: Terry Lein 320-855-2242

Okabena, MN
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Okabena, MN
Contact: Tamara Vortherms 507-853-4500

Hackensack, MN
75,000 Gallon Double Ellipsoidal
Owner/Client: City of Hackensack, MN
Contact: Rob Triplett 218-675-6400

Holland, MN
75,000 Gallon Single Pedestal
Owner/Client: City of Holland, MN
Contact: Chris Lingen 507-347-3136

Randall, MN
75,000 Gallon Legged
Owner/Client: City of Randall, MN
Contact: Matt Pantzke 320-749-2159

Shafer, MN
75,000 Gallon Hydrocone
Owner/Client: City of Shafer, MN
Contact: Dan Cooper 651-257-4726

Clear Lake, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Clear Lake, MN
Contact: Matt Landwehr 320-310-5534

Dexter, MN
100,000 Gallon Single Pedestal
Owner/Client: Dexter
Contact: Natalie Carroll 507-584-6821

Randolph, MN
100,000 Gallon Oblatoid
Owner/Client: City of Randolph, MN
Contact: Bryce Pressnall 507-645-7492

Clarkfield, MN
150,000 Gallon Double Ellipsoidal
Owner/Client: City of Clarkfield, MN
Contact: Troy Bruflat 320-669-4435

McIntosh, MN
150,000 Gallon Single Pedestal
Owner/Client: City of McIntosh, MN
Contact: Larry Hedlund 218-563-3747

Chatfield, MN
200,000 Gallon Standpipe
Owner/Client: City of Chatfield, MN
Contact: Ryan Priebe 507-867-3810

Sabin, MN
75,000 Gallon Double Ellipsoidal
Owner/Client: City of Sabin, MN
Contact: Bob Dablow 218-789-7609

Arden Hills, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Arden Hills, MN
Contact: Savannah Doerr EIT 651-703-4778

Clinton, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Clinton, MN
Contact: Larry Van Hout P E 320-762-8149

Goodview, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Goodview, MN
Contact: Dave Schultz 507-452-1630 x 114

Rushford, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Rushford, MN
Contact: Roger Knutson 507-864-2664

Hinckley, MN
.15MG Oblatoid & 0.3MG Single Pedestal
Owner/Client: City of Hinckley, MN
Contact: Leah Jackson 320-384-7491

Ottertail, MN
150,000 Gallon Single Pedestal
Owner/Client: City of Ottertail, MN
Contact: Justin Lohse 218-367-2250

Cohasset, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Cohasset, MN
Contact: Bernie Hillman 218-328-0179

Paonia, CO – 2MG GST Coating Inspection Services Proposal

North Branch, MN
200,000 Gallon Single Pedestal
Owner/Client: City of North Branch, MN
Contact: Shawn Williams 651-674-8493

Pierz, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Pierz, MN
Contact: Bob Gruber 320-468-0268

West Brook, MN
200,000 Gallon Double Ellipsoidal
Owner/Client: Westbrook Public, MN
Contact: Dan Joel 507-274-6712

Collegeville, MN
250,000 Gallon Single Pedestal
Owner/Client: City of Collegeville, MN
Contact: Benjamin Proell 320-363-2541

Red Wing, MN
325,000 Gallon GSR
Owner/Client: Archer Daniels Midland Company
Contact: Williams Simmons 651-388-7111

Mountain Iron, MN
400,000 Gallon Hydropillar
Owner/Client: City of Mountain Iron, MN
Contact: Tim Satrang 218-748-7570

Ada, MN
500,000 Gallon Single Pedestal
Owner/Client: City of Ada, MN
Contact: Brian Rasmusson 218-784-5537

Gilbert, MN
500,000 Gallon Single Ped & 500,000 Gallon GSR
Owner/Client: City of Gilbert, MN
Contact: Jack Bradach 218-748-2232

Osakis, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Osakis, MN
Contact: Greg Gottwald 320-859-2150

Roseau, MN
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Roseau, MN
Contact: Gary Przekwas 218-463-2351

3M Cottage Grove, MN
250,000 Gallon Single Pedestal
Owner/Client: 3M Cottage Grove
Contact: Michael Rogers 651-458-2293

Pine Island, MN
300,000 Gallon Toro Ellipsoidal
Owner/Client: City of Pine Island, MN
Contact: Todd Roberston 507-356-4390

Glenwood, MN
400,000 Gallon GSR
Owner/Client: City of Glenwood, MN
Contact: Dave Perryman 320-634-5433

Park Rapids, MN
400,000 Gallon Single Pedestal
Owner/Client: City of Park Rapids, MN
Contact: Scott Burlingame 218-732-3163

East Grand Forks, MN
500,000 Gallon Double Ellipsoidal
Owner/Client: City of East Grand Forks, MN
Contact: Brian Johnson 218-773-1511

Milaca, MN
500,000 Gallon Hydropillar
Owner/Client: City of Milaca, MN
Contact: Gary Kirkeby 320-362-4055

Montgomery, MN
500,000 Gallon Hydropillar
Owner/Client: City of Montgomery, MN
Contact: Shane Oksanen 507-364-5017

Owatonna, MN
500,000 Gallon Legged & 1MG GSR
Owner/Client: Owatonna Public, MN
Contact: Roger Noble 507-451-2480

St. Paul Park, MN
500,000 Gallon Single Pedestal
Owner/Client: City of St Paul Park, MN
Contact: Anthony Brinkman 651-459-3730

Hastings, MN
0.75 MG & 1.0 MG Hydropillar
Owner/Client: City of Hastings, MN
Contact: Ryan Stempiski P E 651-480-2368

Andover, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Andover, MN
Contact: David Berkowitz 763-755-5100

Eagan, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Eagan, MN
Contact: Tim Plath 651-675-5643

Otsego, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Otsego, MN
Contact: Kurt Neidermeier 763-441-4414

Burnsville, MN
1.0MG, 1.6MG, 7.0MG, 7.0MG
Owner/Client: City of Burnsville, MN
Contact: Tony White 952-895-4552

Mounds View, MN
500,000 Gallon Hydropillar
Owner/Client: City of Mounds View, MN
Contact: Don Peterson 763-717-4050

Red Lake Falls, MN
500,000 Gallon Hydropillar
Owner/Client: City of Red Lake Falls, MN
Contact: Matt Swendra 218-253-2684

Thief River Falls, MN
500,000 Gallon Single Pedestal
Owner/Client: City of Thief River Falls, MN
Contact: Wayne Johnson 218-681-3809

Prior Lake, MN
750,000 Gallon Toro Ellipsoidal
Owner/Client: City of Prior Lake, MN
Contact: Nick Monserud 952-447-9894

Brooklyn Park, MN
1,000,000 Gallon Oblatoid
Owner/Client: City of Brooklyn Park, MN
Contact: Richard Luckow 763-493-8008

Lino Lakes, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Lino Lakes, MN
Contact: Justin Williams 651-982-2457

Savage, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Savage, MN
Contact: Mike Klimers 952-224-3440

New Brighton, MN
1,300,000 Gallon GSR
Owner/Client: City of New Brighton, MN
Contact: Eric Volk NB 651-638-2100

Apple Valley, MN

1.5MG Composite & 4.0MG GSR

Owner/Client: City of Apple Valley, MN

Contact: Kent Zimmerman 952-953-2442

Bloomington, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Bloomington, MN

Contact: Mike Petersen 952-563-8774

Chaska, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Chaska, MN

Contact: Matthew Haefner 952-448-4335

New Hope, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of New Hope, MN

Contact: Dave Lemke 763-592-6762

Richfield, MN

1,500,000 Gallon Toro Ellipsoidal

Owner/Client: City of Richfield, MN

Contact: Chad Donnelly 612-861-9798

Shoreview, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Shoreview, MN

Contact: Tom Wesolowski 651-490-4652

St. Paul Regional Water Services, MN

1,500,000 Gallon Hydropillar

Owner/Client: St Paul Regional Water, MN

Contact: Tim Bagstad P E 651-266-6283

Golden Valley, MN

1.5MG Legged & 4.5MG Underground Concrete

Owner/Client: City of Golden Valley, MN

Contact: Joe Hansen 763-593-8038

Maple Grove, MN

2,000,000 Gallon Hydropillar

Owner/Client: City of Maple Grove, MN

Contact: Jay Murzyn P E 763-494-6358

Cloquet, MN

2,000,000 Gallon and 5,000,000 Gallon GSR

Owner/Client: City of Cloquet, MN

Contact: Ross Biebl 218-451-5981

Austin, MN

2,500,000 Gallon GSR

Owner/Client: Austin, MN

Contact: Mark Nibaur 507-433-8886

Coon Rapids, MN

5,500,000 Gallon GSR

Owner/Client: City of Coon Rapids, MN

Contact: Tim Himmer P E 763-767-6462

Grandview, MO

1,500,000 Gallon Toro Ellipsoidal

Owner/Client: City of Grandview, MO

Contact: Perry Thomas 816-966-0550

Arthur, ND

50,000 Gallon Elevated Ball

Owner/Client: Moore

Contact: Cavin Berube, P.E. 701-566-6008

Hunter, ND

50,000 Gallon Double Ellipsoidal

Owner/Client: City of Hunter North, ND

Contact: Johnny Jorgensen 701-874-2161

New Rockford, ND

250,000 Gallon Double Ellipsoidal

Owner/Client: City of New Rockford North, ND

Contact: Bruce Hirschert 701-947-2205

Devils Lake, ND
500,000 Gallon Oblatoid
Owner/Client: City of Devils Lake North, ND
Contact: Michael Grafsgaard 701-662-7600

Fargo, ND
0.5MG and 1MG Single Pedestal
Owner/Client: AE2S
Contact: Kevin Johnson P E 218-299-5610

Lincoln, NE
300,000 Gallon GSR
Owner/Client: Lincoln Electric System
Contact: Katie Gultierrez 402-473-3417

Schuyler, NE
500,000 Gallon EWT
Owner/Client: JEO Consulting Group
Contact: David Henke 402-443-4661

Los Alamos County, NM
200,000 Gallon Single Pedestal
Owner/Client: Los Alamos County New, NM
Contact: Jack Richardson, P.E. 505-662-8215

Spring Valley, SD
75,000 Gallon GSR
Owner/Client: B-Y Water District - Spring Valley
Contact: Terry Woolton 605-463-2531

Avon, SD
150,000 Gallon GSR
Owner/Client: B-Y Water District - Avon
Contact: Terry Woolton 605-463-2531

Lakeport, SD
150,000 Gallon GSR
Owner/Client: B-Y Water District - Lakeport
Contact: Terry Woolton 605-463-2531

Sioux Falls, SD
0.5MG Single Pedestal & 5MG GSR
Owner/Client: City of Sioux Falls South, SD
Contact: Darin Freese 605-373-6971

Freeman, SD
2,300,000 Gallon GSR
Owner/Client: B-Y Water District - Freeman
Contact: Terry Woolton 605-463-2531

Haugen, WI
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Haugen, WI
Contact: Rick Long 715-234-8014

Birchwood, WI
60,000 Gallon Single Pedestal
Owner/Client: City of Birchwood, WI
Contact: Tucker Fee 715-651-7003

Sturgeon Bay, WI
120,000 Gallon Clarifier
Owner/Client: City of Sturgeon Bay, WI
Contact: Cliff White 920-746-2820

Curtiss, WI
150,000 Gallon Single Pedestal
Owner/Client: City of Curtiss, WI
Contact: Todd Weich 715-613-2013

St. Croix Falls, WI
.15MG Single Pedestal & .06MG Standpipe
Owner/Client: City of St Croix Falls, WI
Contact: Matt Larson 715-483-3929

Eleva, WI
150,000 Gallon Single Pedestal
Owner/Client: City of Eleva, WI
Contact: Jon Strand, P.E. 715-861-5226

Dresser, WI
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Dresser, WI
Contact: Bryan Raddatz 715-755-2940

Milton, WI
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Milton, WI
Contact: Ron Griffin 608-868-6905

Rib Lake, WI
200,000 Gallon Single Pedestal
Owner/Client: City of Rib Lake, WI
Contact: Dan Koehler 715-869-2811

Baraboo, WI
250,000 Gallon Single Pedestal
Owner/Client: City of Baraboo, WI
Contact: Wade Peterson 608-355-2740

Prescott, WI
250,000 Gallon Single Pedestal
Owner/Client: City of Prescott, WI
Contact: Mike Kinneman 651-269-8437

Orfordville, WI
300,000 Gallon Single Pedestal
Owner/Client: City of Orfordville, WI
Contact: Nicholas Todd 608-879-2004

Abbotsford, WI
400,000 Gallon Single Pedestal
Owner/Client: City of Abbotsford, WI
Contact: Josh Soyk 715-613-2973

Mineral Point, WI
400,000 Gallon Hydropillar
Owner/Client: City of Mineral Point, WI
Contact: Bart Nies, P.E. 608-987-2361

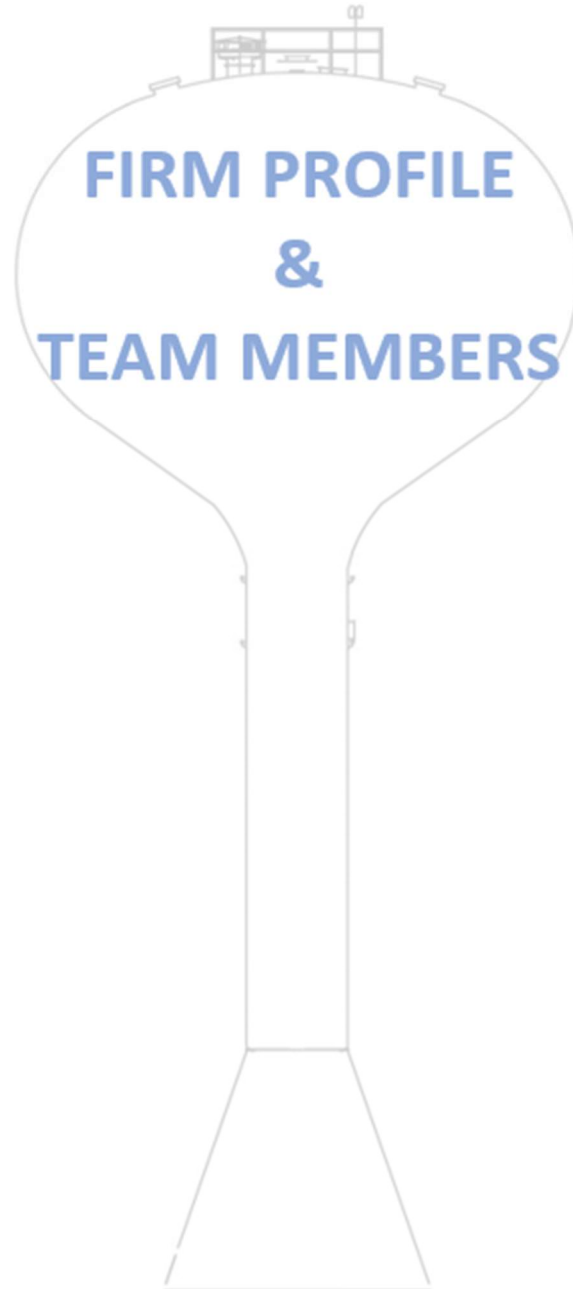
Delavan, WI
500,000 Gallon Single Pedestal
Owner/Client: City of Delavan, WI
Contact: Nick Griffin 262-728-5585

Burlington, WI
2.2MG Standpipe & .3MG Double Ellipsoidal
Owner/Client: City of Burlington, WI
Contact: Howard Moser 262-342-1181

Marshfield, WI
3,000,000 Gallon GSR
Owner/Client: City of Marshfield, WI
Contact: John Richmond P E 715-387-1195

Eau Claire, WI
4,000,000 Gallon GSR
Owner/Client: City of Eau Claire, WI
Contact: Steve Hayden 715-839-6122

MCF-Stillwater, MN
Filter Tank
Owner/Client: MCF, MN
Contact: Robert Opatrny 651-262-8593



ABOUT US

Founded in 1995, **KLM Engineering, Inc.** is a consulting and inspection firm. On average, KLM completes over 150 water storage projects each year for clients across the United States. KLM specializes in:

- ◆ Inspection services on new and reconditioned elevated water towers, ground storage reservoirs, water treatment plants, wastewater treatment plants and concrete tanks during construction.
- ◆ Inspection and evaluations of existing concrete and steel storage tanks, pressure vessels, and other related structures.
- ◆ Design Build services.
- ◆ Preparation of project specifications for tank rehabilitation/lead paint abatement and disposal.
- ◆ Welding inspection during rehabilitation.
- ◆ Tank cleanings.
- ◆ Non-destructive testing.
- ◆ Antenna lease reviews, removal and installation inspections, and drawing reviews.
- ◆ Wastewater treatment plant inspections.

Our Engineers Are:

- ◆ Experienced in design and structure modifications based upon years of employment with tank fabricators, erectors and consulting engineers.
- ◆ Experienced at examining existing tanks regarding corrosion, structure integrity and fitness for continued service.
- ◆ Registered Professional Engineers with practical knowledge of current designs and code requirements.

Our Inspectors Are:

- ◆ Association for Materials Protection and Performance (AMPP), formerly NACE, trained/certified protective coating inspectors.
- ◆ American Welding Society (AWS) associate/certified welding inspectors.
- ◆ Experienced journeyman painters, climbers and riggers with proven abilities to perform proper hands-on inspections and testing.
- ◆ Experienced in project management and enforcement of specifications for quality control and lead abatement.

REGIONAL OFFICES

- ◆ Headquarters | Woodbury, Minnesota
- ◆ Great Lakes Region | New Lenox, Illinois
- ◆ West Central Region | Blue Springs, Missouri

INSURANCE COVERAGE

Our firm maintains general liability, automotive, professional liability insurance and workers compensation. A certificate of insurance, listing the client as additional insured, will be provided upon execution of a contract.

PROFESSIONAL AFFILIATIONS

Association & Corporate Affiliations



Local Association Affiliations

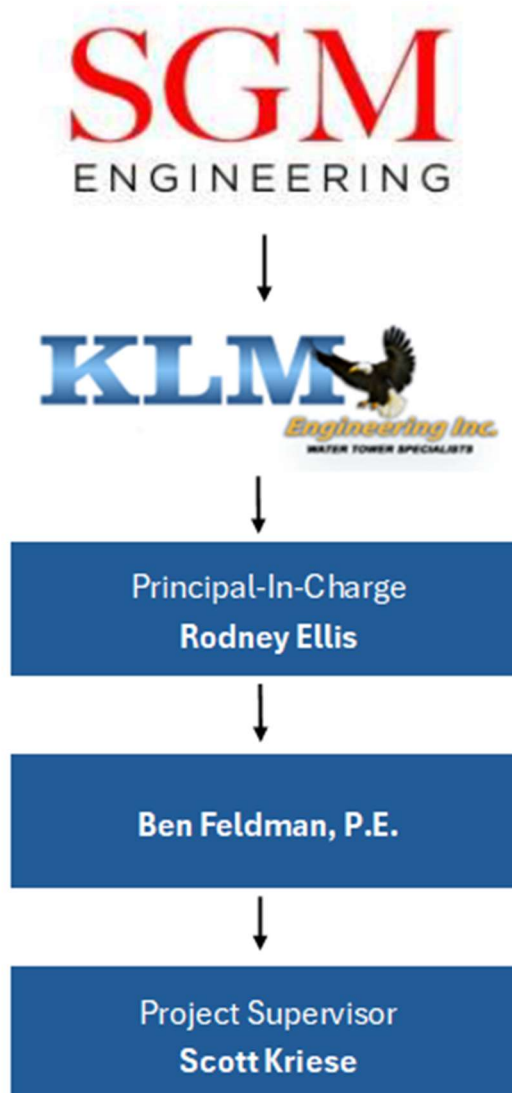


Charities



PROJECT TEAM CHART

Designed Specifically For:



PROJECT-SPECIFIC TEAM MEMBER RESUMES



Rodney Ellis | Vice President/COO

☎ 612-810-0956 @ rellis@klmengineering.com



Education, Experience & Certifications

- ◆ Mount Senario College
- ◆ Federal Department of Natural Resources
- ◆ OSHA 10
- ◆ Certified Competent Climber
- ◆ NACE/AMPP Level 3 #1686
 - 37 Years Certified Experience
- ◆ AWS Weld Inspection Certified #04040311
 - 29 Years Certified Experience

KLM Projects

City of Valley Center, KS
Reconditioning of 0.75MG Composite



City of Moorhead, MN
New Construction of 0.75MG Composite



City of Andover, MN
Reconditioning of 1.0MG Hydropillar

City of Brighton, CO
New Construction of 2.0MG Composite

City of Des Moines, IA
Reconditioning of 4.1MG Standpipe

City of Hinckley, MN
Reconditioning of 0.3MG Single Pedestal

City of Joliet, IL
Reconditioning of 1.0MG Toro Ellipsoidal

City of Rogers, AR
Reconditioning of 2.0MG Toro Ellipsoidal

City of Verndale, MN
New Construction of 0.075MG Hydrocone

City of Parshall, ND
New Construction of 0.5MG Composite

City of Lawrence, KS
Reconditioning of 1.5MG Ground Storage Tank



Ben Feldman, PE | Civil Engineer

☎ 651-773-5111

@ bfeldman@klmengineering.com



Education, Experience & Certifications

- ◆ University of Minnesota - Twin Cities
 - BS Civil Engineering
 - Minor in Business Management
 - Men's Crew
- ◆ OSHA 10
- ◆ Licensed Professional Engineer
 - Minnesota License No. 49598
 - Colorado License No. 57334
 - South Dakota License No. 16938
- ◆ MN AWWA Awards Committee Co-Chair
 - Past Secretary-Treasurer

KLM Projects

City of Hastings, MN

Reconditioning of 0.75MG Hydropillar

City of Brighton, CO

New Construction of 2.0MG Composite

City of Hinckley, MN

Reconditioning of 0.15MG Double Ellipsoidal

City of Jamaica, IA

New Construction of 0.05MG Single Pedestal

City of Delavan, WI

Reconditioning of 0.5MG Single Pedestal

City of Lawrence, KS

Reconditioning of 1.5MG Ground Storage Tank

City of Napoleon, ND

New Construction of 0.3MG Single Pedestal

City of Goodview, MN

Reconditioning of 0.1MG Single Pedestal

City of Verndale, MN

New Construction of 0.075MG Hydrocone

City of West Chicago, IL

Reconditioning of 0.5MG Booster Reservoirs

City of Rogers, AR

Reconditioning of 2.0 MG Toro Ellipsoidal



Scott Kriese | Project Supervisor

☎ 651-773-5111 @ skriese@klmengineering.com



Education, Experience & Certifications

- ◆ NACE/AMPP Level 3 #11236
- ◆ 25 Years Industry Experience
- ◆ OSHA 10
- ◆ Certified Competent Climber

KLM Projects

City of Moorhead, MN

New Construction of 0.75MG Composite



City of Otsego, MN

New Construction of 1.5MG Composite

Village of Dresser, WI

Reconditioning of 0.2MG Double Ellipsoidal

City of Farmington, MN

Reconditioning of 1.5MG Hydropillar

City of Baxter, MN

Reconditioning of 0.75MG Hydropillar

City of St. Cloud, MN

Reconditioning of 1.0MG Hydropillar

City of Plymouth, MN

Design Build of 2.0MG Toro Ellipsoidal

Village of Somerset, WI

New Construction of 0.2MG Composite

City of Sioux Falls, SD

Reconditioning of 1.5MG Composite

City of Neodesha, KS

Reconditioning of 0.2MG Single Pedestal

Jackson County PWSD #1, MO

Reconditioning of 1.5MG Elevated Water Tower

City of Elgin, IL

Reconditioning of 1.0MG Single Pedestal

City of South Bend, IN

Reconditioning of 1.5MG Single Pedestal

City of Forney, TX

New Construction of 1.0MG Composite

City of Rogers, AR

Reconditioning of 2.0MG Toro Ellipsoidal

City of Topeka, KS

New Construction of 1.0MG Composite

City of Kansas City, MO

New Construction of 3.0MG Composite

Oglala Sioux Rural Water Supply System, SD

New Construction of 0.8MG Composite

City of Sioux Falls, SD

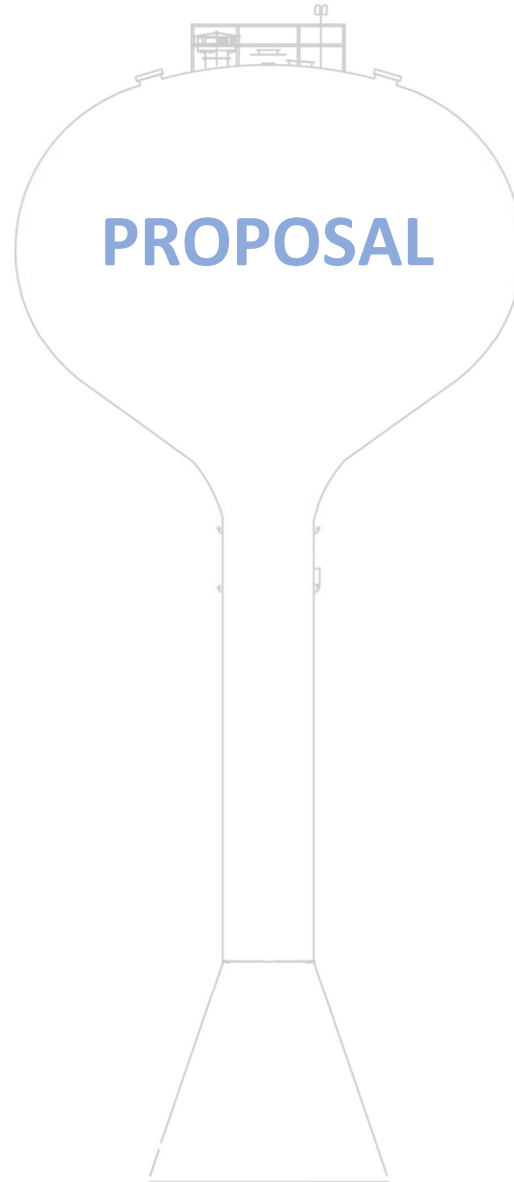
Reconditioning of 0.5MG Single Pedestal

City of Jamaica, IA

New Construction of 0.05MG Composite

City of Dubuque, IA

Reconditioning of 2.4MG Ground Storage Tank



PROJECT UNDERSTANDING

KLM understands that we will work with the owner to provide third-party coating and welding inspection services during the rehabilitation of the city's 2MG ground storage tank.

BENEFITS TO THE CITY OF PAONIA

Today's protective coating systems are designed to last 25-30 years with only minor maintenance. Tight project specifications and full-time inspections give the coating systems the opportunity to realize their intended service life.

1. Welding and full-time AMPP Coating Inspections during reconditioning assures that the work performed by the contractor is in conformance with the specifications, as to maximize its life expectancy. KLM's inspectors monitor workmanship during all phases of work to verify the contractor's work meets the specification. Utilizing this process reduces reconditioning cycles over the life of the tank.
2. Our project supervision and inspection services provide a buffer between the project specifications and the real-world challenges that can negatively affect the project performance.

TIMELINE

Upon execution of an agreement, KLM proposes the following schedule to perform the work:

- A. Construction Supervision and Inspection Services.
 - ◆ Completed in 2025

CONSTRUCTION SERVICES

Construction Administration

The project manager (SMG) and project supervisor (KLM) work together on managing the project. KLM communicates with the inspector daily to help enforce the project specifications, as necessary. The project supervisor is the main contact between the contractor representative and the Owner.

Construction Supervision Consists of The Following:

- ◆ Attend pre-construction conference.
- ◆ Periodically perform on-site review of project's work status and report to the Engineer.
- ◆ Coordinate progress meetings, as necessary.
- ◆ Review of meeting minutes.
- ◆ Scheduling inspections.
- ◆ Review of inspector's daily documentation.

Construction Observation

The inspector assigned to this project will be an AMPP Coating Inspector and Welding Inspector working under the direct supervision of a AWS Certified Welding Inspector. All our inspectors have extensive practical experience and knowledge of water storage tank reconditioning. They are experienced sandblasters, painters, climbers, riggers, coating inspectors, welders and welding inspectors which allow the inspector to perform inspections alongside the contractor to ensure the conformance to the project specification.

Field Inspections Consist of the Following:

- ◆ A pre-construction meeting with the client and contractor to clearly define the role of the Engineer and Inspector, to discuss the intent of the specifications, and to ensure all parties agree to the scope of work and expectations regarding the quality of work.
- ◆ Monitor and approval of the structure repairs and modifications for conformance to the specifications.
- ◆ Inspection of the abrasive blasting media and equipment for conformance to the specifications and to prevent contamination of surfaces during surface preparation with moisture and oil or other contaminants.
- ◆ Monitor the paint removal and disposal process for conformance to the specifications and environmental regulations.
- ◆ Monitor the contractors mixing and application of the coats for conformance to the specifications and the coat manufacturer's recommendations.
- ◆ Approve surface preparation samples.
- ◆ Record the contractor's progress for adherence to the construction schedule.
- ◆ Submit daily and weekly inspection reports and photos. Prepare and file copies of the reports on construction activities.
- ◆ Monitor punch list items and subsequent corrective action by the contractor.
- ◆ Final inspection and substantial completion.

DELIVERABLES

The Owner owns and retains this documentation. KLM also retains these records for future reference. Deliverables are submitted electronically, unless indicated hard copy.

- ◆ Daily Logs and Weather Logs.
- ◆ Surface Preparation.
- ◆ Daily Digital Photos.
- ◆ Weekly Summary and Progress Meetings.
- ◆ Project Acceptance Certificate.

FEE SUMMARY

KLM will manage the water tank rehabilitation with project supervision, welding inspection and coating inspection. KLM Engineering estimates this to be a ten (10) week project. If the contractor completes the project in less than ten weeks, KLM will only invoice at the actual hours required to perform the inspections during the initial mobilization.

TOTAL HOURLY, NOT TO EXCEED

\$97,860.00

NOTE: Additional inspection can be carried out according to our current fee schedule. Any additional 3rd party coating and welding inspection time required and approved by the city will be charged at the rate of \$1,398.00 per day during the initial mobilization. If the contractor completes the project in less than ten weeks, the fees will be reduced by \$1,398.00 per day for completing ahead of schedule.

WHY USE KLM

KLM Engineering Inc. has been evaluating water towers for over 30 years. KLM is the leader in providing engineering and inspection services during reconditioning of towers greater than 400,000-gallons. Our reference list has customers including the US Military, US Steel, Indian Health Services, and municipalities ranging from coast-to-coast and beyond, including Hawaii.

AGREEMENT

This proposal is valid for thirty (30) days from the date of this proposal. If the City of Paonia, CO finds this proposal acceptable, please sign and return it by email or mail. By signing and returning this signature page only, you agree to the terms of the entire proposal document submitted.

This Agreement, between Paonia and KLM Engineering, Inc. is accepted by:

CITY OF PAONIA
214 Grand Avenue
Paonia, CO 81428

KLM ENGINEERING, INC.
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125

Signature

Signature

Name

Kara Fritze
Name

Title

Business Development
Title

Date

July 16, 2025
Date

We look forward to working with you.

Sincerely,

KLM ENGINEERING, INC.
Kara Fritze
Business Development
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125
Cell: 612-494-0241
Email: kfritze@klmengineering.com

REV 2025.3.13

TERMS AND CONDITIONS

Below are KLM's standard Terms and Conditions. The below Terms and Conditions are part of this Agreement between the City and KLM Engineering, Inc., unless otherwise agreed to in writing by both parties.

KLM ENGINEERING, INC. (KLM) TERMS AND CONDITIONS

1. **AGREEMENT.** The agreement between the parties when entered by the parties shall include the applicable referenced agreement documents (i.e., KLM proposal/Agreement) and shall include these KLM Terms and Conditions (the "Agreement"). The Agreement may not be modified except by mutual agreement in writing.
2. **ADDITIONAL SERVICES.** Additional work or services shall not be performed without a KLM executed change order or purchase order outlining the scope of additional work or services.
3. **KLM CLIENT RESPONSIBILITIES.** The KLM Client shall fully disclose to KLM its knowledge of the condition of the project structure(s), its past and present contents and shall provide KLM with full information regarding the requirements for the project; shall designate an individual to act on the KLM Client's behalf regarding the project; and provide safe access to and at the project site. When reasonably requested by KLM, the KLM Client shall furnish the services of other consultants including, but not limited to engineers and insurance representatives. The KLM Client shall test for pollution and hazardous materials when required by law or as requested by KLM. The KLM Client shall provide KLM with all necessary permits and other authorizations.
4. **SAFETY.** KLM shall be responsible for the safety of KLM personnel at the project site. The KLM Client or other persons shall be responsible for the safety of all other persons at the project site. The KLM Client shall inform KLM of any known or suspected hazardous materials or unsafe conditions at the project site. If, during the course of the KLM services, such materials, or conditions are discovered at the project site, KLM reserves the right to take measures to protect KLM personnel and equipment or to immediately terminate KLM services. The KLM Client agrees to be responsible for, and agrees to pay, any such additional protection costs. Upon such discovery by KLM, KLM agrees to use commercially reasonable efforts to notify the KLM Client in writing, of hazardous materials or unsafe conditions regarding the project site.
5. **HAZARDOUS MATERIALS.** Unless otherwise agreed to in the scope of work with the KLM Client, KLM has no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials at the project site. To the full extent permitted by the law, the KLM Client shall defend, indemnify, and hold harmless KLM, its employees and representatives from all claims, including costs and attorney fees, arising out of the presence of hazardous materials or exposure to the same on the job site.
6. **SITE ACCESS AND RESTORATION.** The KLM Client will provide KLM and its representatives with safe and legal project site access. It is understood by the KLM Client that in the normal course of KLM providing its services and work, some nominal damage to the project site may occur. KLM agrees to take reasonable commercial precautions to minimize such damage, if any. Restoration of the project site, if any, is the responsibility of the KLM Client, unless otherwise agreed to in writing in the scope of work.

7. **KLM LIMITED WARRANTY AND DISCLAIMER.** KLM will perform services consistent with the standard of care and skill normally performed by other like firms in the industry and profession at the time of this service and in the geographic area of the project. **EXCEPT AS EXPRESSLY STATED IN THIS SECTION, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, PERTAINING TO THE PRODUCTS AND SERVICES SOLD UNDER THIS AGREEMENT. KLM DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL KLM BE LIABLE TO THE KLM CLIENT, ITS AGENTS, REPRESENTATIVES, EMPLOYEES, CUSTOMERS OR ANY OTHER THIRD PARTY, FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF USE, LOSS OF REVENUE OR LOSS OF PROFIT, IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT OR THE EXISTENCE, FURNISHING OR FUNCTIONING OF ANY ITEM OR SERVICES PROVIDED FOR IN THIS AGREEMENT OR FROM ANY OTHER CAUSE, INCLUDING WITHOUT LIMITATION CLAIMS BY THIRD PARTIES, EVEN IF KLM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**
8. **SCHEDULING.** Prior to KLM scheduling its services related to the project, the KLM Client shall furnish KLM with a written Agreement, purchase order or other written request for KLM services and shall give as much notice as reasonably possible in advance of the time when the KLM services are desired to commence. The KLM service schedule shall be mutually agreed upon by the parties in writing. If a KLM inspection is canceled or delayed after KLM personnel and/or equipment are in transit to the project site, then the KLM Client shall be billed, and the KLM Client agrees to pay for KLM time and expenses according to the then current KLM Fee Schedule for KLM time spent and KLM costs incurred. If KLM is unable to redirect KLM representatives to other third-party project sites on the canceled or delayed scheduled service day, at a minimum, the KLM Client will be billed and the KLM Client agrees to pay KLM for one (1) full day of KLM labor.
9. **INSURANCE.** KLM will maintain worker's compensation insurance and comprehensive general liability insurance. KLM will provide KLM Client with a certificate of insurance upon KLM Client's request.
10. **PAYMENT.** KLM will submit periodic invoices for KLM services provided and work performed. Invoices are due upon receipt. The KLM Client agrees to inform KLM of invoice questions or disputes within 10 business days of the invoice date. The KLM Client agrees to pay all undisputed KLM invoiced amounts within 45 days of the invoice date. The KLM Client agrees to pay interest on all overdue amounts at a rate of 1.5% per annum or the rate allowed by law, whichever is less, plus costs of collection, court costs, and reasonable attorney fees on all such amounts. If any undisputed invoice remains unpaid for 60 days, then KLM may, at its sole discretion, suspend or terminate services to the KLM Client without liability.
11. **INDEMNIFICATION.** KLM shall indemnify and hold harmless the KLM Client and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by KLM's negligent acts or omissions.

The KLM Client shall indemnify and hold harmless KLM and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of

use resulting therefrom to the extent caused by the KLM Client's negligent acts or omissions. Further, the KLM Client shall indemnify and hold harmless KLM from all claims or losses arising out of the unauthorized use of KLM's Documents.

12. **LIMITATION OF LIABILITY. IN NO EVENT SHALL KLM OR THE KLM CLIENT BE LIABLE, ONE TO THE OTHER, FOR INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE FURNISHING, PERFORMANCE OR USE OF ANY PRODUCTS OR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.**
13. **DELAYS.** If KLM service or work delays are caused by the KLM Client, by third parties, strikes, natural causes, weather, or other circumstances beyond KLM's control, a reasonable time extension for performance of KLM services and work shall be granted, and KLM shall be entitled to and the KLM Client agrees to pay KLM an equitable fee adjustment.
14. **TERMINATION.** After seven (7) days written notice, either party may elect to terminate this Agreement. Notwithstanding the foregoing, the KLM Client agrees to pay for all KLM services provided and work performed through the date of termination. Notwithstanding the foregoing, the following sections shall survive the termination of this Agreement: Sections 5, 7, 10, 11, 12, 15, 16, 21 and 24.
15. **SEVERABILITY.** Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions of the Agreement shall continue in full force and effect.
16. **KLM'S DOCUMENTS.** All reports, specifications, drawings and other documents furnished by KLM are part of KLM's services and work for the KLM Client and the same are for use only for the project (KLM Documents). KLM retains all ownership of said documents regardless of whether the project is completed. The KLM Client may retain copies of the KLM Documents for reference purposes. KLM does not represent or warrant that the KLM Documents are suitable for reuse on any extension of the project or on other projects. The KLM Client shall not use the KLM Documents without KLM's written consent.
17. **ASSIGNMENT.** KLM may not assign this Agreement to any other person unless written consent is obtained from the KLM Client.
18. **AMENDMENTS.** Any modification or amendment of to this Agreement shall require a written agreement signed by both Parties.
19. **NONDISCRIMINATION.** In the hiring of employees to perform work under this Agreement, KLM shall not discriminate against any person by reason of any characteristic or classification protected by state or federal law.
20. **GOVERNING LAW.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota without regard to or application of conflicts of law rules or principles. All proceedings related to this Agreement shall be venued in **Washington County, Minnesota.**
21. **AUDIT.** Pursuant to **Minnesota Statutes, § 16C.05, Subdivision 5**, KLM agrees that the KLM Client, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary (but under all circumstances not

more often than once per calendar year), shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, or records which are pertinent to the accounting practices and procedures of KLM, and involve transactions relating to this Agreement.

22. **JOB SITE IMAGES, PHOTOGRAPHY AND VIDEO.** During the term of this Agreement and thereafter, KLM has the KLM Client's permission to take photographs or video of the project site for training, documentation, education or KLM promotional purposes. A signed Agreement that includes these KLM Terms and Conditions constitutes the KLM Client's written permission to KLM regarding the use of the items and information set forth in this section.
23. **WAIVER.** The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other Party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.
24. **HEADINGS.** Section headings used in this Agreement are for convenience only, have no legal significance, and in no way change the construction or meaning of the terms hereof.
25. **ENTIRE AGREEMENT.** This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

End of the KLM Terms and Conditions.

Rev 2022.11.23

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of Scheduling a Work Session in August on STR Regulations
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	During the 7/8/2025 Board of Trustees meeting, discussion was held on scheduling work sessions in August for Short Term Rental Regulations.
BUDGET:	N/A
RECOMMENDATION:	
ATTACHMENT:	



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of Adopting Resolution 19-2025 - Water Restrictions
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	The Town of Paonia is initiating a major infrastructure project to reline and rehabilitate its primary finished 2MG water storage tank. During the project, the large tank will be taken off-line and temporarily replaced with a smaller 725,000-gallon tank. To ensure that the system maintains adequate water pressure and supply to meet the needs of all customers, including in-town users, 24 consecutive systems, and approximately 100 bulk water customers, Resolution 19-2025 proposes the implementation of Stage One water restrictions. The resolution sets forth temporary, enforceable conservation measures intended to mitigate the strain on the water system during this critical maintenance period. The primary mechanism for conservation will be an alternating even/odd address irrigation schedule, based on the calendar date. System Impact: The offline period for the 2MG tank represents a significant reduction in water storage capacity. At peak demand, the system averages approximately 250,000 gallons/day in consumption—placing notable strain on treatment and distribution with the reduced storage buffer. Public Health & Safety: Reliable water service is essential for sanitation, drinking water, and emergency services. The proposed restrictions ensure adequate supply and pressure are maintained throughout the maintenance period. Legal Authority: P.M.C. §13-1-80(g) authorizes the Town to limit or prohibit water use if necessary for the public's health, safety, and welfare. Public feedback included a suggestion to tie the irrigation schedule to days of the week (e.g., Monday/Wednesday/Friday) rather than calendar dates, due to concerns about ease of compliance and programming automated systems.
BUDGET:	Staff Response: Town staff evaluated this option and appreciate the suggestion. However, given the complexity of the service area—which includes customers both inside and outside Town limits, 24 consecutive systems, and varied enforcement jurisdictions—the calendar-based even/odd address system was determined to be the most uniform, straightforward, and enforceable across all sectors.
RECOMMENDATION:	RECOMMENDED MOTION: I Move to approve Resolution 19-2025 implementing stage one water restrictions beginning August 1, 2025.
ATTACHMENT:	R 19-2025 Water Restrictions RE_watering restrictions_f

**TOWN OF PAONIA, COLORADO
RESOLUTION NO. 19-2025**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, IMPLEMENTING STAGE ONE (1) WATER RESTRICTIONS DURING CRITICAL INFRASTRUCTURE MAINTENANCE FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE

WHEREAS, the Town of Paonia (“The Town”) may limit or prohibit the use by a user of Town-supplied water if it is necessary for the health, safety, and welfare of the public, including restricting the amount of water during water shortage emergencies pursuant to Paonia Municipal Code (P.M.C.) §13-1-80 (g); and

WHEREAS, the Town is involved in major improvements to its water infrastructure and will take the two-million (2,000,000) gallon finished water tank offline for major renovations, and replace it during renovations with a smaller seven-hundred and twenty-five thousand (725,000) gallon tank; and

WHEREAS, the average peak demand water consumption for the Town of Paonia and its twenty-four consecutive systems is two-hundred and fifty thousand (250,000) gallons of water a day, and the reduction in water tank capacity places a burden on the water treatment plant that needs to be mitigated through water conservation; and

WHEREAS, the Town of Paonia abides by priority of water uses in Colorado State Water Law, wherein the highest priority use is in-house residential uses, then industrial uses, then agricultural uses, then recreational uses; and

WHEREAS, if there is insufficient water to serve users within and without the corporate limits, the Town may reduce, curtail or ban watering lawns and other vegetation; and

WHEREAS, the Town of Paonia has one thousand four hundred and sixty-eight (1,468) services for customers both in Town and out of Town services, including twenty-four (24) consecutive systems, and one hundred (100) bulk water customers which includes commercial cistern filling operations; and

WHEREAS, it is necessary to place restrictions upon the use of water for in-house residential uses, industrial uses, agricultural uses and recreational uses during the timeframe in which the water storage tanks are being constructed and rehabilitated to ensure adequate water resources are available throughout the rehabilitation of the water tank to serve the population that relies upon this commodity; and

WHEREAS, multiple processes were considered, but ultimately, the Board of Trustees is taking the recommendation of Public Works Staff on the most straightforward way to implement water restrictions and the most readily enforceable since both in town and out of town services are considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Board of Trustees of the Town of Paonia, Colorado, hereby imposes the following restrictions on water usage for all water users both within and outside of the Paonia municipal corporate boundaries, to continue to ensure water conservation during the Water Storage Tank Relining and Rehabilitation Project.

Section 3. The water restrictions also apply to the following consecutive water systems:

Apple Blossom Estates	Jumbo Mountain Water Company
Burgess Water Company	Lamborn Drive Water Association
Cedar Hill Water Company	Lamborn Mesa Water
Chapin Pipeline Association	Minnesota Domestic Pipeline
Creskide Domestic Water Association	North Fork Trailer Park
Eastgate Waterline	Rusty Pipe Association
Foothills Water Company	Shaft Water Company
German Creek West Water Association	South Lamborn Mesa Water
German Mesa Waterline	Stewart Mesa Waterline
Hammond Pipeline	West Paonia Domestic Water
Hawks Haven Drive	Western Extension Domestic
Hidden Valley HOA	Whistling Acres/Minnesota Creek

Section 4. All water users may water lawns and other vegetation on a restricted schedule as follows: Addresses ending in an even number may irrigate only on even numbered calendar days, and addresses ending in an odd number may irrigate only on odd numbered calendar days. There shall be no irrigation allowed on the 31st day of each month during the duration of the Stage One (1) Restrictions.

For Example:

<i>Street Address</i>	<i>Dates for Watering in August</i>
616 3 rd St.	2,4,6,8,10,12,14,16,18,20,22,24,26,28,30
713 3 rd St.	1,3,5,7,9,11,13,15,17,19,21,23,25,27,29

Section 5. These restrictions will be active beginning on August 1, 2025, and remain through the duration of the rehabilitation of the water tank, or until otherwise rescinded by a Resolution of the Board of Trustees.

Section 6. Both users within and without the corporate limits serviced by irrigation ditch companies may still operate according to each user's agreement with their respective ditch companies.

Section 7. Any person that violates or fails to comply with any provision of this resolution, by doing any act prohibited or declared to be unlawful thereby shall be guilty of an offense, and upon conviction, shall be punished by fine not to exceed two hundred and fifty dollars (\$250.00). In addition, such person shall pay all costs and expenses in the case, including attorney fees. Each day such violation continues shall constitute a separate offense. The Town shall follow the procedures listed in P.M.C. §13-1-80. System Prohibitions for shutting off water to the property of any person that violates or fails to comply with any provision of this resolution.

PASSED AND ADOPTED this 22nd day of July, 2025.

Paige Smith, *Mayor*

Kathy Swartz, *Mayor Pro-Tempore*

Rick Stelter, *Trustee*

Lucy Hunter, *Trustee*

John Valentine, *Trustee*

Walter Czech, *Trustee*

Mike Heck, *Trustee*

ATTEST:

Samira M. Vetter, Town Clerk

Approved as to form and contents:

Clayton Buchner, Town Attorney

From: [Stefen Wynn](#)
To: [Deborah Spiegel](#)
Cc: [Paonia](#)
Bcc: [Kaja Bowman](#); [Morgan Taylor](#); [Ruben Santiago](#)
Subject: RE: watering restrictions
Date: Wednesday, July 16, 2025 3:43:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Ms. Spiegel –

Thank you for your thoughtful message and for engaging with the Town’s efforts to responsibly manage water use during this period of critical infrastructure maintenance. Your support and input are sincerely appreciated.

We understand your suggestion to align the watering schedule with days of the week rather than calendar dates, particularly for ease of remembering and compatibility with automated sprinkler systems. This idea was among the options considered when determining the best path forward for implementing temporary water restrictions.

After consulting with our Public Works staff and assessing enforcement challenges across our service area, which includes both in-town users and 24 consecutive water systems, the recommendation was made to implement an even/odd address system tied to calendar days. While slightly less convenient for some, this method offers the most uniform and straightforward enforcement mechanism, especially given the scale and complexity of our service area.

Under this schedule:

- Addresses ending in even numbers may irrigate on even-numbered calendar days (e.g., 2, 4, 6, etc.)
- Addresses ending in odd numbers may irrigate on odd-numbered calendar days (e.g., 1, 3, 5, etc.)
- No irrigation will be allowed on the 31st day of any applicable month.

This system was designed to conserve water while the Town’s 2,000,000-gallon water storage tank is taken offline for necessary rehabilitation and temporarily replaced with a smaller 725,000-gallon tank. Given that average daily peak demand is around 250,000 gallons, these measures are essential to ensure reliable water service to all 1,468 users across the system during this critical window.

We know that this may require some adjustment, especially for those with programmable systems, and we appreciate your cooperation in making it work. Your flexibility helps ensure the health, safety, and welfare of our entire community.

Please don't hesitate to reach out if you have further questions or would like assistance adapting your system. Thank you again for your continued support.

In Public Service,



Stefen Wynn, M.P.A.
ICMA-CM
Paonia Town Administrator
& Treasurer

P : (970) 527-4101

F : (970) 527-4102

E : StefenW@TownofPaonia.com

214 Grand Ave.

Paonia, CO 81428

<https://townofpaonia.colorado.gov/>



“Words or phrases cannot be read in isolation but must be read within the context of the entire statutory scheme.”

Thermo Dev., Inc. v. Central Masonry Corp., 195 P.3d 1166, 1168 (Colo. App. 2008).

From: Deborah Spiegel <[REDACTED]>

Sent: Friday, July 11, 2025 11:08 AM

To: Stefen Wynn <StefenW@townofpaonia.com>

Subject: watering restrictions

You don't often get email from [REDACTED] [why this is important](#)

Hi Stefan,

I think you have a great plan for water restrictions, only it will be so much easier to remember which days of the week it's ok to water on and which are not ok. It will be more difficult to get compliance if people need to remember the date of the month. And those who use an automated sprinkler system, they are programmed by days not dates , so they would need to reprogram every week. Please consider. It will have the same result, just easier to comply with.

Thank you. Deborah Spiegel

July 14, 2025 **REVISED July 18, 2025**

Via email: <nickip@townofpaonia.com>

Nicki Poulos
Paonia Public Works Director
401 2nd St,
Paonia, CO 81428

Re: Out of Scope or Additional Scope Tasks Completed for the Town of Paonia

Dear Nicki:

Below is a list of tasks that Wright Water Engineers, Inc. (WWE) has completed for the Town of Paonia (Town) that were either not listed in the original scope of work or were in the scope of work but were based on a different understanding of the currently available information.

1. Attending and participating in meetings and conversations regarding the Town's interest in the North and Smith Fork of the Gunnison River Wildfire Ready Action Plan (WRAP). WWE assisted the Town and Respec in evaluating how to provide sensitive data to the WRAP investigators without putting the Town's water supply resources at risk. (Task 1.1 in Fee Schedule, attached.)
2. Development of a hydrologic budget/mass balance for the Town's freshwater spring system. It was WWE's understanding that the Town had records of flow at the individual springs, which would help to inform the water balance. However, the records only represented total flow entering the water treatment facility from multiple springs. Very little, if any, quantitative data was available regarding the yield of individual springs or the seasonality of the spring flows. (Task 1.2 and Task 1.3)
 - a. WWE spent further time devising a plan for additional monitoring at the individual springs. WWE also spent time assisting in the installation of this monitoring equipment. While some of this effort was envisioned in the original scope, the condition of many of the spring boxes and the amount of flow bypassing the collection system added additional, unexpected challenges. (Task 1.3 and Task 1.4)
 - b. In addition to the lack of spring-specific flow data, the exact location of the springs and event approximate flow rates were unknown or not fully understood prior to the start of the study. Mapping the exact location of these springs took additional time in the field and communication with Town personnel. In fact, springs that had not been seen since the 1970s were located and included in the detailed mapping developed in GIS. Knowledge of which springs fed the various spring collection boxes was limited to the knowledge of Town personnel and what they had been told. Now, the Town, WWE, and Respec all have a better understanding (and documentation) of the spring collection systems that were previously thought to exist but did not. (Task 1.3 and Task 1.4)
3. Upon review of the Town's previous water rights summaries, WWE identified several unclear or missing pieces of the Town's water rights portfolio. While there were previous reports prepared on the Town's water rights and this background material was valuable, some of the more detailed

reports were dated and others lacked important details. WWE provided examples during our presentation to the Board in January 2025. (Task 1.1)

WWE also provided an additional element to the prioritization of the springs to focus on during the initial phase of the investigation. While the Town was aware of the water rights associated with various spring complexes, WWE provided additional insight on the importance of focusing on those springs that had both the physical and legal water supply to merit the effort to investigate the potential to enhance the yield of the resources. (Task 1.1 and Task 1.2)

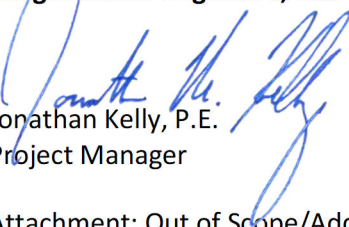
4. WWE investigated the potential of visualizing the Town's landscape in 3D using stereo photos in ArcGIS. The goal of this effort was to use the 3D visualization tool to interpret the geologic setting and type of springs. Ultimately, this process did not significantly enhance our ability to identify linear fractures associated with spring-fed drainages. (Task 1.2)
5. WWE has provided assistance to the Town and others in determining the permitting requirements associated with the U.S. Bureau of Reclamation (USBR) WaterSmart Grant. Because it was a federal grant, the National Environmental Policy Act (NEPA) was triggered, and the level of permitting needed to perform the necessary vegetation clearing for the geophysics fieldwork was beyond that needed for the original Colorado Water Conservation Board (CWCB) grant. (Task 1.9)
6. In January 2025, WWE gave a presentation to the Board on the Preliminary Evaluation for the Hydrogeological Study. WWE anticipates providing another presentation at the conclusion of the project, giving the Board another opportunity to ask questions. (Task 1.9)

While many of these tasks were identified in WWE's original scope of work, there were assumptions regarding the current knowledge and documentation at the start of the project that did not reflect reality. We believe that much of this disconnect arose from believing that the existing information was more complete and accurate than it actually was. This was a learning experience for all involved.

The good news is that all the effort was necessary, and the Town will have good documentation going forward. Unfortunately, it has led to unanticipated costs that exceed the original cost estimate for the project.

WWE respectfully requests an additional \$35,000 in labor fees and \$7,800 in material fees to cover these out of scope or beyond the scope tasks. In addition to the tasks outlined above, shipping fees were not included in the initial cost estimate for the 2DR survey equipment, which is being shipped from the east coast and requires special handling due to its weight. This additional budget will enable the remaining scope of work to be completed without compromising thoroughness or quality.

Sincerely,
Wright Water Engineers, Inc.



Jonathan Kelly, P.E.
Project Manager

Attachment: Out of Scope/Additional Scope Tasks Fee Schedule

Z:\Project Files\24\241-019\241-019.000\Engineering\Task 1.9 Project Management\Additional Budget Request Letter REVISED.docx

TOWN OF PAONIA HYDROGEOLOGICAL STUDY		WWE					Sub Total Cost
		Project Engineer	Project Manager	Senior Consultant	Senior Water Resources	Senior Principal	
		\$142	\$185	\$200	\$250	\$262	
Phase 1 - Hydrogeologic Engineering and Data							
Task 1.1	Review and Evaluation	8	16	8	12		\$8,696
	Wildfire Ready Action Plan (WRAP) support						\$0
	Water Rights Evaluation						\$0
Task 1.2	Geological Assessment and Delineation Field Assessment	20	20	20			\$10,540
	Location of Individual Springs and Spring Boxes						
	Geological Evaluation - Linear Features/Stereo Aerial Photos						\$0
	Prioritization of 2DR Transects based on Physical Infrastructure and Water Rights						\$0
	Geologic Survey Mapping & Processing Images						\$0
Task 1.3	Hydrologic Modeling	16			6		\$3,772
	Adjustment to Hydrologic modeling approach due to lack of available data on spring flows						\$0
	ArcPro - Basin Delineation, Hydrography, Geologic Delineation						\$0
Task 1.4	Monitoring Program Development	6	8		6		\$3,832
	Location of Spring Boxes and Evaluation of Existing & Potential Measurement Methods						\$0
	Working with RESPEC to Install & Collect Limited Flow Data at Springs						\$0
Task 1.5	Monitoring Program Processing						\$0
Task 1.6	Review and Refine Objectives						\$0
Task 1.7	Spring Improvement Objectives						\$0
Task 1.8	Prepare Hydrologeological Study Report						\$0
Task 1.9	Project Management		24		12	4	\$8,488
	NEPA Permitting; Schedule Re-adjustment; Brush Clearing Operation; Board Presentations						\$0
Hour Subtotals		50	68	28	36	4	
Labor Subtotals		\$7,100	\$12,580	\$5,600	\$9,000	\$1,048	\$35,328

Addendum to Contract for Hydrogeological Study for Town of Paonia, Colorado

This addendum addresses tasks outside of the original scope of work contracted between Wright Water Engineers, Inc. (WWE) and the Town of Paonia (Town).

Total additional labor:	\$35,000
Total additional materials:	\$7,800
New Contract amount:	\$240,774

Signed _____

Dated _____

Wright Water Engineers, Inc.
Jonathan Kelly, P.E.
Project Manager

Signed _____

Dated _____

Town of Paonia
Paige Smith
Mayor

**PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN THE TOWN OF PAONIA
AND WRIGHT WATER ENGINEERS, INC.**

1.0 PARTIES

This Professional Services Agreement (this "Agreement") is made and entered into this 3rd day of March 2024 (the "Effective Date"), by and between the **Town of Paonia**, a Colorado municipal corporation, hereinafter referred to as the "Town", and **Wright Water Engineers, Inc.**, a Colorado corporation, hereinafter referred to as the "ENGINEER".

2.0 RECITALS AND PURPOSE

- 2.1 The Town desires to engage the ENGINEER for the purpose of the services as further set forth in the ENGINEER's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The ENGINEER represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The ENGINEER agrees to provide the Town with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit A and incorporated herein by reference. In the event of any conflict or inconsistency between the provisions of this Agreement and the provisions of Exhibit A, the provisions of this Agreement shall control. The ENGINEER shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. The ENGINEER acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the Town. In its sole discretion, the Town may contract with other ENGINEERs to provide the same or similar services during the term of this Agreement.

4.0 COMPENSATION

- 4.1 The Town shall pay the ENGINEER for Services under this agreement a total not to exceed the amounts set forth in Exhibit A attached hereto and incorporated herein by this reference. For Services compensated on a per-task basis, such costs per task shall not exceed the amounts set forth in Exhibit A. The Town shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the ENGINEER's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside ENGINEER fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No Town employee has the authority to bind the Town with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The ENGINEER shall submit monthly an invoice to the Town for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month.

The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the Town. The ENGINEER shall provide such additional backup documentation as may be required by the Town. The Town shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The Town designates Stefen Wynn, Town Administrator & Treasurer, as the responsible Town staff to provide direction to the ENGINEER during the conduct of the Services. The ENGINEER shall comply with the directions given by said Town staff and such person's designees.
- 5.2 The ENGINEER designates Marshall Haworth, Senior Hydrogeologist as its project manager and Jonathan Kelly, P.E. Vice President as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, and such replacement require the Town or the ENGINEER to undertake additional reevaluations, coordination, orientations, etc., the ENGINEER shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date March 3, 2024, unless sooner terminated pursuant to Section 13, below. The ENGINEER's Services under this Agreement shall commence on March 3, 2024, and ENGINEER shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the Town's requirements and substantially complete by October 22, 2024.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the Town within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the Town under this Agreement are subject to annual budgeting and appropriation by the Paonia Board of Trustees, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The ENGINEER agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The ENGINEER shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the Town. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
- 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate. The policy shall include the Town of Paonia, its officers and its employees, as additional insureds, with primary coverage as respects the Town of Paonia, its officers and its employees, and shall contain a severability of interests provision.
- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of ENGINEER's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the ENGINEER has no owned automobiles, the requirements of this paragraph shall be met by each employee of the ENGINEER providing services to the Town of Paonia under this contract.
- 7.1.4 Professional Liability coverage with minimum combined single limits of TWO MILLION DOLLARS (\$2,000,000) per claim and TWO MILLION DOLLARS (\$2,000,000) aggregate.
- 7.2 The ENGINEER's general liability insurance, automobile liability and physical damage insurance shall be endorsed to include the Town, and its elected and appointed officers and employees, as additional insureds, unless the Town in its sole discretion waives such requirement. The General & Auto Liability policies required above shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, shall be excess and not contributory insurance to that provided by the ENGINEER. Such policies shall contain a severability of interests provision. The ENGINEER shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the ENGINEER as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. No required coverage shall be cancelled, or terminated until at least 30 days prior written notice has been given to the Town. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the ENGINEER to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the Town may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the Town shall be repaid by ENGINEER to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to ENGINEER from the Town.

- 7.5 The parties understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the Town, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the ENGINEER agrees to indemnify and hold harmless the Town, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, but only to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the ENGINEER or any subcontractor of the ENGINEER, or any officer, or employee, of the ENGINEER or any subcontractor, or any other person for whom ENGINEER is responsible. The ENGINEER's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the Town. The extent of the ENGINEER's obligation to defend, indemnify, or hold harmless the Town shall be determined only after the ENGINEER's liability or fault has been determined by adjudication, alternative dispute resolution, or otherwise resolved by mutual agreement between the Town and the ENGINEER; however, the ENGINEER's duty to investigate and respond to the Town regarding any claims or demands shall immediately arise upon the receipt by the Town or ENGINEER of any claims or demands. ENGINEER's obligation to defend, indemnify, or hold harmless is enforceable only to the extent and for an amount represented by the degree or percentage of negligence or fault attributable to the ENGINEER, ENGINEER'S agents, representatives, subcontractors or suppliers.

9.0 QUALITY OF WORK

ENGINEER shall exercise in its performance of the Services hereunder in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

10.0 INDEPENDENT ENGINEER

It is the expressed intent of the parties that the ENGINEER is an independent ENGINEER and not the agent, employee or servant of the Town, and that:

- 10.1. ENGINEER SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE TOWN.
- 10.2. ENGINEER IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT ENGINEER NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT ENGINEER OR SOME ENTITY OTHER THAN THE TOWN.

11.0 ASSIGNMENT

ENGINEER shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the Town's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the Town for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the ENGINEER will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the Town to the ENGINEER under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The Town and its duly authorized representatives shall have access to any books, documents, papers, and records of the ENGINEER that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the Town in performance of the Services are and shall remain the sole and exclusive property of the Town. All such materials shall be promptly provided to the Town upon request therefor and at the time of termination of this Agreement, without further charge or expense to the Town. ENGINEER shall not provide copies of any such material to any other party without the prior written consent of the Town.

16.0 ENFORCEMENT

16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.

- 16.2 Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Delta County or the federal district court for the District of Colorado, and in no other court. ENGINEER hereby waives its right to challenge the personal jurisdiction of the courts of Delta County and the federal district court for the District of Colorado over it. Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS

ENGINEER shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the Town; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by electronic mail or facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the Town:

Town of Paonia
Attn: Town Administrator
214 Grand Avenue
P.O. Box 460
Paonia, CO 81428
Telephone: 970-527-4101
Fax: 970-527-4102
Email: StefenW@townofpaonia.com; Cc: paonia@townofpaonia.com

If to the ENGINEER:

Wright Water Engineers, Inc.
Attn: Marshall Haworth and Jonathan Kelly
2490 W 26th Ave #100a
Denver, CO 80211
Telephone: 303-480-1700
Email: mhaworth@wrightwater.com and jkelly@wrightwater.com

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 ENGINEER will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, sexual orientation, gender identity, pregnancy, color, religion, national origin, disability, genetic information, veteran status, or any other applicable status protected by federal, state, or local law. ENGINEER will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. ENGINEER agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 ENGINEER shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Town and ENGINEER, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than Town or ENGINEER receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

ENGINEER may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. ENGINEER will submit any proposed subcontractor and the description of its services to the Town for approval. The Town will not work directly with subcontractors.

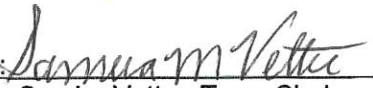
23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

TOWN OF PAONIA
a Colorado Municipal Corporation

By: 
Mary Bachran, Mayor

Attest: 
Samira Vetter, Town Clerk

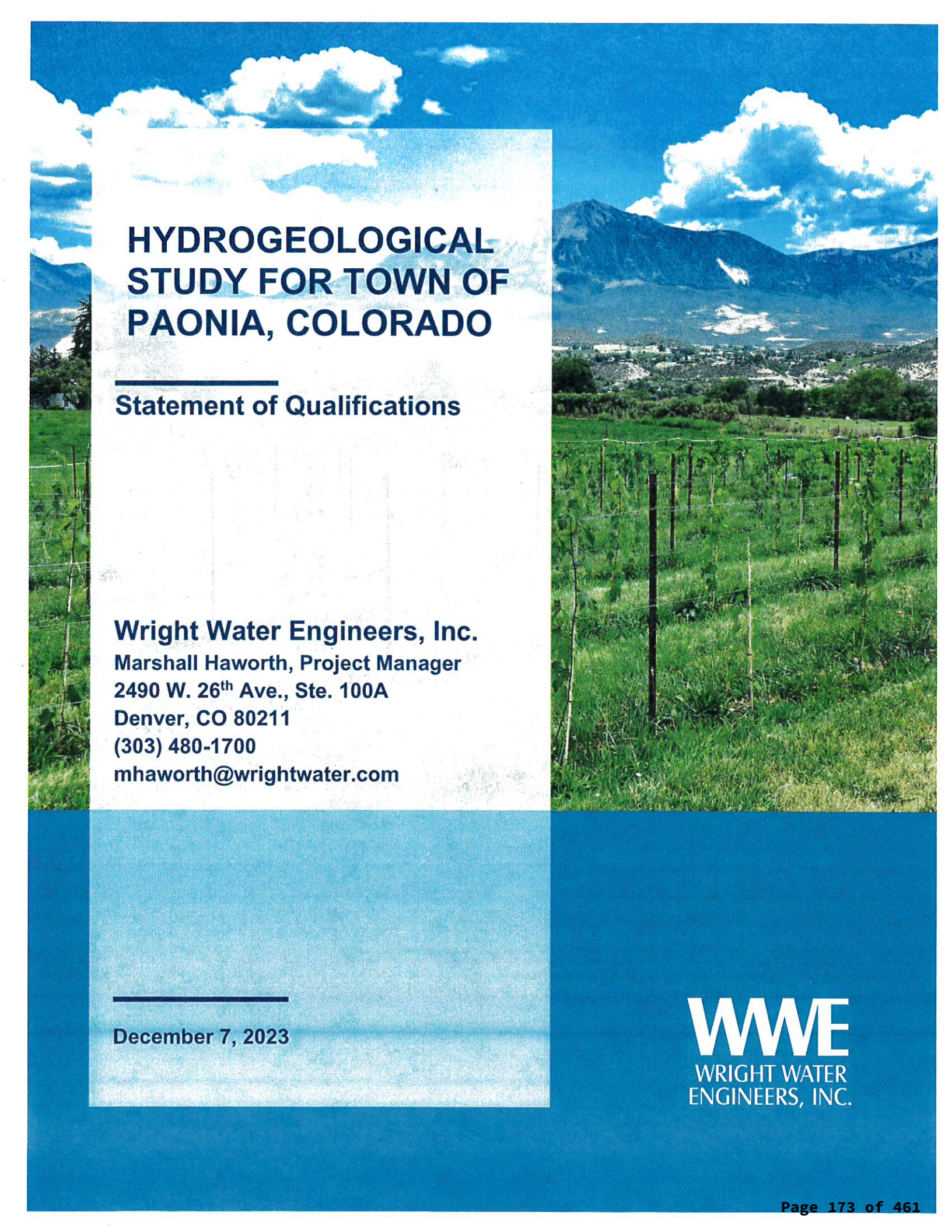
WRIGHT WATER ENGINEERS, INC.
a Colorado Corporation

By:  3/1/2024

Name/Title: Marshall Haworth, Senior Hydrogeologist

Exhibit A – Scope of Services and Price Information

[See Following Page(s)]



HYDROGEOLOGICAL STUDY FOR TOWN OF PAONIA, COLORADO

Statement of Qualifications

Wright Water Engineers, Inc.

Marshall Haworth, Project Manager

2490 W. 26th Ave., Ste. 100A

Denver, CO 80211

(303) 480-1700

mhaworth@wrightwater.com

December 7, 2023

WWE
**WRIGHT WATER
ENGINEERS, INC.**



Wright Water Engineers, Inc.

2490 West 26th Ave., Ste. 100A
Denver, CO 80211
(303) 480-1700 TEL
(303) 480-1020 FAX

www.wrightwater.com
e-mail: mhaworth@wrightwater.com

Via Email: StefenW@TownofPaonia.com

Stefen Wynn, Town Administrator, Town of Paonia
214 Grand Ave.
Paonia, CO 81428

Re: Statement of Qualifications for Hydrogeological Study for Town of Paonia

Dear Mr. Wynn:

Wright Water Engineers, Inc. (WWE) is pleased to submit this statement of qualifications (SOQ) to the Town of Paonia to perform a hydrogeological study related to the Town of Paonia's complex network of groundwater springs. It is WWE's understanding that the Town is currently developing a 20-year Capital Improvement Plan and is moving forward on multiple fronts simultaneously to address water system losses, plan replacement of aging infrastructure, and draft a Spring Redevelopment Plan (SRP) that relies on a hydrogeological evaluation to increase the raw water supply collection, improve raw water storage capabilities, identify source water protection areas, and implement a hydrological model to improve watershed resiliency.

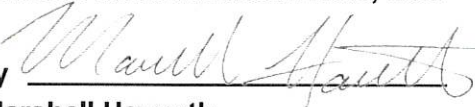
A May 2021 preliminary water system evaluation conducted by RESPEC (previously known as JDS-HYDRO), suggested that optimization of the springs system, including source water protection, raw water capture, and transmission to the water treatment facilities, would help address the issue of raw water storage. Further concerns are potential impacts of drought, future land uses, wildfire, and climate change that could degrade the yield and quality of the raw water supply from the spring systems. Since March 2023, WWE has been providing *pro bono* evaluation and guidance to the Town and working with RESPEC engineering to develop a hydrogeological analysis of the springs.

Our team members are outstanding experts in the precise areas of discipline required for this study: Gary Witt, Senior Hydrogeologist specializing in water resources project with an emphasis on geology, water rights, and water quality; Tom Dwyer, P.G., Senior Geophysicist, Geologist, and groundwater modeler with 38 years of experience; Dr. Alex Maestre, P.E., a former Senior Water Modeler for the National Oceanic and Atmospheric Administration (NOAA); Dr. Robert Holmes, P.E., an Adjunct Senior Hydrologist with 36 years of experience as a United States Geological Survey (USGS) hydrology expert; Jonathan Kelly, P.E., and Rachel Pittinger, P.E., are leading experts in water rights on the Western Slope and Colorado at large.

As WWE's senior hydrogeologist and anticipated project manager for the Town, I will lead this assignment by maintaining excellent communication with the Town, RESPEC, and WWE staff throughout project tasks and completing the project within the anticipated schedule and budget. I have over ten years of experience working on and managing water resource engineering projects specifically in the fields of hydrology, hydrogeology, water rights, and water quality. WWE's staff are highly experienced and eager to help the Town solve its complex water supply challenges. We believe our understanding of this project and the breadth and depth of staff qualifications makes us the ideal firm to conduct this important study. Thank you for considering WWE.

Sincerely,

WRIGHT WATER ENGINEERS, INC.

By 

Marshall Haworth

Senior Hydrogeologist and Project Manager

GLENWOOD SPRINGS
(970) 945-7755 TEL (970) 945-9210 FAX

DURANGO
(970) 259-7411 TEL (970) 259-8758 FAX

TABLE OF CONTENTS

FIRM QUALIFICATIONS AND EXPERIENCE	1
ABOUT THE FIRM.....	1
ABOUT OUR STAFF	1
RELEVANT PROJECTS	3
DETAILED PROJECT APPROACH AND SCHEDULE	4
TASK 1 – REVIEW AND EVALUATE PUBLICATIONS AND AVAILABLE DATA	6
1.1 Previous Paonia Studies	6
1.2 Relevant Publications	6
1.3 Climate	6
1.4 Streamflow.....	6
TASK 2 – FIELD WORK FOR GEOLOGICAL DELINEATION and ASSESSMENT.....	7
2.1 Geophysical Survey.....	7
2.2 Spring Systems Delineation	8
2.3 Watershed and Source Area Delineation.....	8
TASK 3 – HYDROLOGICAL MODELING.....	8
3.1 Hydrologic Model.....	8
3.2 Groundwater Model.....	8
TASK 4 – DEVELOP SPRING MONITORING PROGRAM	9
4.1 Spring Systems Monitoring	9
TASK 5 – PROCESS MONITORING DATA.....	9
TASK 6 – EVALUATE AND REFINE OBJECTIVES.....	9
TASK 7 – COOPERATIVE MEETINGS TO IDENTIFY SPRING IMPROVEMENTS.....	9
TASK 8 – REPORT, CONCLUSIONS, AND RECOMMENDATIONS	9
TASK 9 – PROJECT MANAGEMENT.....	10
DETAILED PROJECT SCHEDULE.....	10
REFERENCES	12
MOUNTAIN COAL COMPANY HYDROGEOLOGIC ANALYSIS.....	12
EASTERN ADAMS COUNTY METROPOLITAN DISTRICT GROUNDWATER SUPPLY	12
BUENA VISTA MASTER PLAN AND RATE STUDY.....	13
BUENA VISTA WELL NOS. 3 AND 4 – PLANNING, DEVELOPMENT, AND CONSTRUCTION ..	14
TOTAL ESTIMATED, NOT-TO-EXCEED COST.....	15

FIRM QUALIFICATIONS AND EXPERIENCE

ABOUT THE FIRM

Wright Water Engineers, Inc. (WWE) is an employee-owned and operated, full-service water resource, environmental, and civil engineering firm with offices in Denver, Glenwood Springs, and Durango, Colorado. The corporation was founded in 1961 and has a staff of approximately 48 people who work as senior level engineers, hydrologists, geologists, hydrogeologists, scientists, biologists, and chemists. WWE has 21 staff members who have been with the firm 15 years or longer, combining detailed planning with excellent customer service and project management. WWE is a water resources consulting firm that has been performing geological, hydrological, water rights, and water resources studies for municipalities and counties across the Western Slope of Colorado since 1961. During this time, WWE has established itself as the premier water resources engineering firm for innovative research and problem-solving.

WWE has strong experience working with and for the Colorado Water Conservation Board (CWCB). WWE has developed Water Efficiency Plans and Water Conservation Plans, performed design and construction of channels, and delineated floodplains for CWCB grants since the 1970s. Furthermore, team member Rachel Pittinger is a former CWCB project manager and is expert in CWCB policies and practices.

This hydrogeological study will be conducted by staff from both our Denver and Glenwood Springs offices and managed by Marshall Haworth, who is based in Denver. WWE is well qualified to perform a hydrogeological study for the Town of Paonia because of the firm's in-depth experience with groundwater and water resources planning and management, water rights, and water supply infrastructure. WWE has extensive experience in conducting large, complex, water resources projects with multiple stakeholders. The WWE team is proficient in water resources planning, groundwater resource development, and hydrogeologic modeling in the region and in other over-appropriated basins.

ABOUT OUR STAFF

WWE's team members are outstanding experts in the precise areas of discipline required for this study. The roles of this multidisciplinary team of professional engineers and geologists who have extensive experience in the fields of hydrogeology, geophysics, hydrologic modeling, water rights, and wildfire hydrology, are shown on Figure 1. Brief qualifications of the project team members who would be tasked with helping solve Paonia's water supply challenges are provided below, with resumes available in Attachment A.

- **Marshall Haworth** has 10 years of project management experience in hydrogeological investigations, water rights, water quality, well construction, and design. Marshall is deeply familiar with the water supply issues faced by the Town of Paonia.
- **Thomas Dwyer, P.G.** is a senior adjunct geologist with over 30 years of experience in geophysics for the purpose of characterizing the subsurface flow of water through fractured bedrock and groundwater modeling to help solve complex groundwater problems.
- **Dr. Bob Holmes, P.E.** is a senior adjunct engineer and former Chief Engineer for the USGS. Additionally, he holds an academic appointment as an Adjunct Professor of Civil Engineering at the Missouri University of Science and Technology. Dr. Holmes' expertise includes scientific

investigations in the areas of open-channel hydraulics, erosion, sedimentation, and geomorphology.

- **Jonathan Kelly, P.E.** is the Vice President of our Glenwood Springs office and has 38 years of experience in water resources engineering. Jonathan has represented the West Elk Mine with water rights engineering and is a highly respected Western Slope water resources engineer.
- **Dr. Alex Maestre, Ph.D., P.E.** is a senior water resources engineer with more than 20 years of experience in hydrologic, hydraulic, and post-fire modeling (including computer coding to quickly process data), calibration, and verification of continental watershed models throughout the United States.
- **Rachel Pittinger, P.E.** is a senior water resources engineer with over 23 years of water resource engineering experience including a recent five years working for the CWCB as a Project Manager, successfully leading construction, and water rights projects under the CWCB funding programs.
- **Claire Vavrus, E.I.T.** is a staff water resources engineer with two years of experience in the fields of hydrogeology, water rights, and post-wildfire hydrology. Claire will be providing project support in data acquisition, data processing, fieldwork, mapping, and report preparation.
- **Gary Witt, P.G.** is a senior geologist and hydrogeologist who has worked extensively on the Western Slope with geologic and water resource evaluations for over 30 years and will be providing geological assessment, delineation, and senior project review.

Resumes for these personnel are provided in Attachment A.

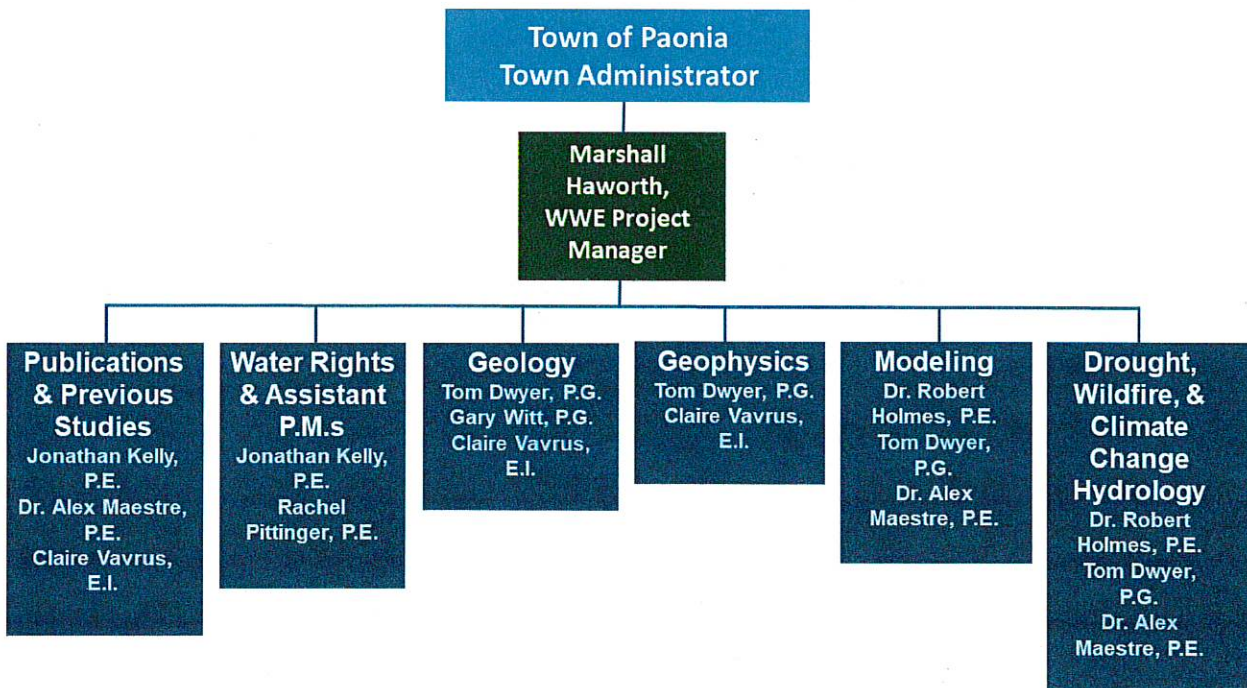


Figure 1. Organizational Chart for Hydrogeological Study for Town of Paonia

RELEVANT PROJECTS

Some relevant projects of WWE's include:

- Mountain Coal Company Hydrogeologic Analysis
- City of Ouray Hot Springs Pool
- Heeney Water District Spring Evaluation
- Trimble Hot Springs Aquifer Monitoring
- Security Water and Sanitation District Recharge Study
- Chucharas Water and Sanitation District Geophysical Assessment
- Town of Buena Vista Water Resources Master Plan
- Town of Buena Vista Rate Study
- Mt. Werner Water and Sanitation District Water Rights
- Flattops Water Company Water Rights and Supply Study
- Adams Rib Ranch Water Rights and Supply Study
- River Run Ranch RV Resort Water Rights and Supply Study
- Town of Crested Butte South Water Efficiency Plan
- City of Alamosa Water Efficiency Plan
- Ute Mountain Ute Tribe Water Conservation and Management Plan
- Upper Uncompahgre Basin Water Supply Protection & Enhancement Project
- Tri-County Water Conservancy District Water Efficiency Plan

DETAILED PROJECT APPROACH AND SCHEDULE

WWE anticipates this work to be a multiphase project working closely with RESPEC engineering and Paonia water operations staff. The tasks identified below as Tasks 1 through 9 are considered Phase 1. It is WWE's understanding that Phase 2 and Phase 3, including the tasks, schedule, and budget, have not been defined because they will be highly dependent on the results of Phase 1. Preliminary discussions with key personnel have helped WWE to develop a critical understanding of the complexity of the water supply challenges Paonia has experienced and the vulnerability of the source water supply to drought, land use considerations, climate change, and wildfire. WWE understands Paonia water rights include 13 spring collection units, over 20 miles of raw water supply pipelines, one reservoir and dam, two water treatment facilities, and three water storage tanks (Figure 1).

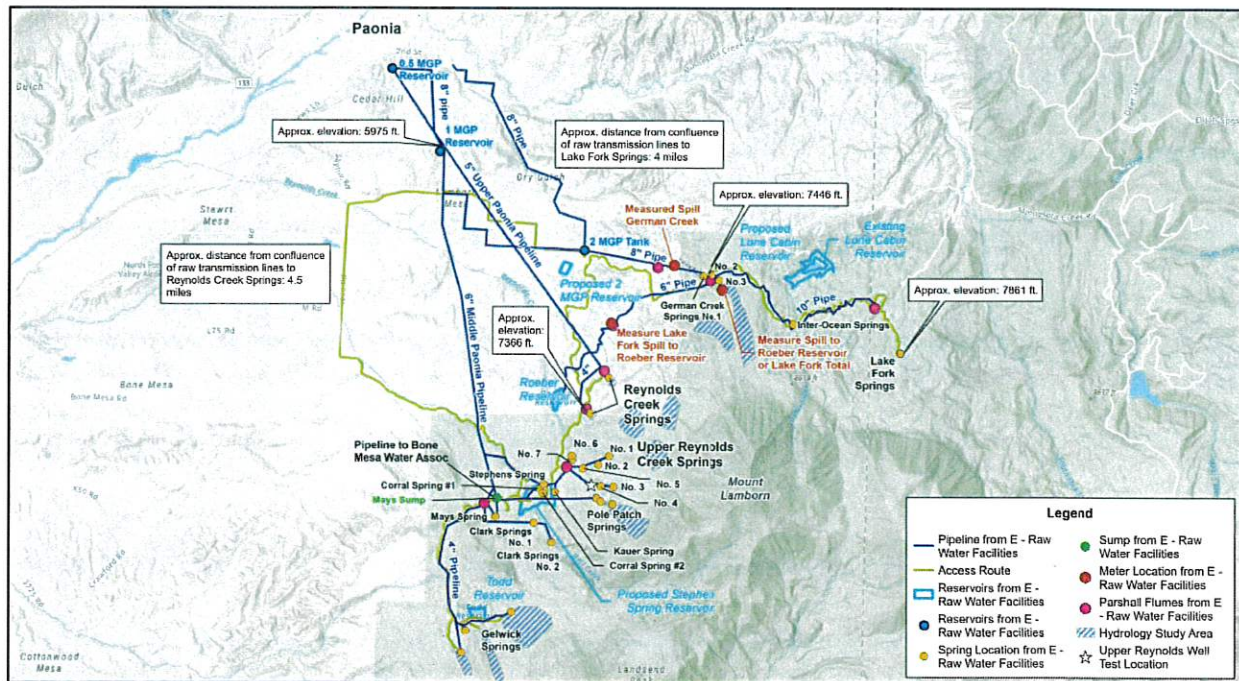


Figure 2. Town of Paonia Spring Systems Overview Map

The springs systems are unique because the water supply is derived from groundwater recharge from snowpack and precipitation. The spring systems are within the Mount Lamborn and Landsend Peak basins. The raw water supply is transmitted through talus and rock glacier deposits and, due to the underlying impermeable Mancos Shale, the springs surface at locations where the Town has historically collected the raw water supply. During certain times of the year, the flow exceeds the spring collection box capacity and results in “spilled” water while at other times of the year, the spring flow diminishes and impacts the raw water supply.

The intent of the hydrogeological investigation is to specifically identify the location and spatial extent of the springs' flow paths to identify where infrastructure improvements can be implemented. This data will be important to characterize the subsurface geologic fractures and provide insight on structural design considerations. Additionally, stakeholders can use this data to develop a better understanding of additional water supply challenges Paonia may face due to climate change and the potential consequences of wildfire. WWE proposes the highest priority springs for investigation are the Lake Fork, German Creek, and Reynolds spring systems.

All the spring systems will be included in a hydrologic modeling task. However, the geologic survey, geophysics, and implementation of spring systems monitoring is highly dependent on the efficiency and success of the field work. This is due to the possibility that the spring systems are highly complex and require additional time and budgetary resources to provide useful results. As an example, WWE has provided Figure 3, below, to illustrate the Reynolds Spring system overlaying a USGS geological background map. The Reynolds Spring complex covers substantial land area and access is anticipated to be difficult. It is WWE's understanding that prioritizing Lake Fork, German Creek, and Reynolds Springs for the field work is acceptable to the Town and RESPEC to adequately meet the project schedule and budget.



Figure 3. USGS Geologic Map of the Reynolds Spring System

WWE's proposed methodology to evaluate the hydrology and hydrogeology of the basin would be to:

- Review previous work and publications,
- Process existing climatic and hydrologic data,
- Perform field work to delineate geologic features and geophysics to delineate the subsurface flow system,
- Implement a spring monitoring program using modern data collection, and
- Develop basin-specific hydrologic models (depending on data availability) to help forecast raw water availability and subsurface flow system timing.

This investigation would help the Town's water department staff develop a better understanding of how to manage the raw water resources and anticipate reduced flows from the springs.

TASK 1 – REVIEW AND EVALUATE PUBLICATIONS AND AVAILABLE DATA

1.1 Previous Paonia Studies

WWE would start by reviewing previous studies in greater detail including:

- The Minion Hydrologic report dated December 1994,
- *Town of Paonia Initial Water Rights Analysis Report*; Consolidated Consulting Services report dated July 1995,
- *Town of Paonia Reconnaissance Assessment Raw Water Supply*; GEI Consultants, Inc. report dated April 2000,
- *Comprehensive Water Supply Study for the Town of Paonia*; W.W. Wheeler and Associates, Inc. report dated February 2004,
- *Final Feasibility Report for Improving the Water Supply System of the Town of Paonia*; Directed Technologies Drilling, Inc. proposal dated May 2010,
- *Proposal for Installation of One Blind Horizontal Well Paonia Public Works Paonia, Colorado* and the relevant progress letter report dated October 2010,
- Colorado Rural Water Association report dated August 2010,
- *The Town of Paonia Source Water Protection Plan*, and
- The JDS-Hydro (RESPEC) report dated May 2021, *Town of Paonia Water System Evaluation*.

Based upon a brief review of these documents, there appears to be substantial and valuable existing work completed by others to help direct the future work of the hydrogeologic analysis. These reports cover a wide range of topics and will help establish a knowledge baseline for these complex spring systems and provide valuable lessons learned to support long-term water supply improvement projects success for Paonia.

1.2 Relevant Publications

WWE will also compile relevant publications to provide preliminary guidance for field investigations. These relevant publications are possibly available through the USGS, U.S. Forest Service, NOAA, Natural Resources Conservation Service, Colorado Geological Survey, and Colorado Division of Water Resources (DWR).

1.3 Climate

WWE will process available climate data to help calibrate the hydrologic model. Preliminary discussions with key staff have indicated new weather station(s) located within the basins would be helpful to derive accurate temperature, precipitation, and wind speed and direction data, as the currently existing weather stations are not representative of the hydrological conditions at the spring systems' recharge areas due to the distance and difference in elevation (Figure 4). WWE agrees with this opinion and would work with Town staff and RESPEC engineering to achieve this goal of implementation of new weather station(s). The implementation of weather station data is an important step in understanding the potential impacts of climate change on the spring systems. When additional weather data become available, WWE can refine the results to provide a more representative quantification of the watershed climate.

1.4 Streamflow

Available streamflow data would be collected and analyzed to help calibrate the basin-wide hydrologic model. Surface water flow data have greater availability and are generally more easily quantified than groundwater flow data. The hydrologic model would help characterize the relationship between surface and groundwater flow conditions. Currently, there are three streamflow gauges on the North Fork of the Gunnison River (Figure 4). There are several tributaries that would be included in the

hydrologic model and a statistical relationship could be developed between streamflow on the North Fork of the Gunnison River, the tributaries, and the spring systems flow depending on spatial and temporal variability.

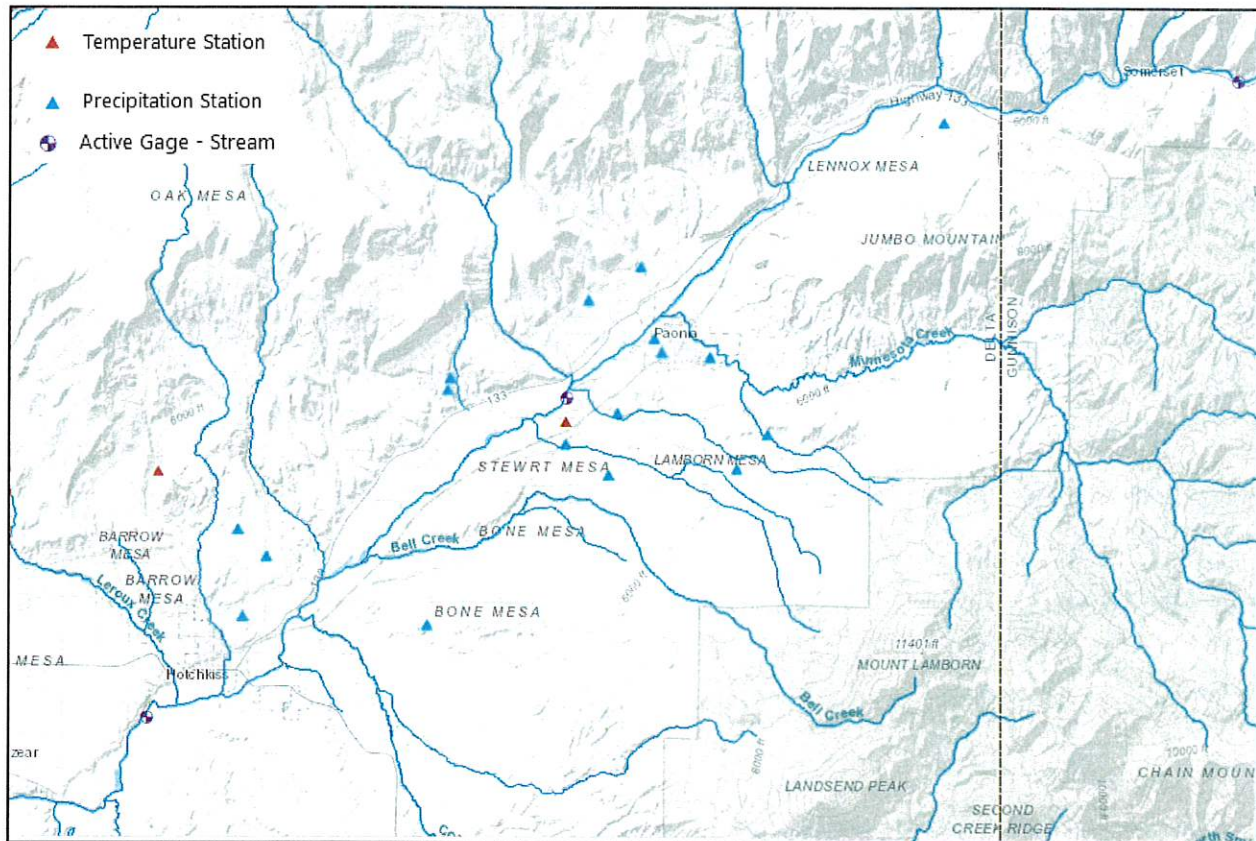


Figure 4. Climate and Streamflow Data According to the DWR Colorado Decision Support System

TASK 2 – FIELD WORK FOR GEOLOGICAL DELINEATION AND ASSESSMENT

2.1 Geophysical Survey

WWE proposes to perform a reconnaissance surface geophysical survey using the very-low-frequency (VLF) electromagnetics method. This survey involves using a hand-held instrument to measure the VLF signal emanating from U.S. Navy transmitting stations in North America. Measurements are made along multiple traverses across the site that are oriented relative to the VLF signal directions. Water-bearing fracture zones create secondary anomalies in the VLF signal, which are then plotted on the map of the site. Where these anomalies can be correlated across multiple traverses, potential water-bearing fracture zones or other zones of preferred groundwater flow can be interpreted. This can be an effective way to quickly scan large portions of the site to develop an initial conceptual model of the spring systems. Based on the results of the VLF survey, we will determine locations for more detailed geophysical evaluation using the two-dimensional resistivity (2DR) geophysical method. By performing the VLF survey first, the 2DR effort can be made substantially more efficient.

Potential water-bearing fracture zones and other zones of preferred groundwater flow identified by the VLF survey will be investigated in more detail using the two-dimensional-resistivity (2DR) surface geophysical method. The 2DR method involves installing a series of shallow electrodes in the ground along a straight line (typically 900 to 1,400 feet long) and using a computer system to perform hundreds of resistivity measurements, which are then processed to obtain a virtual resistivity profile through the earth. Depth of resolution of the profile is up to approximately 300 feet. Water-bearing fracture zones and water-bearing sediments are identified as low-resistivity features bounded by higher-resistivity bedrock. Springs are often found to be associated with such features, but the spring locations do not always correlate to the locations with the greatest water supply potential. The 2DR profile reveals details that allow for visualization of the subsurface flow system and that cannot be obtained by any other method. While the 2DR survey is more time-intensive than the VLF survey, the resolution and detail of the 2DR survey allows much better characterization of the subsurface flow system, leading to better decision-making regarding development and management of the groundwater resources.

2.2 Spring Systems Delineation

The spring systems would be delineated during the field work phase by utilizing a high-accuracy Trimble GPS with sub-foot horizontal accuracy and approximately three-foot vertical accuracy. The spring systems delineation would identify the location and extent of the spring systems. The VLF and 2DR geophysics would also be collected with the high-accuracy Global Positioning System (GPS) unit including the starting and ending transect lines and would provide accurate results for SRD project phases. The spring systems delineation data would include the coordinates, short description, and photo, which will be uploaded to ESRI ArcGIS Pro software for maps and model input file generation.

2.3 Watershed and Source Area Delineation

To delineate the source area, a DJI Mavic 3 Enterprise drone will be employed, following a predetermined flight path guided by an established network of ground control points. This drone will capture high-resolution aerial imagery in areas that are difficult or possibly inaccessible by conventional means. This innovative technology has been widely adopted in water resources, geologic, and wildfire engineering work, revolutionizing the efficiency and quality of survey-related work products. The high-resolution aerial imagery will be evaluated alongside the geologic field survey and correlated with previous geologic mapping publications.

TASK 3 – HYDROLOGICAL MODELING

3.1 Hydrologic Model

WWE proposes the development of an uncalibrated, simple hydrologic model to better understand the reliability of the raw water supply contributions from each of the springs and reservoirs of the Paonia Water System (upper and lower collections). The model will process historical records of precipitation, snow depth, snow water equivalent, and other parameters available from state and federal agencies including CWCB/Department of Water Resources, USGS, and NOAA. The model will be executed in combination with computer routines for the generation of multiple scenarios that evaluate the effects of failures, droughts, changes in land use, wildfires, and climate change. WWE will explore the possibility of using data from the recording units located in collection boxes and available Parshall flume records.

3.2 Groundwater Model

Depending on the findings identified in Task 2 and the results of the hydrologic model, WWE could evaluate whether a groundwater model should be developed to help characterize and quantify the subsurface groundwater flows. The groundwater model would be a three-dimensional and finite-difference model developed by the USGS, known as MODFLOW. MODFLOW has been a well-accepted standard for groundwater modeling for over 35 years. The appropriateness of the groundwater

model is highly dependent on the input data including monitoring the spring systems flow, assessing geologic boundary conditions, and the ease of characterization of the geologic subsurface through geophysical methods.

TASK 4 – DEVELOP SPRING MONITORING PROGRAM

4.1 Spring Systems Monitoring

WWE proposes to work with RESPEC to develop a spring systems monitoring plan. The spring systems monitoring plan would review existing infrastructure; provide recommendations on measurement and recording equipment, field accuracy, and calibration procedures; and possibly allow us to implement remote telemetry because of the anticipated difficulty in accessing remote spring systems locations. The plan would also provide anticipated costs for equipment purchase by the Town. It is also assumed that the equipment and installation of additional weather station(s) could possibly occur through cooperative efforts with governmental entities or various stakeholders or purchased through additional grant funding.

TASK 5 – PROCESS MONITORING DATA

The spring systems monitoring program would continuously measure and record the flows and possibly water quality parameters to understand spatial and temporal changes to the springs. The data would need to be efficiently processed through computer coding to develop statistical computations and process sizable data acquisition in an efficient manner. WWE would perform the coding and processing of the monitoring datasets for efficient analysis and production of report-quality contents.

TASK 6 – EVALUATE AND REFINE OBJECTIVES

Based on WWE's experience with projects involving hydrogeologic field work to develop and implement monitoring programs, questions frequently arise on the preliminary results and the reasonableness of the data collected. WWE will discuss these questions and observations with the Town and RESPEC as they arise. In addition, it has been our experience that as projects unfold, there frequently is the need to make refinements to the program methodologies. These refinements are often performed to account for unforeseen circumstances, modify the spatial and temporal nature of sampling, add or subtract tests, modify locations, or for other reasons. At this time, the Task 2 objectives will be evaluated to determine whether the data being gathered are valuable to the hydrogeologic objectives.

TASK 7 – COOPERATIVE MEETINGS TO IDENTIFY SPRING IMPROVEMENTS

WWE would participate in stakeholder meetings related to the preliminary findings, spring monitoring program, quantitative results, and identification of objectives for the SRP, either in person or using video conference calls. As an example, receiving input from the Town's water staff is valuable because their firsthand and extensive knowledge of the area and the spring systems should inform the hydrogeological study processes. WWE believes the hydrogeological study is an important piece of information that will help define the design considerations of the SRP and is critical for the success of the Capital Improvement Plan.

TASK 8 – REPORT, CONCLUSIONS, AND RECOMMENDATIONS

The deliverable report to the Town's Board of Trustees and CWCB will identify the delineated recharge areas and geological survey, graphical plots of the subsurface VLF and 2DR geophysics investigation, and interpretation of this geophysical data. This report would increase the understanding of the spring systems flow dynamics including firm and uncaptured yields, definition of the flow path through fractured

rock, and estimation of the timing of the spring systems flows. WWE would explore methods to increase the water storage capacity within the fractured bedrock aquifers and the results of this investigation would help identify where the SRP could be implemented. The SRP will rely on the results of this investigation including the specific spring systems and the implementation of the strategies to redevelop the spring systems.

TASK 9 – PROJECT MANAGEMENT

Project management would be facilitated by some of WWE's most senior and experienced staff members. Marshal Haworth would be the lead project manager handling day-to-day project operations including coordination with Town staff and RESPEC engineering, refining project scope depending on challenges or when new important data and information become available, assigning tasks to WWE staff members, and managing the budget weekly. Jonathan Kelly and Rachel Pittinger would operate as assistant project managers because of their vast experience with Western Slope water resources and management of CWCB grant-funded projects.

The quality of work, positive teamwork environment, and solution-oriented staff at WWE is first class. We are able to achieve these results because WWE is a small engineering firm of fewer than 50 people qualified with multidisciplinary high-end talent, years of experience, and strong ties to the water resources of Colorado's Western Slope. WWE appreciates the opportunity to submit our detailed project schedule, a list of relevant projects with references, the detailed not-to-exceed budget consistent with CWCB grant funding, and Marshall Haworth's signature on behalf of WWE.

DETAILED PROJECT SCHEDULE

A detailed Project Schedule is provided in Table 1 on the following page. A detailed Fee Estimate is provided at the end of this SOQ

Table 1. Anticipated Schedule for Phase 1 of the Hydrogeological Study

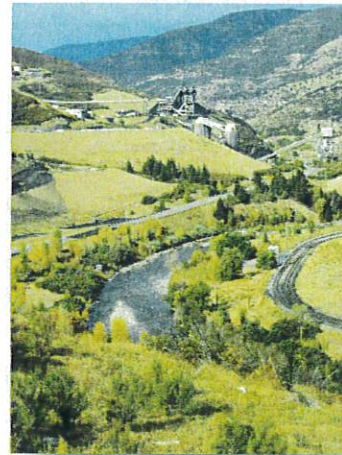
Task	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
Task 1 - Review and Evaluation										
Review and Evaluate Publications and Available Data										
Task 2 - Geological Assessment and Delineation Field Assessment										
Perform Geologic & Geophysical Surveys										
Shallow Monitoring Well and Pressure Transducer Installation										
Process Geophysical Survey and Monitoring Data										
Task 3 - Hydrologic Modeling										
Hydrologic Modeling										
Task 4 - Monitoring Program Development										
Develop Spring Monitoring Program										
Task 5 - Monitoring Program Processing										
Process Monitoring Data										
Task 6 - Objectives										
Evaluate and Refine Objectives from Assessment										
Task 7 - Spring Improvement Meetings										
Cooperative Meetings to Identify Spring Improvements										
Task 8 - Prepare Hydrogeological Study Report										
Report, Conclusions, and Recommendations										
Task 9 - Project Management										
Project Management Reporting, Invoicing, Coordination										

REFERENCES

Descriptions and references follow on three of our team's relevant projects. All the entities described below are long-term clients for which WWE continues to provide services.

MOUNTAIN COAL COMPANY HYDROGEOLOGIC ANALYSIS

WWE has provided services to Mountain Coal Company at its West Elk Mine near Paonia since 1983. WWE has performed hydrogeological and subsurface evaluations for the mine for both water rights and mine inflow abatement purposes. For example, WWE performed non-tributary fault and spring analyses to determine the source of groundwater flows into subsurface vaults and developed alternatives for in-mine water management. WWE also implemented a seep monitoring program to quantify this groundwater.



Other WWE services to the mine have included annual hydrology reports, biannual subsidence reports, water rights services such as augmentation planning and administration, wetland delineation and permitting, and general water resources engineering and consulting.

Reference: Chase
Hyatt | Environmental
Manager | (970) 929-
5225 | chyatt
@archcoal.com

Through these activities, WWE has developed a strong understanding of the geology and hydrogeology of the region.

WWE personnel who have worked on this project include Jonathan Kelly, Gary Witt, Marshall Haworth, and Rachel Pittinger.

EASTERN ADAMS COUNTY METROPOLITAN DISTRICT GROUNDWATER SUPPLY

WWE has been working with the Eastern Adams County Metropolitan District (EACMD) to develop a groundwater supply for their residential developments near Strasburg, Colorado, since 1999. WWE has been involved in quantifying the Denver Basin groundwater underlying the property and assisting EACMD in obtaining approval of the use of that water for its domestic water supply needs.



WWE's services have included design, testing, and implementation of three Arapahoe Aquifer wells as the principal water supply for the system. In addition, WWE has assisted in obtaining a replacement plan to use an alluvial water supply well as a

Reference: Mike Serra
III | Paul's
Development East |
(303) 371-9000 |
mikes@paulscorp.com

high-yield peaking supply with replacement credits provided by discharges from the regional wastewater treatment facility. WWE's involvement has included assisting EACMD with the evaluation of groundwater quality and appropriate treatment requirements.

WWE also performed Denver basin wellfield development including well drilling oversight, geophysical log interpretation, well design and completion, and aquifer test analyses. WWE provided guidance for well rehabilitation and supported an investigation of defective work. WWE also performed groundwater modeling to evaluate potential well yields to meet water demands and aquifer groundwater modeling of the wellfield to estimate long-term production.

WWE personnel who have worked on this project include Gary Witt, Marshall Haworth, and Claire Vavrus.

BUENA VISTA MASTER PLAN AND RATE STUDY



WWE has assisted the Town of Buena Vista with its water resources planning and management since the 1980s. In 2021 and 2022, WWE assisted the Town with its water resources planning by developing a Water Resources Master Plan and conducting a Rate Study. The Town of Buena Vista has a strong portfolio of water rights with appropriation dates in the mid-1860s and other senior rights. Nonetheless, the Town continues to remain diligent in planning for drought conditions and growth impacts on the community. The Water Resources Master Plan provided a baseline for a subsequent Rate Study, both of which are aimed at keeping the Town well prepared for the future. Both work products were presented to and approved by the Town's Board of Trustees.

The Master Plan focused on the water resources of the Town with a primary goal of identifying the amount of water the Town's current water rights portfolio can legally and reliably supply and to provide recommendations on how to manage and enhance the

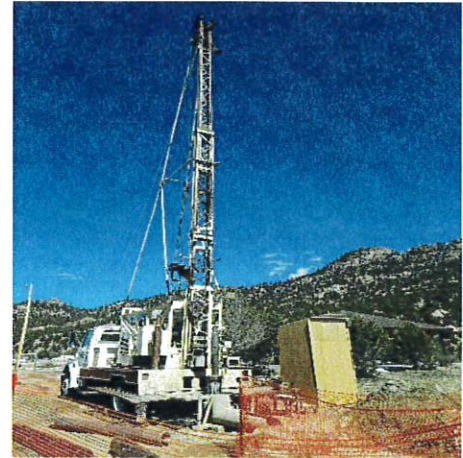
water resources portfolio to meet the Town's short- and long-term planning projections and goals. The scope of work included gathering data, compiling historic demographic information around population and single-family equivalent (SFE) data, summarizing water demand over the past decade, outlining the average-year and dry-year yields of the Town's current water rights, determining the maximum number of SFEs that can be served with the current water rights portfolio and potential timing based on various growth projections, and reviewing existing and proposed infrastructure capacity and constraints. Ultimately, WWE provided recommendations on how the Town can better meet future water demand with consideration of infrastructure based on current growth projections.

Buena Vista
Reference: Shawn
Williams | Public
Works Director | (719)
581-1049 | bvpwdir@buenavistaco.gov

WWE personnel who have worked on Town of Buena Vista projects include Rachel Pittinger, Gary Witt, Marshall Haworth, and Claire Vavrus.

BUENA VISTA WELL NOS. 3 AND 4 – PLANNING, DEVELOPMENT, AND CONSTRUCTION

In 2020, WWE began working with the Town of Buena Vista on the development of Well No. 3. WWE provided engineering services to the Town for design and construction of this Arkansas River alluvial aquifer well, pumped for irrigation and municipal use within the Town. This well has the most impact in the southeastern part of the Town. The additional water supply source is located within the Town's lower zone and will help address future water demand. Additionally, WWE identified the need for Well No. 4 planning, development, and construction. Planning and water efficiency is part of the Town's approach for wells development.



TOWN OF PAONIA HYDROGEOLOGICAL STUDY									
				WWE					Sub Total Cost
				C.Vavrus Project Engineer \$142	A.Maestre Senior Project Engineer \$172	M.Haworth Project Manager \$185	T.Dwyer/G.Witt Principal Senior Consultant \$250	J.Kelly/R.Pitinger Senior Water Resources \$250	
Phase 1 - Hydrogeologic Engineering and Data									
Task 1.1	Review and Evaluation	16	8	16	8	8	4		\$11,656
	Review and Evaluate Publications and Available Data	16	8	16		8	4		
Task 1.2	Geological Assessment and Delineation Field Assessment	92	0	84	136	0	0		\$62,604
	Perform Geologic & Geophysical Surveys	60	0	60	120	0	0		
	Shallow Monitoring Well and Pressure Transducer Installation	16	0	16	0	0	0		
	Process Geophysical Survey and Monitoring Data	16	0	8	16	0	0		
Task 1.3	Hydrologic Modeling	16	80	8	0	0	16		\$21,704
	Hydrologic Modeling	16	80	8	0	0	16		
Task 1.4	Monitoring Program Development	16	0	24	8	0	8		\$10,808
	Develop Spring Monitoring Program	16	0	24	8	0	8		
Task 1.5	Monitoring Program Processing	16	20	8	0	0	0		\$7,192
	Process Monitoring Program	16	20	8	0	0	0		
Task 1.6	Objectives	0	4	16	16	4	4		\$9,696
	Evaluate and Refine Objectives from Assessments	0	4	16	16	4	4		
Task 1.7	Spring Improvement Meetings	4	2	8	6	4	0		\$4,892
	Cooperative Meetings to Identify Spring Improvements	4	2	8	6	4	0		
Task 1.8	Prepare Hydrogeological Study Report	40	16	40	16	16	8		\$25,928
	Prepare Report, Conclusions, and Recommendations	40	16	40	16	16	8		
Task 1.9	Project Management	0	0	16	0	8	0		\$4,960
	Project Management Reporting, Invoicing, Coordination	0	0	16	0	8	0		
Hour Subtotals		200	130	220	190	40	40		820
Labor Subtotals		\$28,400	\$22,360	\$40,700	\$47,500	\$10,000	\$10,480		\$159,440
Materials Subtotals									
Survey and Field Materials									
Shallow Monitoring Well Installation and Pressure Transducer Installation									
Aerial Survey									
Direct Costs (10%)									
TOTAL									

ATTACHMENT A

Team Member Resumes

Experience Overview

Hydrogeologist and Water Resources Engineer with multidisciplinary experience primarily focusing on water rights, hydrogeology, groundwater well design, and water quality. Water rights engineering experience includes the preparation and review of engineering reports and decrees to support application and objection water court cases, augmentation plans, substitute water supply plans, historical consumptive use analysis, and water rights accounting. Highly skilled in groundwater well projects including preparing well drilling proposals and driller bid documentation, geologic logging, and well completion oversight, well field design, geophysical log interpretation, well integrity and rehabilitation evaluation, aquifer testing, pumping system design, groundwater modeling, and dewatering and injection systems. Extensive experience with surface water and groundwater interactions including nontributary determinations, aquifer depletion and recharge analyses, and aquifer recharge and recovery. Experienced in water quality including sampling, development of monitoring plans, evaluation of water quality for intended uses, and environmental contamination investigations, and groundwater remediation.



Relevant Credentials/ Specialties

- ❖ Water Rights
- ❖ Hydrogeology
- ❖ Hydrology
- ❖ Well Construction, Design, and Rehabilitation
- ❖ Water Quality
- ❖ Site Investigations
- ❖ Expert Testimony
- ❖ Site Investigations

Education

- B.S., Watershed Science, Colorado State University

Registrations/Affiliations

- American Water Resources Association – Colorado Section
- Colorado Ground Water Association

Water Rights/Hydrogeology/Water Quality

Eastern Adams County Metropolitan District, Strasburg, Colorado. Provided water rights engineering support and groundwater resource assessment associated with residential developments, wellfield management, and additional well recommendations for expanded use. Managing well drilling activities including well design and completion. Performing geophysical log analyses of the Denver Basin aquifers to evaluate potential well yields to meet water demands.

Town of Buena Vista, Buena Vista, Colorado. Performing aquifer testing and pump selection to increase yield from alluvial well, assisting with permitting of the well, and performing preliminary planning associated with new proposed well. Review of pending water rights case to help protect the Town's vested water rights.

Tallgrass Energy, Weld County, Colorado. Assessed groundwater rights and performed wellfield due diligence within the Lost Creek Designated Basin. Provided water rights accounting support to manage water reporting requirements.

Boxelder Basin Regional Stormwater Authority, Fort Collins Colorado. Conducted groundwater monitoring program and site evaluation to assess the potential water rights injury to nearby irrigation wells due to the proximity of a dewatering pipeline. Provided support on water rights evaluation and well permitting activities. Designed and installed open pipe flow measurement equipment to help quantify dewatering pipeline effectiveness and help protect the Authority from potential Colorado Division of Water Resources hearing or potential lawsuit.

Buffalo Run Golf Course, Commerce City, Colorado. Providing on call water rights and water rights accounting. Prepared driller bid documentation, and drilling and construction oversight of a Lower Arapahoe well for supplemental golf course irrigation.

Clear Frontier Agriculture, Lipscomb and Ochiltree Counties, Texas. Performed due diligence evaluation of 29 Ogallala aquifer irrigation wells and prepared numerical groundwater model to simulate site-specific decline of the water table based on increased pumping and reduction in aquifer recharge.

Well Litigation Case in Douglas County, Littleton, Colorado. Provided expert opinion and submitted a 26(A)(2) disclosure report to support the Defendants (sellers of a residential property) against false claims of failure to disclose and claims for relief including breach of contract, fraud, negligent misrepresentation, and civil theft. The engineering work successfully demonstrated the Plaintiff (buyer) and the Plaintiff's Expert failed to provide any evidence to support these claims and the litigation case reached a highly favorable settlement.

Clear Frontier Agriculture, Weld County, Colorado. Performed water rights due diligence for a sod farm associated with surface water right, reservoir storage right, alluvial wells, and Denver Basin groundwater, water quality assessment in support of irrigation uses, analysis to understand potential nontributary groundwater yield from current wells, projection of additional wells, financial investment to develop wellfield, and profitability from selling water within 5 to 10 years.

Camp Tahosa, Ward, Colorado. Performed due diligence evaluation associated with the Boy Scouts of America Camp. Evaluation included water rights estimation, water demand assessment, well yield and water quality testing and assessment, projection of physical water supply, geophysical survey to identify possible bedrock fractures, and estimated costs for site improvements.

River Run Ranch, Granby, Colorado. Provided well rehabilitation and water quality assessments to support the development of commercial recreational development. Recommended lowering the submersible pump and adding a shroud to remediate a water production issue. Developed a water quality sampling plan to identify necessary steps for the water supply to meet Town of Granby criteria.

Western Transport Metropolitan District, Watkins, Colorado. Performed project management of wellfield development including well drilling oversight, geophysical log interpretation of the Denver Basin aquifers, well design and completion, and aquifer test analyses. Provided guidance for well rehabilitation and supported an investigation of defective work. Performed groundwater modeling to evaluate potential well yields to meet water demands and aquifer groundwater modeling of the wellfield to estimate long-term production.

Home Ranch, Clark, Colorado. Performed permitting, sited well location, preparation of specification contract documents package, prepared well design, and well drilling and completion oversight, aquifer testing and water quality sampling to demonstrate a highly productive alluvial well with excellent water quality, assisted with engineering design team to improve water delivery system including pumping equipment, pipeline, storage tank, water treatment, electrical, and controls.

Fleeger Ranch, Bond, Colorado. Evaluated water quality and determined the water was being degraded by the Eagle Valley Evaporite and therefore not suitable for consumption without reverse osmosis treatment. Recommended redrilling the well and sited a new well location, drilling and completion oversight, aquifer test and analysis, and water quality sampling to demonstrate greatly improved water yield and quality and provided pumping system design.

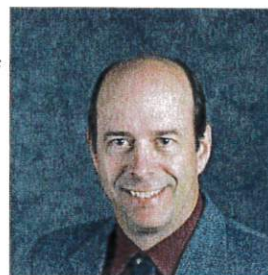
Confidential Waters of the U.S. Investigation. Supported the U.S. Department of Justice in an investigation of alleged Waters of the United States violations of the Clean Water Act in the Eastern United States.

Confidential Residential Subdivision Investigation. Performed site characterization to test the hydraulic connection of pipe utility bedding within a residential development. Implemented a storm drain leak testing program to test the leakage rate of a suspected storm drain pipeline. Provided expert testimony on the field-testing activities.

Central Colorado Water Conservancy District. Evaluated the presence of hydrogen sulfide at client's reservoirs, reviewed geologic presence of coal seams that could possibly be contributing to high detection of hydrogen sulfide, provided water quality sampling procedures, and supported District with Regulation 85 and 31 prehearing statements in response to Water Quality and Control Commission rulemaking process.

Experience Overview

Thomas Dwyer, P.G., is an Adjunct Senior Geophysicist with 38 years of experience in geophysical exploration for water resources, water supply testing and development, aquifer replenishment with stormwater and treated wastewater, aquifer storage-recovery, and aquifer thermal energy storage. He has completed over 300 hydrogeologic and hydrologic investigations. Mr. Dwyer is experienced with the most current tools and techniques for water resources exploration using geophysical methods, particularly very-low-frequency electromagnetics (VLF) and two-dimensional resistivity (2DR) profiling for locating water-bearing bedrock fracture zones.



Relevant Credentials/Specialties

- ❖ 40 Years of Experience
- ❖ Geophysical exploration for water resources
- ❖ Water supply testing and development
- ❖ Aquifer replenishment with stormwater and treated wastewater
- ❖ Aquifer storage-recovery
- ❖ Aquifer thermal energy storage
- ❖ Geophysical modeling

Education

- M.S., Geology, Kent State University, 1986
- B.S., Geology, Summa Cum Laude, Old Dominion University, 1983

Training/Certifications

- Professional Geologist License: Virginia (2801 000945), Pennsylvania (PG-000036-G), and Delaware (S40000964)

Memberships

- Engineers Without Borders
- American Institute of Professional Geologists
- Association of Environmental & Engineering Geologists

Geophysical Exploration for Water Resources

Deerpark Geophysical Survey. Performed a 2DR geophysical survey to evaluate the presence of both deep (Paleozoic fractured rock) and shallow (springs and alluvium) water supplies. The traverse crossed a prominent spring, which was being considered as a potential supply. However, the spring was thought to be fed by the shallow alluvium, so viability of the spring during the dry season or during drought was in question. The 2DR survey showed that the spring and the alluvium were fed by a deep, high-angle fracture system. To maximize yield and to minimize the effect of drought, a deep well was drilled to intersect the fracture, providing a yield of approximately 300 GPM.

Headley Farm 2DR Geophysical Survey. Performed a 2DR geophysical survey to locate water-bearing fractures in carbonate bedrock for a large residential development. The traverse crossed a major, regional-scale fault zone showing direct hydraulic connection to a broad area of wetlands and springs. Development of the water supply from the fracture zone required hydraulic testing to demonstrate that the proposed water supply would not have an adverse impact on the wetlands and springs.

Riverview 2DR Survey. At a carbonate bedrock site where a development was proposed, it was thought that overlying alluvium might provide sufficient water supply capacity for a large residential development. Performed a 2DR geophysical survey to map out the extent and thickness of the alluvium and to determine whether the alluvium is in hydraulic connection with deeper bedrock fractures. The alluvium proved to be too shallow for a reliable supply of the magnitude required. However, the 2DR results showed the deeper, carbonate bedrock to be highly fractured and solutioned. Heavy clay content in the larger solution zones created a turbidity problem. The 2DR results were used to find a smaller, less solutioned fracture free of turbidity. This resulted in a well yield in excess of 1,000 GPM with excellent water quality.

Vernon Geophysical Survey. Returning water to a shallow groundwater flow system was the priority for maintaining the health of springs and wetlands at the Vernon site. Municipal wastewater derived from nearby glacial sediments was treated to meet groundwater quality standards prior to discharge back to the shallow flow system. To determine if the discharge site was in hydraulic connection with the springs and wetlands, performed a 2DR survey. The 2DR survey showed that the underlying marble bedrock was unfractured and that the discharged water would follow the shallow, subsurface flow path to the springs and wetlands.

Geophysical Methods. Mr. Dwyer is experienced with the most current tools and latest techniques for water resources exploration using geophysical methods, particularly very-low-frequency electromagnetics (VLF) and two-dimensional resistivity (2DR) profiling for locating water-bearing bedrock fracture zones. This work has resulted in a successful history of high-yielding water supply wells for potable and irrigation supplies, as well as development of aquifer recharge capacity. He is also experienced with borehole geophysical logging and interpretation, having owned and operated an advanced borehole system at Mid-Atlantic Geosciences, LLC.

Analytical and Numerical Ground-Water Flow and Transport Models. Mr. Dwyer is an expert in the application and development of both analytical and numerical ground-water flow and transport models. As an undergraduate student, he completed (in addition to the traditional geology curriculum) the same mathematics program as the engineers and computer scientists in order to pursue his goal of combining mathematics and geology for solving real-world problems. This self-designed academic program culminated with developing a two-dimensional, finite-element, ground-water flow and thermal/contaminant transport model as part of his master's thesis and, as an independent contract, a multi-grid, two-dimensional, finite-difference surface-water flow model. Mr. Dwyer continues to apply numerical models to ground-water problems on a regular basis. Most of his project efforts have utilized numerical simulation models, such as MODFLOW and MT3D, for flow system characterization and for evaluating hydraulic capacity, surface-water/ground-water interactions, and water-quality impacts.

Publications

Hydraulic and Geophysical Characterization of a Spatially Discontinuous Conjugate Fracture Set; presentation with Heather T O'Shea at 2015 NGWA Conference on Groundwater in Fractured Rock, Burlington, VT (Principal Author).

Innovative Methods of Ground Water Recharge of Tertiary Treated Wastewater; oral presentation and published proceeding for the 26th Mid-Atlantic Industrial and Hazardous Waste Conference; August 7-10, 1994, University of Delaware (Principal Author/Speaker).

Design Considerations for Underground Discharge; Guest Speaker at An Educational Conference on Watershed Management, "Meeting the Challenge: Wastewater Treatment for Communities in the NY City Watershed - Technology and Management Options", Mahopac, NY; June 1994 (Co-speaker).

Ground Water Recharge Wells in a Saltwater Marsh Environment for Disposal of Residential Wastewater Effluent Treated by Constructed Wetlands; oral presentation at May 15-21, 1993 Second United States/Commonwealth of Independent States Joint Conference on Environmental Hydrology and Hydrogeology, Washington, D.C.; and written paper in Special Issue of the "Hydrological Science and Technology Journal", Volume 8, 1993 (Principal Author/Speaker).

A Computer Spreadsheet Method for Correcting Aquifer Test Data for Ocean Tide Influence; Abstract published in 10/91 issue of "Ground Water", Oral Presentation at conference on "Innovative Ground Water Technology for the 90's", Washington, DC Convention Center: October 1991 (Principal Author/Speaker).

Natural Processes for Tertiary Treatment of Municipal Wastewater Coupled with Shallow Ground-Water Discharge in a Salt-Water Marsh Environment - A Case Study, AGWSE conference on "Ground Water Issues and Solutions in the Potomac River Basin/Chesapeake Bay Region"; March 1989 (Principal Author/Speaker).

Finite-Element Simulation of Low-Temperature, Heat-Pump-Coupled, Aquifer Thermal Energy Storage; with Yoram Eckstein; Journal of Hydrology, vol. 95, pp. 19-38; 1987 (Principal Author).

A Finite-Element Thermal Energy Storage Model; Geological Society of America, 98th Annual Meeting, Abstracts with Programs, vol. 17, no. 7, p. 570; 1985 (Speaker).

Experience Overview

Dr. Holmes has 36 years of experience as a hydrologist and hydraulic engineer specializing in floods, streamflow-data collection, stream ratings, sediment transport, river mechanics, and open-channel hydraulics. Dr. Holmes has extensive field experience on the Mississippi, Missouri, and Ohio Rivers, during flood and non-flood periods, as part of his studies and investigations of flooding. Dr. Holmes served 34.5 years with the U.S. Geological Survey (USGS), where his last USGS position was that of Chief of the Branch of Hydrodynamics. He oversaw projects and conducted research and scientific investigations on modeling of the hydrodynamics and sediment transport of rivers, river mechanics, flood risk assessment, hydrology, sediment transport processes, and channel evolution processes.



Relevant Credentials/Specialties

- ❖ 36 years of Experience
- ❖ Flooding
- ❖ Open-channel Hydraulics
- ❖ Streamflow-data Collection
- ❖ Stream Ratings
- ❖ Hydrologic and Hydraulic Modeling
- ❖ Sediment Transport Processes and Modeling
- ❖ River Mechanics
- ❖ Former USGS National Flood Specialist

Education

- PH.D., Civil and Environmental Engineering, University of Illinois at Urbana-Champaign
- M.S., Civil Engineering, University of Missouri-Rolla
- B.S., Civil Engineering, University of Missouri-Rolla

Training/Certifications

- Licensed Professional Engineer – Missouri #E-025034
- Diplomate – American Academy of Water Resources Engineers

Memberships

- Fellow – Environmental and Water Resources Institute
- Fellow – American Society of Civil Engineers

Hydrologic and Hydraulic Modeling

Missouri River Modeling. Development of a hybridized model that estimated the water-surface elevations at selected locations along the Missouri River from 1950 to 2018.

Transport of Sediments from Dam Removal. Analysis of contaminated sediments behind the Fox River at Yorkville, Illinois dam to determine potential for transport downstream once the dam was removed.

Sizing of Stone for Lake Erosion Prevention Provided hydrodynamic analysis and sizing of stone to protect shore at Burns Harbor on southern Lake Michigan.

Flood Frequency Investigations. Led numerous studies looking at estimating risk and frequency of flooding. multiple flood investigations, and hydrology/hydraulics flood modeling projects across the United States. These studies ranged from determining and documenting flood frequency for large regional floods to providing management models to local municipalities.

Confidential Sediment Transport Investigations on Major U.S. River. Performed review of existing hydraulic and sediment transport models and independent analysis and modeling of hydraulic and sediment transport processes.

Design of a Missouri River Floodplain Road for Missouri Department of Conservation. As a subcontractor to EDM, Inc. determined the range of velocities that would neither scour the road nor result in severe sedimentation of a newly designed road.

River Hydraulics, Sediment Transport, and Stream Restoration. Led and participated in several studies that required data collection and/or modeling of river systems across a variety of scales. Models used during these studies included one-dimensional and two-dimensional models (standard off-the-shelf hydraulic and hydrologic models such as HECRAS, HECHMS, and SWMM) as well as development of unique analysis tools written to assess geomorphic, sediment transport, and hydraulic phenomena.

Adjunct Professor of Civil Engineering and Research Associate, Missouri University of Science and Technology (2008–present). Courses taught include water resources engineering, fluid mechanics, river mechanics, and sediment transport.

Basic Hydraulic Principles Instruction for USGS. For 25 years, coordinated and taught the Basic Hydraulics Principles course for the USGS, as well as other USGS courses in data collection, modeling, stream-rating development, indirect methods of discharge measurement, and sediment-transport load computations. Dr. Holmes is considered an expert in stream-rating development and led USGS efforts to develop new techniques to address hydraulically complex ratings.

Hydraulic Modeling Advisor for USGS. Senior advisor to USGS on flood hazard issues, including advising on development of USGS technical policy on handling of flood risk assessment and hydraulic modeling.

Publications

- Dynamic Rating Method for Computing Discharge from Time-Series Stage Data. 2022 Domanski, Marian, Holmes, R.R., Jr., and Heal, Elizabeth M. U.S. Geological Survey Open-File Report 2022–1031, 48 p., <https://doi.org/10.3133/ofr20221031>.
- Multi-Agency Gage Height and Discharge Datasets for Selected Streamgages on the Missouri River from 10/01/1936 to 12/31/2018. 2020. O'Shea, P.S., and Holmes, R.R., Jr., 2020, U.S. Geological Survey data release, <https://doi.org/10.5066/P9DA4FZC>.
- Influence of hydropower outflow characteristics on riverbank stability: case of the Lower Osage River (Missouri, USA). 2020. Mohammed-Ali, Wesam, Mendoza, Cesar & Holmes, Robert R., Jr., Hydrological Sciences Journal (THSJ), DOI: 10.1080/02626667.2020.1772974.
- Riverbank stability assessment during hydro-peak flow events: the lower Osage River case (Missouri, USA). 2020. Mohammed-Ali, Wesam, Mendoza, Cesar & Holmes, Robert R., Jr., International Journal of River Basin Management, DOI: 10.1080/15715124.2020.1738446.
- Flooding in the Southern Midwestern United States, April–May 2017. 2018. Heimann, D.C., Holmes, R.R., Jr., and Harris, T.E., 2018, Flooding in the southern Midwestern United States, April–May 2017: U.S. Geological Survey Open-File Report 2018–1004, p. 36, <https://doi.org/10.3133/ofr20181004>.
- Streamflow Data. 2017. Holmes, Robert R., Jr., Book Chapter in Handbook of Hydrology, 2nd Edition, Editor, Singh, Vijay McGraw-Hill, New York, pp 5-1 to 5-8.
- Streamflow Ratings. 2017. Holmes, Robert R., Jr., Book Chapter in Handbook of Hydrology, 2nd Edition, Editor, Singh, Vijay McGraw-Hill, New York, pp 6-1 to 6-14.
- Examination of Flood Characteristics at Selected Streamgages in the Meramec River Basin, Eastern Missouri, December 2015-January 2016. 2016. Holmes, R.R., Jr. Koenig, T.A., Rydlund, P.H., and Heimann, D.C., U.S. Geological Survey Open-File Report 2016-1140, <https://pubs.er.usgs.gov/publication/ofr20161140>.
- River Rating Complexity. 2016. Holmes, R.R., Jr., In Proceedings of the International Conference on Fluvial Hydraulics (River Flow 2016), Constantinescu, Garcia, and Haynes, (Eds), CRC Press Taylor and Francis Group, London, pp 679-686.
- Preliminary Peak stage and streamflow data at selected U.S. Geological Survey streamgages for flooding in the central and southeastern United States during December 2015 and January 2016. 2016. Holmes, R.R., Jr., Watson, K.M., and Harris, T.E., U.S. Geological Survey Open- File Report 2016-1092, p. 27, <https://pubs.er.usgs.gov/publication/ofr20161092>.
- Streamflow Data. 2016. Wiche, G.J. and Holmes, R.R., Jr., Book Chapter in Flood Forecasting: A Global Perspective, Thomas E. Adams, III and Thomas C. Pagano, Editors, Elsevier, Amsterdam, pp 371-398, <http://dx.doi.org/10.1016/B978-0-12-801884-2.00013-X>.
- Identifying and Preserving High-Water Mark Data. 2016. Koenig, T.A., Bruce, J.L., O'connor, Jim, McGee, B.D., Holmes, R.R., Jr., Hollins, Ryan, Forbes, B.T., Kohn, M.S., Schellekens, M.F., Martin, Z.W., and Peppler, M.C., U.S. Geological Survey Techniques and Methods Book 3, Chapter A24, p. 47, <https://pubs.er.usgs.gov/publication/tm3A24>.

Experience Overview

Jonathan is a water resources engineer with experience in water supply and water rights engineering, hydrologic analysis of groundwater and surface water systems, channel hydraulics and floodplain delineations, water quality evaluations, application of best management practices (BMPs), and sizing of stormwater facilities.



Water Rights and Water Resources Engineering

Relevant Project Experience:

- ❖ Registered Professional Engineer
- ❖ Project Manager
- ❖ Water Quality
- ❖ Rate Studies
- ❖ Funding
- ❖ Modeling Experience
- ❖ Utility Master Planning

Education

- M.S., Civil Engineering, 1993, University of California, Los Angeles, 1993
- B.S., Civil Engineering, 1992, University of California, Los Angeles, 1992

Registrations

- Registered Professional Engineer
(Colorado # 33901)

Professional Associations

- American Council of Engineering Companies (ACEC), Board Member
- Colorado Association of Stormwater and Floodplain Managers (CASFM), Northwest Regional Representative

Mountain Coal Company—West Elk Mine. Work closely with mine personnel and water counsel to implement augmentation plan for mine diversions. Performed field measurements to quantify transit losses for reservoir releases to replace out-of-priority depletions. Study reduced the charged channel seepage losses from 50 percent down to 10 percent. Implemented accounting for administration of augmentation plan for stream losses due to mine subsidence resulting from longwall coal mining. Assisted client with removing water right on Division Engineers' abandonment listing.

Mt. Werner Water and Sanitation District. Serve as District Engineer providing services related to water rights and water resources management. Work including calculating projected water demands at full build out and evaluation of lagged depletions associated with infiltration gallery in the Yampa River alluvium.

Exxon Mobil Corporation. Performed engineering services relating to extensive water rights portfolio of an energy producer in the Piceance Basin. Engineer of record on nine different water court filings, including multiple augmentation plans, quantification of historical consumptive use (HCU) credits from irrigated lands, and use of Glover to calculate lagged stream depletions due to well pumping. Pending cases include transbasin diversion from Colorado River to the White River basin. Provided expert reports on multiple conditional water rights in the Parachute, Piceance, and Yellow Creek drainage basins documenting the contemplated draft of the industrial water rights.

City of Glenwood Springs. Providing hydrologic and water rights engineering services in support of the City's 2013 Water Court application for recreational in-channel diversion (RICD) water rights. Actively working with objectors to attempt to address their concerns.

Flattops Water Company. Engineer for water court filing involving establishing the firm yield of transbasin water rights from the Yampa River to the Colorado River basin. Successfully negotiated technical issues with nineteen objectors to obtain decree. Managed feasibility evaluation of additional reservoir sites based on criteria, including inundation wetlands and storage versus dam height. Assessed ditch loss characteristics and return flow patterns for Stillwater Ditch, which runs along the drainage divide. Assisted client with removing water right on Division Engineers' abandonment listing.

High Valley Farms. Provided expert testimony in Division of Water Resources 600-foot spacing hearing relating to potential for well-to-well interference in the Roaring Fork alluvium near Basalt.

Adam's Rib Ranch. Lead engineer on augmentation plan for a golf course residential development south of Eagle, CO. Working with attorneys to optimize use of water rights portfolio, while maintaining diligence on conditional water rights. Augmentation plan included quantification of historical consumptive use (HCU) credits from irrigated lands to offset evaporative losses from golf course ponds.

Shorefox/GDL. Engineered the water rights for a 1,200 equivalent residential unit development in Granby, CO. Working with objectors on six interrelated water court cases involving golf course/open space irrigation, municipal water supply, and onsite storage ponds. Also assisted client with negotiations with Town of Granby regarding annexation of the property.

Coal Basin. Developed augmentation plan for large private property in Coal Creek watershed near Redstone, CO. Decreed augmentation plan adjudicated storage rights and quantified releases to replace out-of-priority evaporative depletions. Successfully protested abandonment of water right through negotiation with Division Engineer.

Hell's Gate Ranch. Developed augmentation plan for large lot subdivision in Sweetwater Creek watershed. Engineering evaluation included incorporating historical uses and water rights with proposed development amenities.

Tybar Ranch. Provided engineering analyses relating to an augmentation plan for a cattle ranch outside Carbondale, CO.

Stella Polare. Completed engineering analyses to quantify water demands and depletions associated with a luxury property above Aspen. Augmentation supplies included contract water and onsite storage to satisfy local calls.

Small Water Court Cases. Provided water rights engineering services to numerous small projects for water court applications.

ExxonMobil Administrative Complex. Project manager for design engineering services for the water system to serve the ExxonMobil Section 26 Administrative Complex (Complex) in the Piceance basin. The major components of the water system design were a raw water submersible pump, associated piping from the B & M Reservoir to the Complex and a water treatment facility in the Complex. The water treatment facility includes filtration in accordance with the Long Term 2 Enhanced Surface Water Treatment Rule and chlorination for disinfection. The process treatment design includes filtration, chlorination, and storage sufficient to achieve the minimum chlorine contact time and a pressure system for distribution system delivery. WWE provided limited services during bidding and services during construction. WWE's work addressed CDPHE submittals of the water treatment system component.

CDOT Bridge Geothermal Evaluation. Served as peer reviewer for the evaluation of the potential effects of bridge construction on a geothermal resource under various proposed alternatives. WWE worked as a subconsultant to Jacobs Engineering on this project for the Colorado Department of Transportation (CDOT). The analysis was conducted as part of a National Environmental Policy Act (NEPA) study for the proposed modification or reconstruction of a bridge over the Colorado River in Glenwood Springs, Colorado.

Pine Creek Cookhouse. Project manager for permitting of a water system that is considered to be a transient, non-community water system according to criteria established by the Colorado Department of Public Health and Environment (CDPHE) and subject to specific water treatment requirements.

Group of North Fork Coal Mines. Conducted a transit loss study a stream system in western Colorado to assess the channel seepage losses. Reservoir water is released to the stream system to augment out-of-priority depletions over twenty miles downstream. Downstream water users must account for transit losses before taking credit at their points of diversion.

Adams Rib Recreation Area. Developed a comprehensive river basin simulation model for a proposed resort in Eagle County. Performed numerous simulation runs for alternative development scenarios to assess water rights implications and water quality issues.

Experience Overview

Dr. Maestre is a highly experienced water resources engineer who joined WWE in January 2023. His experience includes: (1) Part of a team that evaluates the products of the National Oceanic and Atmospheric Administration (NOAA) National Water Model. (2) More than 25 years of experience as project manager and principal researcher in water resources projects that involve the analysis of hydrodynamics and water quality in rivers, estuaries, lakes, coastal waters, wetlands, stormwater systems, levees, and surface water management systems. (3) Expert in coupling specialized hydraulic and hydrologic applications with geographic information systems (GIS), statistical tools, and water resources engineering software. (4) Developed the first version of the National Stormwater Quality Database (NSQD) that describes the characteristics of stormwater quality nationwide, provides guidance for future sampling, and enhances stormwater management activities in areas with limited data.



Relevant Credentials/Specialties

- ❖ Registered Professional Engineer
- ❖ 28 Years Hydrology/Hydraulics Experience
- ❖ Hydrologic Data Analysis and Modeling
- ❖ Floodplain Expertise

Education

- Ph.D., Environmental Engineering, University of Alabama, Tuscaloosa, 2005
- M.Sc. Computer Science, University of West Florida, Pensacola, 2013
- M.Sc., Applied Statistics, University of Alabama, Tuscaloosa, 2005
- Specialist, Telematics, Universidad de los Andes, Colombia, 2000
- M.Sc., Water Resources Engineering, Universidad de los Andes, Colombia, 1996
- B.S., Civil Engineering, Universidad de los Andes, Colombia, 1994

Registrations/Affiliations

- Registered Professional Engineer in Colorado (# 61739), Alabama (# 30066) and Florida (# 71000)

Modeling Experience

National Water Model – Evaluation of Operational Forecasts, Tuscaloosa, Alabama. Developed a framework that evaluates the performance of the short and medium range forecasts produced by National Water Model (NWM). Since the release of the first operational version of the model, developed computer routines that ingested, processed, and generated visualization outputs to evaluate the performance of the model. The NWM produces hourly forecasts for more than 2.7 million reaches in the continental U.S., southern Alaska, Hawaii, Puerto Rico, and U.S. Virgin Islands.

Confidential Surface Water Investigation, Denver, Colorado. Assisted in the preparation of a letter report that provided expert opinion about the design of a large storm drain system. Reviewed multiple SWMM models associated with different phases of the design, reports, contract documents, depositions, and design plans. In addition, assisted in the preparation of a timeline that highlighted key events that occurred during the evolution of the design.

Confidential Post-fire Debris Flow Assessment, California. Currently serving as modeling engineer to calibrate hydraulic models that simulate debris flow extent after significant rain events in burned watersheds. The calibrated models will be used to simulate alternative scenarios by modifying bridges, debris basins, and other structures.

Confidential Post-fire Hydrologic Hazard Risk Assessment, California. Currently assisting as modeling engineer to generate two dimensional hydraulic models that identify location-specific values-at-risk (VARs) located downgradient of burned watersheds.

Hydrologic Water Balance of the Zapatos Wetland System, Colombia, South America. Assisted during the development of a hydrologic and hydraulic model from the ground up for the understanding of the bidirectional flows between lakes, wetlands, channels, and rivers of the Zapatos swamp complex. The size of the wetland system is approximately 1,200 square miles and involve the exchange with one of the largest rivers of Colombia.

Blue River LOMR, Breckenridge, Arapahoe County, Colorado. Currently assisting on a Letter of Map Revision (LOMR) for a section of the Blue River downstream Coyne Valley Road. Tasks associated with the completion of the LOMR include extensive hydraulic modeling, report, and appendix preparation. Set up duplicate effective, corrected effective, and proposed conditions hydraulic models using HEC-RAS.

Project Manager, Educational Tool. Leader in the development of a Java application that illustrated the effect of evapotranspiration in floodplain areas. The purpose of the tool was to increase awareness of cyber-tools in high school and university students. The tool was developed using an interactive platform. The application includes a presentation about the role of upland floodplains during extreme events and controls that visually display the relative impact of different scenarios.

Surface Water Modeler, Levee Certification Package. Responsible for the interior drainage analysis of the South Rome Levee System as part of the evaluation and publication of the Digital Flood Insurance Rate Map. The analyses were based on the capacity of the interior systems to store and evacuate water, as well as the joint probability of the interior and exterior flooding conditions.

Researcher, Watershed Modeler. Produced integrated models of the hydrologic processes that occur from catchment to the coast. The team evaluated the effect of evapotranspiration in floodplain areas using the Soil and Water Assessment Tool (SWAT) application developed by the U.S. Department of Agriculture and Texas A&M University. The research included an evaluation of the capabilities of a modified version of the SWAT, called SWAT-L, which simulates the lateral water flows across the landscape in three different sections: the divide, the hillslope, and the floodplain. A hydrological model was constructed for a small section of a deciduous forest that includes the Sipsey River.

Post-Doctoral Researcher on Impacts of Agricultural Withdrawals in Floodplain Areas. Lead researcher of a group that evaluated the potential ecological impacts of agricultural withdrawals from floodplain areas located in the southeast of the U.S. The research studied the effects of a potential increase in irrigation and water withdrawals for agricultural purposes from four major floodplains. In addition, included the potential effects on invertebrate and vertebrate species. The project involved the generation of sophisticated computational floodplain models and field verification activities.

Relevant Publications

Cayaban, J., Williamson, D., Maestre, A. "Comparing Evapotranspiration Estimation Methods in Watershed and Floodplain Modeling at Coastal States of the Northern Gulf of Mexico" (Poster). Undergraduate Research and Creative Activity Conference. Bryant Conference Center. The University of Alabama, Tuscaloosa. April 9, 2012.

Crowell, J., Maestre, A., Williamson, D., Ward, A. "Using PhET Resources as a Tool for Floodplain Analysis" (Poster). 2013 Annual Northern Gulf Coastal Hazards Collaboratory Science Meeting. Mobile, Alabama. June 12–14, 2013.

Burkhalter, D., Maestre, A., Ward, M. "Analysis of the Potential Ecological Impact of Controlled River Water Withdrawals on Floodplain Ecosystems using 3D Modeling" (Poster). Undergraduate Research and Creative Activity Conference. Bryant Conference Center. The University of Alabama, Tuscaloosa. April 17, 2014.

Modeling Expertise

Continental Scale Hydrologic Models: WRF-Hydro, National Water Model, ADHydro

Green Infrastructure Control Measures: WinSLAMM, WebSLAMM

Surface Water Hydraulics and Hydrology: SWMM 5.0, PCSWMM-2D, FLO-2D, DELFT-3D, ICPR, SWAT, SWAT-L, HSPF, WRTDS, WIN TR-55, HydroCAD

Coastal hydrodynamics: EFDC, ADCIRC

Watershed Hydrology: Watershed Modeling System WMS, HEC-HMS, HEC-DSS,

River Analysis and Water Quality: HEC-RAS, WASP, QUAL2E

Drinking Water Distribution: EPANET

Programming Languages: C, Java, Fortran, Python

Statistical Analysis: R, SAS, SPSS, Minitab, ProUCL

Geographic Information Systems: ArcMap, GRASS, QGIS

Experience Overview

Rachel is a water resources engineer with experience on projects related to water supply and planning, water rights investigation, water rights valuation, water rights operation modeling, watershed modeling and planning, funding, and technical evaluation related to water supply projects and construction management.



Water Rights/Water Supply/Project Management

Relevant Credentials/ Specialties

- ❖ Water Rights
- ❖ Water Supply Planning
- ❖ Watershed Modeling
- ❖ Construction Management
- ❖ Project Management
- ❖ Water Rights Valuation
- ❖ Water Rights Operation Modeling

Education

- B.S., Civil Engineering, 1999, University of Colorado, Boulder

Registrations/Affiliations

- Professional Engineer
 - Colorado #40300
 - Utah # 13095739-2202
- Certified Professional in Erosion and Sediment Control (CPESC) #3771
- Certified Erosion, Sediment, Storm Water Inspector (CESSWI) #4700

Town of Buena Vista, Colorado. Project Manager for Town on development planning review, new water supply planning, monthly accounting preparation, and State submittals. Presented to the Board of Trustees on the Water Resources Master Plan, prepared an internal planning tool spreadsheet used to estimate single family equivalents for development, worked on quantification of historic consumptive use for water rights change case currently underway, prepared water court case opposition reports on Town's behalf, participated in revegetation plan review, and performed drought analysis for the Town.

Project Manager, Colorado Water Conservation Board (CWCBC) Finance Program, 2017–2022. Provided technical consultation, financial analysis, and written materials to assist borrowers and their consultants in the preparation and successful completion of project designs and construction contract documents. These are outlined in the CWCBC's Construction Fund Guidelines for construction projects receiving loan or grant funds. Regularly attend and present at stakeholder meetings and CWCBC meetings related to raw water construction project funding.

GreenCO BMP Manual. Worked with others to develop a comprehensive water quality and water conservation best management practice (BMP) Manual for the Green Industries of Colorado. BMPs related to landscaping, irrigation, nursery production practices, etc., were completed in a fact-sheet format for use by GreenCO's multiple member industries and the public.

Pacific Institute. Worked with interdisciplinary team under direction and approval by the Colorado Water Conservation Board on rainwater harvesting potential and preliminary volumetric quantification to meet the Colorado Water Plan defined gap in the Colorado basins.

Mile High Flood District/Merrick and Company. Analyzed and quantified stream flow and performed a water rights summary evaluation on the South Platte River for recreation use determination.

Energy client. Analyzed and quantified stream flow, reservoir storage, water rights inventory and tabulation, climate data inventory and analysis, HEC RESSIM model, water supply and yield analysis working with State regulatory approving agency.

Confidential Mining Company. Evaluated water rights and summarized hydrology to calculate the feasibility of additional water supply alternatives.

Coors Brewing Company. Evaluated water supply and water rights including augmentation plans and feasibility studies. Prepared engineering evaluations, water rights inventories, hydrologic evaluations, and ditch analyses. Performed audits and replacement analysis of water system facilities for potential acquisition, water supply planning, consumptive use analysis, return flows, transit loss, exchange and depletion quantification, and flood flow analysis for risk-based assessment.

Valuation Consultation for San Juan County Water Conservancy District, San Juan County, Colorado. Performed audit and replacement cost new-less-depreciation analysis of water system facilities for a private water company for potential acquisition.

Water Rights Acquisition, Former Rocky Flats Environmental Technology Site (U.S. Department of Energy [DOE] facility located near Golden, Colorado). Provided engineering support to DOE for negotiations to acquire long-term lease of water from neighboring municipality to offset depletions related to operation of detention ponds.

Appraisal of Surface and Groundwater Water Rights for Federal Deposit Insurance Company (FDIC), Confidential Client, Colorado. Analyzed and prepared an appraisal of South Platte surface water rights and Denver basin groundwater.

Yield Analysis and Appraisal of Yampa River Water Rights, Routt County, Colorado. River operation study of Yampa River in northwest Colorado to determine average and dry year yield. Assisted in preparation of appraisal of water rights.

Buried Water Storage Tank, Arapahoe County Water Wastewater Authority, Centennial, Colorado. Assisted in preparation of a Location and Extent Plan and Subdivision Exemption Plat for the development and approval from the City of Centennial for a gray zone, 4-million-gallon, buried water storage tank to meet emergency fire flow requirements.

Basalt Wastewater Treatment Plant Expansion, Basalt, Colorado. Submittal review and construction administration for design of a treatment plant expansion for a flow of 0.8 MGD. Facilities included a new pretreatment building, nitrification/denitrification activated sludge, clarifier, and disinfection. Prepared a site application engineering report.

Buried Water Storage Tank, Arapahoe County Water Wastewater Authority (ACWWA), Centennial, Colorado. Assisted in preparation of a Location and Extent Plan and Subdivision Exemption Plat for the development and approval from the City of Centennial for a gray zone, 4-million gallon (MG), buried water storage tank to meet emergency fire flow requirements. Part of a team that attended and presented at many public hearings with City and meetings with homeowners to address neighborhood concerns. Prepared site erosion and sediment control plan.

Four MG Water Storage Tank, ACWWA, Greenwood Village, Colorado. Assisted in preparation of Location and Extent Plan and coordinated preparation of easement exhibits and Subdivision Exemption Plat for development approval from the City of Centennial for buried 4 MG water storage tank. Attended public hearings with City and meetings with homeowners to address neighborhood concerns. Prepared site erosion and sediment control plan.

Basalt Wastewater Treatment Plant Expansion, Basalt, Colorado. Performed submittal review and construction administration for design of a treatment plant expansion for a flow of 0.8 million gallons per day (MGD). Facilities included a new pretreatment building, nitrification/denitrification activated sludge, clarifier, and disinfection. Prepared a site application engineering report.

Lake Water Quality Management, Lena Gulch Metropolitan District, Golden, Colorado. Prepared an investigation report and feasibility analysis of alternative lake water quality management techniques. Assisted with preparation of contract documents and design specifications and construction observation for lake maintenance project.

Construction Dewatering Projects, Summit County, Colorado. Project included permitting of construction dewatering discharges to sensitive water bodies in the Colorado high country. Calculated anticipated pumping rates to draw groundwater down in alluvial aquifer for construction below the water table. Developed innovative treatment methods utilizing a combination of chemical treatment and best management practices to remove colloidal clays from groundwater with low alkalinity and low temperatures.

Experience Overview

Claire Vavrus is a water resources engineer focused on hydrogeology, water rights, and post-fire hydrologic hazards. Her experience includes groundwater monitoring and resource development, post-fire risk assessment, permitting for well construction, and groundwater dewatering. Claire also has experience conducting geophysical surveys on groundwater resource development projects in alpine areas.



Relevant Credentials/Specialties

- ❖ Regulatory Compliance
- ❖ Well Design and Permitting
- ❖ Groundwater Monitoring
- ❖ Aquifer Testing
- ❖ Hydrologic Studies
- ❖ Water Rights Accounting
- ❖ Post-fire Hazard and Risk Assessment
- ❖ Water Quality
- ❖ Geophysical Surveys

Education

- M.S., Geology, 2021
 Colorado School of Mines
 Thesis: *Investigating impacts of land-use on hillslope erosion via rilling and gully in post-wildfire landscapes*
- B.S., Geological Engineering and Geology & Geophysics, 2018, University of Wisconsin–Madison
 Certificate: *Environmental Studies*

Prior Experience

- Summer Research Experience for Undergraduates at Virginia Tech
 Project: *Effects of Oxygenation on Fe and Mn Concentrations in a Reservoir*

Registration

- Colorado Engineer Intern

Water Resources Engineering

CWCB Wildfire Ready Watersheds (WRW) Initiative. Estimated the likelihood of each watershed in the state to generate a debris flow if it was disturbed by wildfire. Authored three fact sheets to support the greater WRW effort including detailed sheets on post-fire geomorphic hazards, urban post-fire water quality considerations, and potential impacts of wildfire disturbance on Colorado's water supply systems.

Camp Tahosa. Performed due diligence evaluation associated with the Boy Scouts of America Camp. Evaluation included water rights estimation, water demand assessment, well yield and water quality testing and assessment, projection of physical water supply, geophysical survey to identify possible bedrock fractures, and estimated costs for site improvements.

Everland Well Development. Assisted with locating a well in the Pike-Rampart Water Supply Zone of Douglas County. Performed a Very Low Frequency (VLF) electromagnetics survey method to increase the likelihood of identifying possible well locations that intersect water-bearing fracture zones.

Confidential Residential Subdivision Investigation. Performed site characterization to test the hydraulic connection of pipe utility bedding within a residential development. Implemented a storm drain leak testing program to test the leakage rate of a suspected storm drain pipeline.

Watkins Arapahoe Well. Managing well drilling activities including well design and completion. Performing geophysical log analyses of the Denver Basin aquifers to evaluate potential well yields to meet water demands. Assessing water quality for water supply suitability.

Boxelder Basin Regional Stormwater Authority. Assisted in conducting the groundwater monitoring program and site evaluation to assess the potential water rights injury to nearby irrigation wells due to the proximity of a dewatering pipeline. Provided support on water rights evaluation.

Eastern Adams County Metro District Well No. 6. Oversaw the drilling and completion of Arapahoe Well No. 6 near Strasburg, Colorado, for the Eastern Adams County Metro District. The well was borehole drilled with a reverse mud rotary drill rig over a period of about 36 hours and constructed to 510 feet into the Upper Arapahoe aquifer. Eight-inch steel casing was used, along with 40,000 pounds of gravel and 55,000 pounds of cement grout. The new well performs at about 117 gallons per minute.

Experience Overview

Gary is a Vice President and Project Manager for WWE on water resources projects with particular emphasis on geologic and hydrogeologic issues including: water rights analysis (surface and groundwater), water supply, water management, water quality issues, permitting, groundwater investigations, and well design and installation.



Relevant Credentials/ Specialties

- ❖ Registered Professional Geologist
- ❖ Water Rights
- ❖ Water Source Planning
- ❖ Project Management
- ❖ Well Design and Installation
- ❖ Over 30 years Professional Experience

Education

- B.S., Geology, Colorado State University, 1983
- M.E. Geological Engineering–Hydrogeology emphasis, Colorado School of Mines, 1992

Registrations/Affiliations

- Professional Geologist, Wyoming P.G. #1910
- Certified Professional Geologist, American Institute of Professional Geologists CPG #13332

Special Studies

- Aquifer Test Analysis in Fractured Rock, National Ground Water Association
- Western Water Rights and Water Engineering, University of Colorado at Denver
- Risk Assessment Short Course, Society of Mining Metallurgy and Exploration

Hydrogeology/Water Supply/Water Quality

West Elk Mine, Gunnison County, Colorado. Prepared permit text for submittal to Colorado Division of Reclamation, Mining and Safety regarding all aspects of surface water and groundwater quality/quantity impacts associated with mining-induced ground subsidence at the West Elk Mine near Somerset. Conducted multiple field visits to the back-country areas above the subject mine to observe, document, and evaluate subsidence features and their potential impacts to water resources.

West Elk Mine Subsidence Monitoring, Gunnison County, Colorado. Part of a team conducting biannual field surveys of back country topography making observations of subsidence-related features (i.e., rockfalls, landslides, and surface fractures) in a 15-square-mile back-country area overlying underground coal mining activities.

Historic Agricultural Water Right Changes for Municipal Uses. Completed studies for several entities using aerial photography, power use records, and crop types to demonstrate the historic consumptive use on irrigated farm fields to develop a defensible basis for transfer to municipal uses. Studies were completed for the Town of Yuma and the Eastern Adams County Metropolitan District in Strasburg.

Bedrock Groundwater Production Wells, Colorado. Designed, prepared specifications/bid packages for and observed construction of several Denver Basin groundwater production and observation wells in Colorado. Construction oversight included monitoring of water level data and water quality during aquifer testing and analysis of aquifer properties.

Denver Basin Aquifer Groundwater Quantification and Evaluation. Hydrogeologic consulting to quantify and evaluate the available groundwater in the Denver Basin aquifer underlying large tracts of land for multiple landowners. Consulting services included well permitting, well design and construction oversight, well yield analysis, and water quality sampling and evaluation.

Aquifer Testing and Analysis, Various Locations, Rocky Mountain West. Coordination and collection of water level data and water quality sampling during aquifer (bedrock and alluvial) testing with aquifer properties analyzed using various spreadsheet and commercial models.

Confidential Mining Client, Delta County, Colorado. Investigated to assess potential impacts to water supply wells and wetlands located in close proximity to a proposed aggregate mining operation. Potential impacts were assessed for both dry- and wet-mining alternatives.

Nontributary Produced Groundwater Assessments. Completed investigations and analyses using spreadsheet and commercial models to assess the areas within specific geologic formations where produced groundwater associated with oil and gas development would meet the nontributary statutory definition. Specific energy company clients and their developments areas included ExxonMobil Corporation (Piceance Creek Basin), Gunnison Energy Corporation (southeast Piceance Basin near Paonia Reservoir), and Laramie Energy II (eastern Piceance Basin near Rifle).

Permitting and Groundwater Rights Assessments. Investigated well permitting and water rights associated with numerous properties as part of due diligence before purchase or after purchase to assist owners with water supply planning for future use and development of the property.

Gunnison Energy Corporation, Gunnison and Delta Counties, Colorado. Part of an interdisciplinary team that prepared a comprehensive baseline water resources investigation and impact assessment from gas exploration for Gunnison Energy Corporation, a Denver-based natural gas exploration company.

BP America, La Plata and Archuleta Counties, Colorado. Lead technical consultant and liaison between this energy company and their groundwater modeling consultant relative to an evaluation of depletive effects on surface water resulting from the production of groundwater from coalbed methane extraction wells in the Northern San Juan Basin. Services included preparation of the scope of work, logistical coordination of contractor bids and selection, participation as the lead member of a technical advisory committee, and peer reviewer of a numeric groundwater model.

Abandoned Gravel Operation, Rifle, Colorado. Prepared a substitute water supply plan and renewal for an abandoned gravel operation on the Colorado River near Rifle. Planned for the eventual backfilling of the pit above the historic high groundwater surface. Submitted satisfactory survey information to the State Engineer's Office to enable the gravel well permit to be dropped and the augmentation liability of the client to be curtailed.

Gold Mine Investigation, Alma, Colorado. Conducted an evaluation of a fracture-controlled aquifer system inside a 1,000-foot-deep active gold mine near Alma. This investigation determined the characteristics of the fractured aquifer while a portion of the mine was dewatered via use of core hole water level and flow data.

ARCO Coal, Colorado. Successfully assisted with the evaluation and submittal of an application to Colorado Division 4 Water Court for a nontributary designation of groundwater intercepted in underground coal mine workings.

Sanctuary Golf Course, Castle Pines, Colorado. Prepared an engineering report for Division 1 Water Court summarizing a plan for augmentation for the Sanctuary Golf Course relative to its use of Denver aquifer water for golf course irrigation. Involved in negotiations with objectors related to return flow and post-pumping depletion obligations.

Homestake Mining Company, South Dakota. Conducted an analysis of water rights within the Elk Creek basin in western South Dakota. This analysis was conducted to assess the impacts to downstream water rights if Homestake divested its senior water rights near the Elk Creek headwaters. This study included a review of the hydrologic and geologic factors contributing to losses throughout the basin.

High Plains Aquifer Management, Southwest Kansas. Assisted southwestern Kansas consortium of irrigation farmers with evaluation of alternatives for High Plains aquifer management, including consideration of water quality degradation.

Central South Platte River Corridor, Denver, Colorado. Conducted survey of well use and well water quality for Colorado groundwater classification and standards hearing.

Dunbar Resort, Deadwood, South Dakota. Assisted the Dunbar in obtaining a surface water right from Whitewood Creek in western South Dakota for golf course irrigation purposes. This study included water quality impacts.

City of Rapid City, South Dakota. Prepared numerous engineering reports and exhibits regarding the available transferable consumptive use from historically irrigated properties along Rapid Creek to municipal purposes by the City of Rapid City. These reports included water quality analysis, consumptive use analysis, and review of Rapid Creek flow and ditch diversion data.

HYDROGEOLOGICAL STUDY FOR TOWN OF PAONIA, COLORADO

Statement of Qualifications

Prepared by
Wright Water Engineers, Inc.
Marshall Haworth, Project manager
2490 W. 26th Ave., Ste. 100A
Denver, CO 80211
(303) 480-1700
mhaworth@wrightwater.com
www.wrightwater.com

December 7, 2023

WWE
WRIGHT WATER
ENGINEERS, INC.



Wright Water Engineers, Inc.

2490 W. 26th Ave., Ste. 100A
Denver, CO 80211
(303) 480-1700 TEL
(303) 480-1020 FAX

www.wrightwater.com
e-mail: mhaworth@wrightwater.com

Via Email: StefenW@TownofPaonia.com

Stefen Wynn, Town Administrator, Town of Paonia
214 Grand Ave.
Paonia, CO 81428

Re: Further Questions for Finalists for Hydrogeological Study for Town of Paonia

Dear Mr. Wynn:

Thank you for the opportunity to expound on the proposed scope of work and statement of qualifications of Wright Water Engineers, Inc. (WWE) for the Town of Paonia hydrogeological study to facilitate the success of the groundwater spring redevelopment plan. We have provided a short background section on the local geology to help clarify the purpose of the hydrogeological study, followed by the Town Board of Trustees' questions and WWE's responses to these questions.

BACKGROUND

The Town's raw water supply is vital to its existence and future. It is well documented that the Town developed several groundwater springs as its primary water supply resource. The Town's groundwater springs have senior water rights dating back to the 1880s, meaning the springs are always in priority, have generally provided adequate yield for over 100 years, and provide water of high quality that requires only minor treatment to meet drinking water quality standards. WWE would like to emphasize the significance of these groundwater springs, which are irreplaceable, and conservative measures must be taken to ensure these groundwater springs are not inadvertently damaged or destroyed.

WWE has represented Mountain Coal Company's West Elk Mine in water resources engineering and hydrogeological studies for over 40 years, which has allowed WWE to develop a strong working knowledge of the local water rights, the importance of groundwater springs in the area, and the geology of the Paonia Quadrangle. WWE is actively working on a substitute water supply plan for the West Elk Mine in the North Fork and Minnesota Creek drainage basins and performs annual subsidence evaluations to assess potential impacts to the hydrogeological conditions. Mountain Coal Company owns water taps from the Town and has a strong interest in the success of this project. This knowledge, along with the supplemental reports and information provided by the Town, has assisted WWE in the development of the proposed scope of work for the hydrogeological study. As a Colorado-focused firm with offices only located in Colorado and over 60 years of developing sustainable water resources solutions, WWE understands the intricacies of Colorado's western slope mountain hydrology and has applied that understanding to the development of our scope of work.

A detailed study of the local geology has been prepared and published by the Colorado Geological Survey (CGS) for the Paonia Quadrangle in Open-File Report 15-07 (OFR 15-07). Generally, the Town's groundwater springs are expressed along the western sides of Mt. Lamborn basin at the middle elevations of the basin at approximately 7,000 to 8,000 feet. The water supply source, otherwise referred to as recharge for these groundwater springs, is snowmelt from the higher elevations within the basin. A spring, by definition, is a location where the groundwater emerges above the surrounding land surface. This is generally the result of the outcropping or sub-cropping of a relatively impermeable geologic formation (Mancos Shale) on top of which the groundwater migrates. In other cases, the spring may be the result of groundwater movement along sufficiently open fractures or faults within a geologic unit that allows transport of the groundwater resource in a downgradient direction. Sometimes both mechanisms can function simultaneously or in adjoining portions of a spring system. Figures 1 and 2

below illustrate the CGS OFR 15-07 geologic map and conceptual geologic cross section along with a schematic depiction of the groundwater flow path toward the springs.

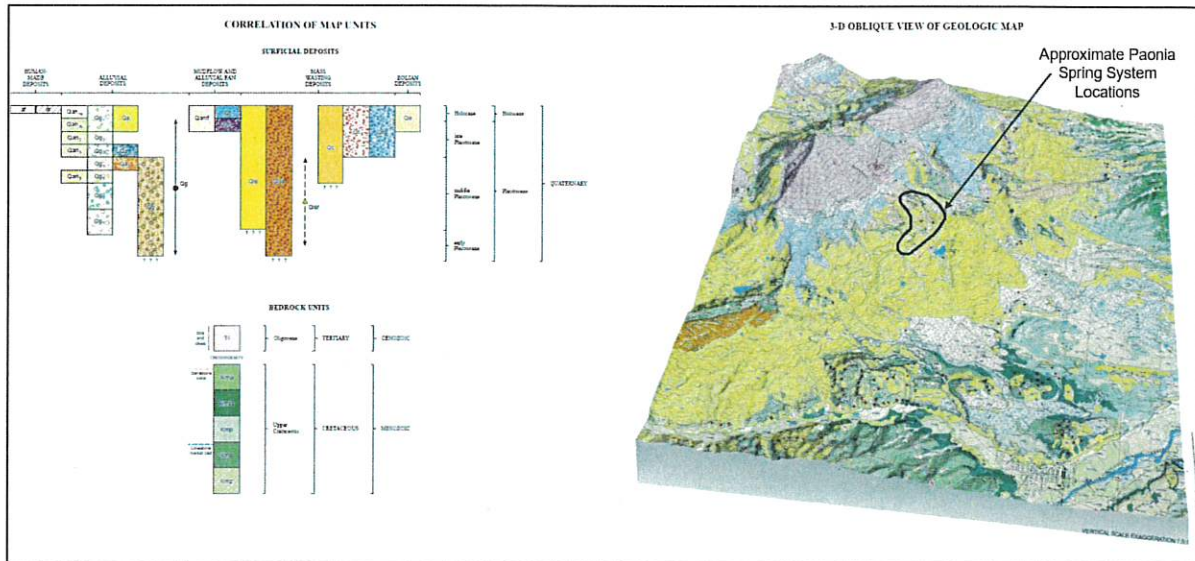


Figure 1. Correlation of Map Units and 3-D Oblique View of Geologic Map (CGS-OFR 15-07).

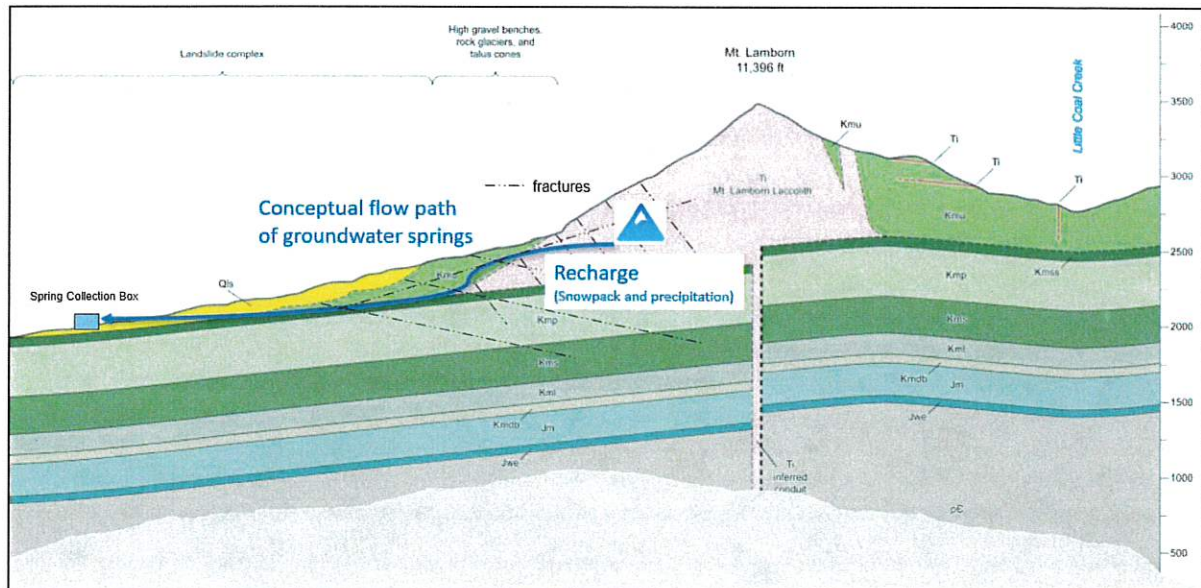


Figure 2. Conceptual Geologic Cross Section of Groundwater Spring Flow (CGS-OFR 15-07).

The fractures and faults inherent within the Mancos Shale are overlain by rock glaciers (Qrg) and talus cones (Qt). Figure 3 below provides photographs of the recharge area for the groundwater springs. The groundwater migrates downslope above the Mancos Shale, which is overlain by unconsolidated landslide deposits (Qls), and eventually discharges at the springs under varying hydrogeologic settings across the basin. For example, Reynolds Springs occurs at the subcrop of the Mancos Shale and the landslide deposit, and the Kauer Spring area occurs at the terminal part of an alluvial fan. Access to these groundwater springs varies but may be possible using two-track roads or most certainly by foot, although the groundwater springs will likely be covered with dense

vegetation or a wetland ecosystem. Figure 4 below provides photographs of the complexity of the landslide deposit and the geologic setting of the groundwater springs.

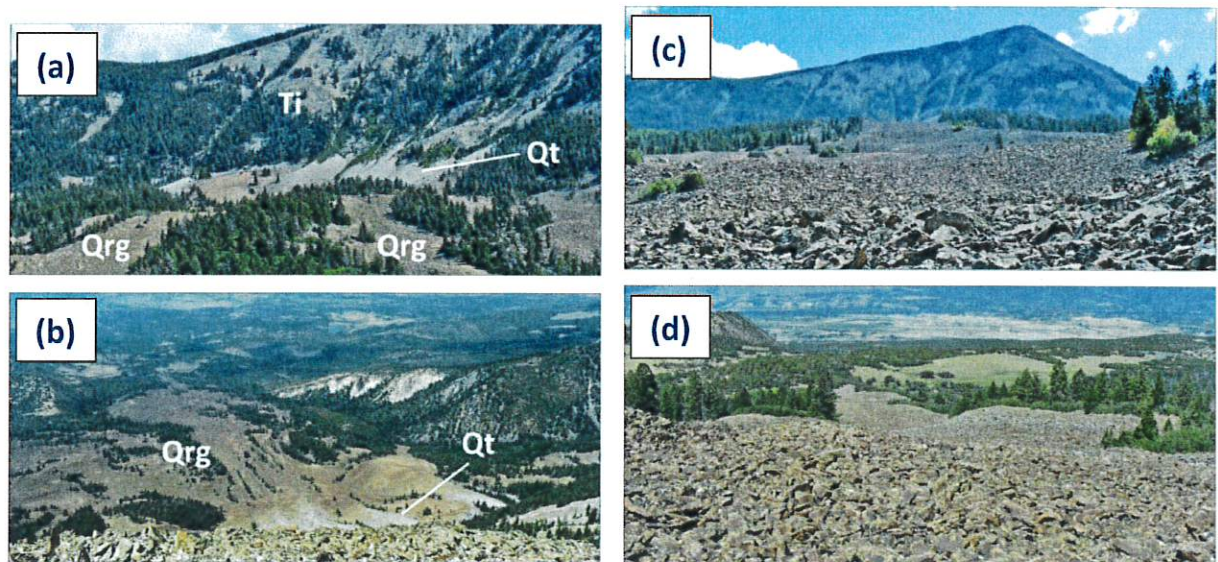


Figure 3. Photographs of the talus and rock glacier deposits on the northwestern side of Landsend Peak. Images (a) and (b) show details of the surface of the rock glacier deposits. Images (c) and (d) show the recharge source for the groundwater springs (CGS-OFR 15-07).

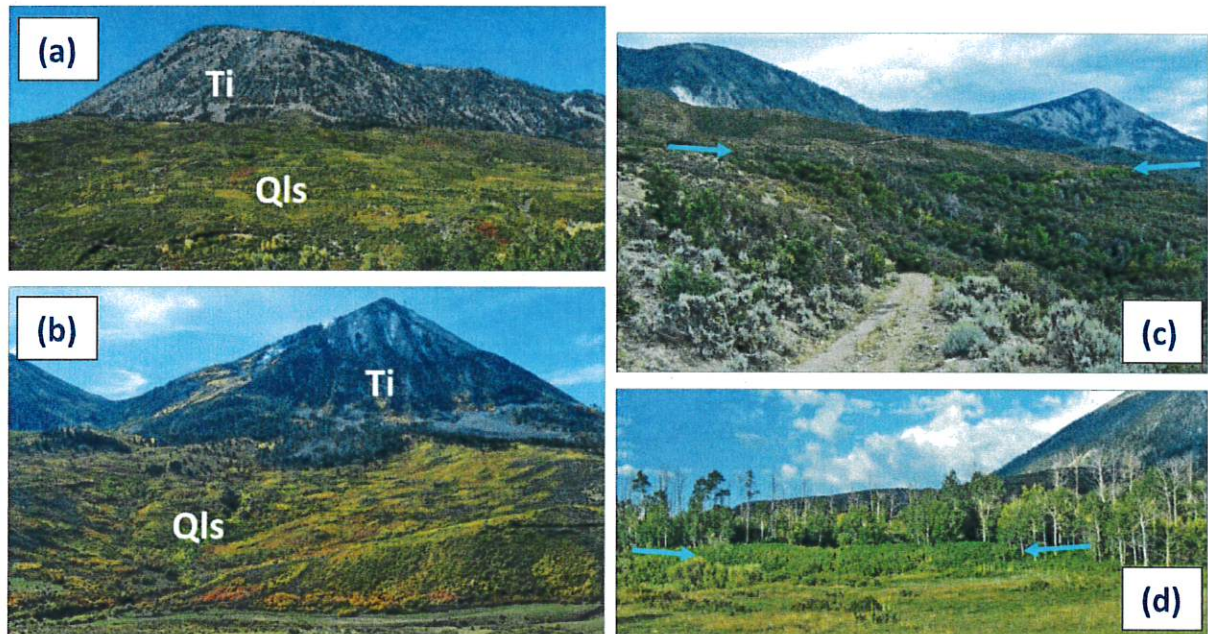


Figure 4. Photographs of the landslide complexes of the West Elk Mountains (a) and (b) and the groundwater springs in geologic settings – the Reynolds Creek Springs, near Roeber Reservoir (c); and the Kauer Spring area, in Bell Creek basin (d) (CGS-OFR 15-07).

The yield of groundwater springs is highly dependent on annual snowpack, seasonal runoff, and precipitation. WWE's understanding is that once the snowpack begins to melt, the Town is unable to capture the full volume of runoff due to high flows, and during the summer when the snowpack is partially or fully melted, the groundwater spring flow is reduced. The flows from the groundwater springs during the fall and winter are considered baseflow conditions. As can be observed in Figure 5, there is a strong correlation of the peak of the hydrograph between the Town's average water supply from the groundwater springs and the streamflow conditions observed at Minnesota Creek. This correlation is supportive of WWE's opinion that the recharged water travels rapidly through the fractures and is collected by the Town approximately two-to-four weeks to a few months later, with an obvious delayed return flow that extends the flow regime later into the summer months as compared to the surface flow.

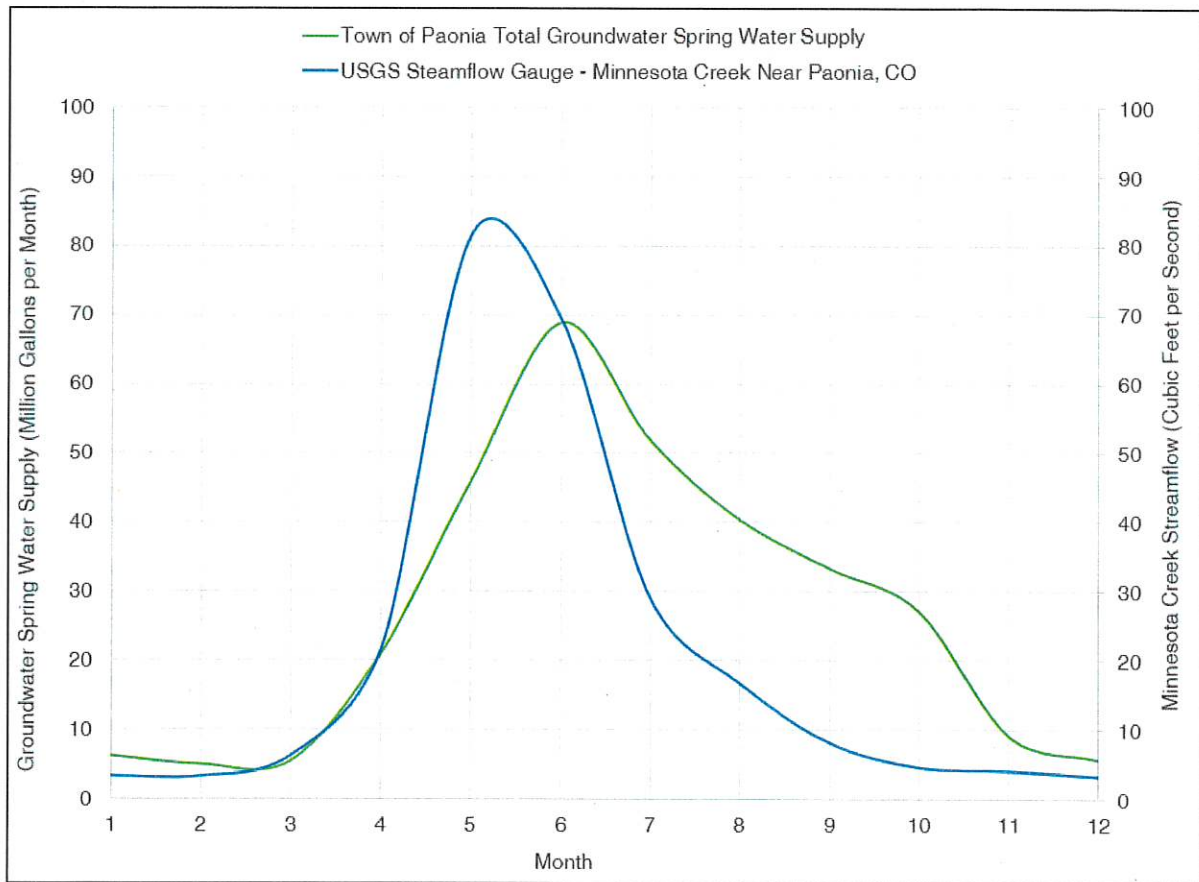


Figure 5. Comparison of Town's monthly average water supply from groundwater springs and streamflow at United States Geological Survey (USGS) Streamflow Gauge at Minnesota Creek, Near Paonia. Study Period from 1987 to 1993 (Consolidated Consulting Services, Town of Paonia Reconnaissance Assessment – Raw Water Supply, July 1995 and USGS Streamflow Gauge 09134000 – Minnesota Creek Near Paonia, CO; streamflow data from 1987 to 1993).

1. PLEASE PROVIDE ADDITIONAL INFORMATION REGARDING THE MEANS AND METHODS PROPOSED FOR INVESTIGATING THE HYDROGEOLOGY OF THE TOWN'S RAW WATER COLLECTION SYSTEM.

WWE understands the hydrogeological study is an important project for the Town. The selection of the engineering consultant by the Board of Trustees is difficult given the multiple means and methods proposed by the competing firms. After reviewing the Statements of Qualifications (SOQs) submitted to the Town, WWE has summarized the differences in proposed means and methods into distinct categories including 1) monitoring well drilling and construction, 2) geophysical survey, 3) geological observation and field reconnaissance, 4) water quality, and 5) hydrological modeling.

1.1. Monitoring Well Drilling and Construction

While a common approach in attempting to understand the hydrogeologic conditions that govern a groundwater resource is to drill and install monitoring wells (i.e., wells completed in the same water-bearing formation as the groundwater resource), this approach can be detrimental to groundwater springs. The groundwater springs represent an irreplaceable resource for the Town and intrusive testing methods like drilling and construction of monitoring wells can potentially lead to unintended consequences. For example, the fracture or fault controlling groundwater flow may be under hydrostatic pressure at depth. Should that same pressurized fracture or fault be intercepted at a poorly planned or misunderstood location (e.g., by a monitoring well), the consequence may be the partial or total re-direction of the groundwater spring flow to another location. For this reason, other non-destructive means of investigating the subsurface conditions must be implemented first by the consultants working for the Town.

The groundwater springs are located on public land managed by the U.S. Forest Service (USFS). In WWE's experience working with Mountain Coal Company, the use of drilling rigs on lands managed by the USFS would likely trigger special USFS permitting. Acquiring these special permits through the USFS can be time consuming, difficult, and inherently expensive. For example, Mountain Coal Company has performed directional drilling on privately owned land to avoid special permitting required for vertical well drilling on public lands. The federal permit process would go through public notice and allow for the objection from environmental groups that would likely object to road construction, removal of vegetation, and intrusive drilling methods on public lands. Therefore, WWE has proposed a plan to use non-intrusive geophysics to better understand the subsurface geology and the fractures and faults that are influencing the groundwater resources of your raw water system toward the various spring locations. Once these features are better defined and understood, possible shallow well points (approximately less than 10-foot monitoring wells) can be considered and installed without the use of a drill rig. However, this is highly dependent on the subsurface conditions and the findings of the geophysical survey near the groundwater springs.

1.2. Geophysical Survey

Geophysical survey methods play a crucial role in subsurface exploration and are anticipated to provide valuable insights into the geological and hydrological characteristics of the Town's spring system. WWE and one other competitor have proposed the use of electrical resistivity surveys for this purpose. WWE proposed to perform this work in-house, whereas another competitor proposed to subcontract the services. WWE will be implementing the surveys using an Advanced Geosciences, Inc., Eight-Channel, SuperSting Earth Resistivity System utilizing up to 84 electrodes. Each survey line will provide a two-dimensional resistivity (2DR) profile, such as shown in Figure 6. Depending on electrode spacing determined by the physical and geologic setting, survey lines will be between approximately 540 and 1,630 feet long, and depth of resolution will be between approximately 120 and 360 feet. WWE runs three geophysical arrays (Dipole-Dipole, Wenner, and Schlumberger) for each survey line and processes the data both individually and simultaneously to maximize horizontal and vertical resolution of hydrogeologic features. By performing these services

in-house, WWE has the flexibility to produce field-processed data to guide each step of the effort. Survey parameters and the number and location of survey lines can be adjusted on the fly to enhance the definition of hydrogeologic features, providing for real-time exploration. WWE has proposed a minimum of eight survey lines compared to only three lines proposed by the competitor. WWE's survey lines will also be longer, providing up to two to three times the depth resolution.

WWE recommends using 2DR resistivity surveys due to the numerous groundwater springs over a large area, the unknown depth of the fractures and faults, and the overall cost and efficiency of the geophysical survey. Before the 2DR is performed, WWE proposed an initial Very Low Frequency (VLF) reconnaissance geophysical survey as an economical and efficient methodology to determine the areas in which to focus the more detailed 2DR geophysical survey. The VLF method uses a lightweight, handheld instrument that allows us to rapidly cover large areas of rough terrain on foot and provides instantaneous feedback regarding hydrogeologic features. The focus of these efforts will be to attempt to identify linear features that may be indicative of faults or fractures. Figure 6 below shows an example of a VLF survey identifying a potential fracture feeding a groundwater spring and the 2DR survey locating the approximate depth, location, and orientation of the fracture.

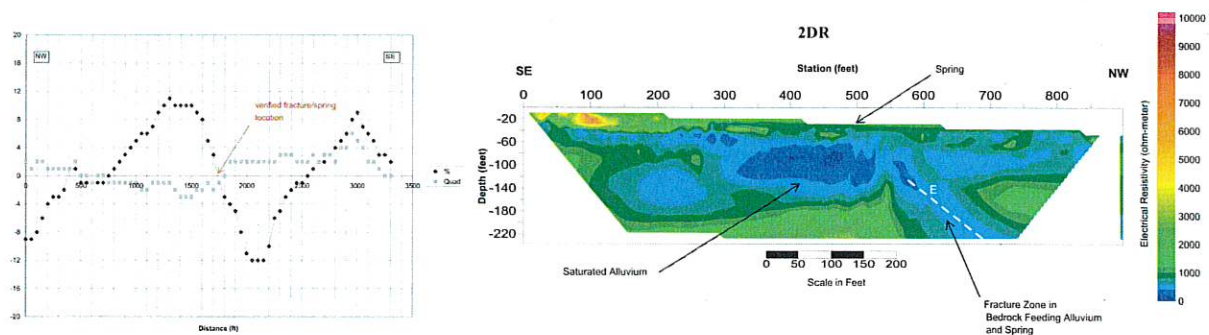


Figure 6. Example VLF (Left Side) and 2DR (Right Side) project, which successfully identified and mapped a fractured zone feeding a groundwater spring.

1.3. Geological Observation and Field Reconnaissance

WWE proposed to use the high-quality publication from the CGS and build upon this report to produce a more comprehensive and detailed geological survey specific to the Town's groundwater springs. This would be accomplished through selective interpretation of available geologic mapping along with field observations of existing outcrops and other geological features. WWE anticipates this work will be conducted using a multi-faceted approach. For example, in some cases, linear features can be extracted from on-the-ground photography and drone aerial imagery. The basin area is large, and accessibility could be challenging due to lack of roads, steep terrain, and dense vegetation. WWE's approach of utilizing drone technology will enable efficient reconnaissance that will better document visual geologic observations in addition to obtaining imagery of the Town's groundwater spring systems (examples are provided as Figures 3 and 4). These geological observations will be another source of data and information to correlate to the subsurface investigation of the geophysical survey.

1.4. Water Quality Analysis

WWE has performed isotope and radiocarbon age dating of deep groundwater for Mountain Coal Company for the purposes of a nontributary groundwater determination. In WWE's opinion, performing age dating of the Town's groundwater springs would not provide any substantial data or information for the purposes of the hydrogeological study. WWE has reviewed available publications, the Town's previous engineering reports, discussed the water quality with the Town's water department staff, and reviewed the hydrograph correlation (Figure 5). The data strongly

suggests the lagging of the spring water occurs between weeks to months and there is not a long residence time in the aquifer.

The water quality analysis can be performed with substantially less expensive methodologies. It is well known that when groundwater is in contact with the Mancos Shale for long residence time, the water quality degrades as electrical conductivity (EC), and total dissolved solids increases. WWE suggests installing EC meters at the springs collection boxes to monitor seasonal changes to EC. Whether the EC increases as the spring flow decreases will provide a good indication that the water is in contact with the Mancos Shale for an extended period. Water quality samples can be obtained on a monthly basis and analyzed for major cation anion balance; these are inexpensive analyses that are available at practically any laboratory. This will help the Town understand the seasonal interaction between direct freshwater recharge versus base flow from deeper groundwater sources possibly being transmitted by hydrostatic pressure. The major cation anion balance can be used to develop a Piper Diagram. A Piper Diagram is a graphic figure to help the Town understand the dissolved constituents' relationship by spring system and provide interpretation of flow paths or flow patterns between the springs systems. Figure 6 below is an example of a Piper Diagram.

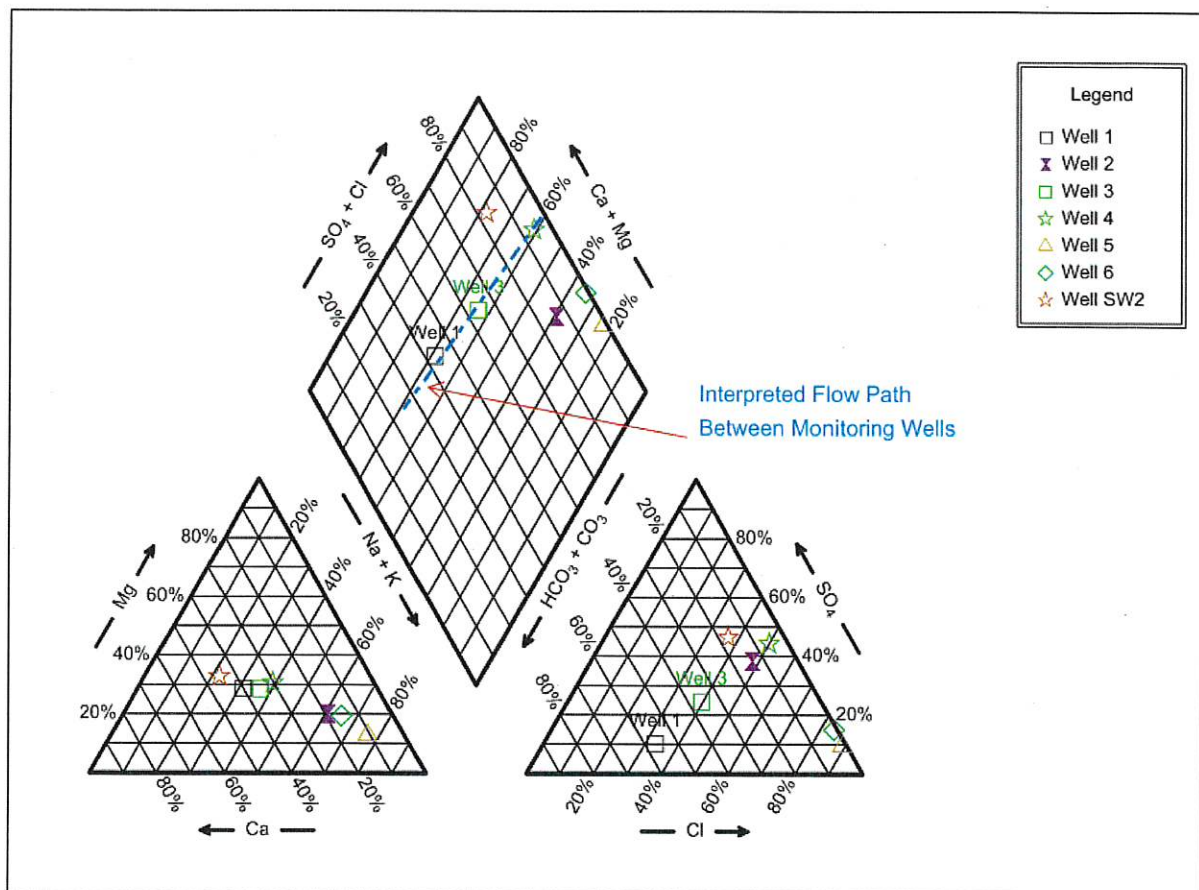


Figure 6. Example of Piper Diagram for interpretation of flow path between groundwater sources.

1.5. Hydrologic Water Balance Model

As presented above in Figure 5, there appears to be a correlation between the Town's groundwater springs and streamflow. Therefore, the available raw water supply to the groundwater springs is dependent on the annual snowpack and precipitation. WWE proposed to use a simple hydrologic water balance model (WBM) to provide estimates of the spatial and temporal variation of recharge to the Town's individual groundwater spring system and the approximate spring flow. There are

many different types of models, but at this initial stage a WBM could provide a better understanding of whether the recharge minus the losses from sublimation, evapotranspiration, deep fractures etc., would drastically increase the raw water availability at the spring collection boxes.

WWE will likely use the PRISM climate data for the Paonia area because a site-specific Natural Resources Conservation Service (NRCS) SNOTEL station is not available. Based on discussion with Town staff and RESPEC engineering, we concur that the Town could implement climate stations, possibly at the middle and upper elevations of the basin, to further refine water supply forecasting and help enhance the Spring Metering Plan. It is anticipated the initial data from the Spring Monitoring Plan would help during calibration of the parameters for the WBM. The process of calibration involves adjusting parameters in the WBM to improve its accuracy and reliability in predicting streamflow, groundwater levels, or other hydrological variables.

The spatial datasets would be partially developed using ESRI ArcGIS Pro including the data acquired from the geological and geophysical survey to help define the flow path and timing (i.e., confirmation that the recharge water travels on the order of magnitude of weeks to months) from the recharge source to the springs systems. The Spring Monitoring Program development would start collecting valuable input data into the WBM and the WBM would be able to provide reasonable evaluation of water supply forecasting. The WBM would be an evaluation of the potential flows to the groundwater springs if the spring collection boxes were able to capture the estimated full seasonal runoff. WWE would prefer if the basin would be subdivided so individual spring systems can be better understood by the Town's water department and help provide valuable data to RESPEC engineering.

WWE is of the opinion that adequate data are available for a WBM and would answer the Town's questions about raw water supply. A more sophisticated modeling effort would not offer substantial benefits to the Town without long-term, reliable, and accurate data on basin climate and groundwater spring flow. For example, WWE is able to perform groundwater modeling through MODFLOW if it offers an increased level of accuracy. However, at this time it is anticipated a groundwater model is not needed. WWE is highly experienced in climate change, drought, and post wildfire modeling. These additional models could help with future water source area protection plans to mitigate the impacts of climate change, drought, wildfires, and land planning. WWE recommends the WBM because it is a simple easy to understand model and an initial step to understanding water supply forecasting.

2. WHAT INFORMATION WILL BE COLLECTED, AND HOW CAN THIS INFORMATION BE USED BY THE TOWN TO PROJECT/ESTIMATE WATER SUPPLY IN THE FUTURE?

The information collected, as described above in Sections 1.1 through 1.5, will enable a multi-faceted approach to gain detailed insight into the hydrogeologic conditions of the Town's groundwater spring system. Nothing will be more beneficial to the Town than site-specific data collected consistently over time. This data will provide understanding of seasonal and yearly trends in annual snowpack and precipitation, temperature, groundwater spring flow rates and volumes, and general water chemistry parameters. These factors will need to be considered as the hydrogeological investigation proceeds and the Town works diligently towards securing long-term, reliable water sources for its residents.

WWE believes further understanding of subsurface dynamics through the use of geophysical methodology and the WBM will help define the Spring Redevelopment Plan. This can include design of spring collection box infrastructure improvements to capture spilled water during peak runoff, provisional data on water storage design considerations, and help in determining alternative methods for resolving the water supply concerns of the Town. For example, the CGS identified unknown amounts of water resources stored within the metamorphic zone of the fractured Mancos

Shale (Kmu) and the intrusive igneous laccolith (Ti). It could be feasible to drill and complete a groundwater well field specifically targeting these uncaptured water resources within the fractured zones. Groundwater wells provide a mechanical method to access additional water supply and deliver the water to the spring collection system on demand. However, these fractured zones are covered with geomorphic features including rock glaciers and talus cones. The geophysical survey would identify where deep water-bearing fractures are located and increase the probability of obtaining a higher producing groundwater well. As discussed above, access to the metamorphic zones is possibly not feasible. Drill rigs, access roads, pipelines, and power would all need to be further evaluated to determine whether this is a reasonable solution.

Hydrological models are essential tools in water resources management, flood forecasting, and environmental impact assessments. These hydrological models can reliably simulate the complex interactions within a watershed or river basin. While a fully calibrated model is the ultimate goal, a WBM that is "semi-calibrated" can also provide valuable insights and predictions, especially when there are constraints or uncertainties in the calibration process. WWE believes a WBM can be refined to help the Town better understand the groundwater spring system and help inform the Town's water staff for key operating decisions. Additional projects can be based upon this WBM including installation of future climatological stations, determination of source areas to be protected, development of potential infrastructure improvements in the current water system, and creation of plans to address unforeseen situations including wildfires, climate change, and drought.

3. A FINAL DRAFT PRESENTATION TO THE BOARD OF TRUSTEES WAS REFERENCED IN THE RFQ FOR OCTOBER 2024, BUT IN RETROSPECT, THE TOWN DOESN'T BELIEVE THAT ENOUGH DATA COULD BE GATHERED FROM SPRING METERING BY THAT TIME. WHAT IS YOUR PROPOSAL FOR GATHERING DATA FROM RAW WATER SPRING METERING AND HOW INTEGRAL DO YOU BELIEVE THAT DATA TO BE FOR A FINAL REPORT?

To address the challenge of insufficient data gathered from the groundwater spring metering for the final report and presentation to the Board of Trustees referenced in the RFQ for October 2024, WWE proposes the following approach.

WWE believes there would be adequate time to present the results and report to the Board of Trustees including the geophysical survey, geological observations, field reconnaissance, water quality, and the WBM. WWE proposes to use the data described above to correlate the relationship with the preliminary results of the spring metering plan.

WWE envisions the spring monitoring plan would be a collaborative effort with the Town's water department, RESPEC engineering, and the Town's automation and controls specialist. WWE's role in the spring metering plan is to help develop and implement the plan objectives including equipment, data recording procedures, data processing, statistical relationships between spring systems, providing data quality checks, and integration of the data into the WBM. If there is an adequate relationship with the limited data set on the spring system flow compared to existing climate and streamflow data, WWE believes the Board of Trustees could reasonably move forward with Phase II and III as presented in the RFQ. WWE wants to emphasize the importance of thorough data collection and organization to ensure the accuracy and reliability of the final report. However, WWE recognizes this is a time-sensitive matter and waiting multiple years to develop a more representative data set for the spring metering plan could delay the Town in resolving pressing water supply concerns. WWE recommends the continued monitoring of the spring systems and acquisition of site-specific data. WWE would provide further refinement of the WBM or increase the level of modeling sophistication if additional long-term spring metering data suggests a more accurate representation is required.

WWE appreciates the opportunity to share our opinions and expertise with the Board of Trustees as they move forward with the selection of the engineering consultant for the hydrogeological study. If it would be helpful to the Board of Trustees, WWE would welcome the opportunity to meet with the Board and discuss our qualifications for the project and our opinions regarding the scope of work for the hydrogeological study.

Sincerely,

WRIGHT WATER ENGINEERS, INC.

By 

Marshall Haworth

Senior Hydrogeologist and Project Manager



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of FY-2024 Audit and Special Meeting
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	The auditors and Professional Management Solutions have been working on the FY-2024 Audit. The attached financial statements are a draft and are not yet finalized. I've begun to review the financial statements and budget comparisons to begin the Management Discussion & Analysis. However, the MD&A can't be completed until the financial statements are finalized. The auditor plans to have the financial statements completed by July 18th. I will need at least a week to complete an MD&A. It is my recommendation that a special meeting be scheduled for July 30th to accept the audit and submit it to the state on July 31st.
BUDGET:	N/A
RECOMMENDATION:	RECOMMENDED MOTION: I move to schedule a special meeting for July 30th at _____.
ATTACHMENT:	DRAFT 2024 Town of Paonia, CO Financial Statements DRAFT

Town of Paonia, Colorado
Financial Statements
with Independent Auditor's Report
December 31, 2024

Town of Paonia, Colorado

Table of Contents

December 31, 2024

Independent Auditor's Report	1
Management's Discussion and Analysis	i
Basic Financial Statements	
<i>Government-wide Financial Statements</i>	
Statement of Net Position	4
Statement of Activities	5
<i>Governmental Funds</i>	
Balance Sheet	6
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	7
Statement of Revenues, Expenditures and Changes in Fund Balance	8
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of Governmental Funds to the Statement of Activities	9
<i>Proprietary Fund</i>	
Statement of Net Position	10
Statement of Revenues, Expenses and Changes in Net Position	11
Statement of Cash Flows.....	12
<i>Notes to Financial Statements</i>	13
Required Supplementary Information	
<i>Budgetary Comparison Schedules</i>	
General Fund	37
Sales Tax Capital Improvement Fund	38
Conservation Trust Fund	39
Street Fund	40
<i>Notes to Required Supplementary Information</i>	41
Supplementary Information	
<i>Nonmajor Governmental Funds</i>	
Balance Sheet	42
Statement of Revenues, Expenditures and Changes in Fund Balance	43
<i>Budgetary Comparison Schedules</i>	
Sidewalk Fund	44
Water Fund	45
Sewer Fund	47
Trash Fund	48

(Continued)

Town of Paonia, Colorado
Table of Contents
December 31, 2024
(Continued)

Compliance Section

State Compliance

Local Highway Finance Report 49

Independent Auditor's Report

Honorable Mayor and Members of the Board of Trustees
Town of Paonia, Colorado
Paonia, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities and each major fund of the Town of Paonia, Colorado (the Town) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Town, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities and each major fund of the Town as of December 31, 2024, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The Town's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information and the local highway finance report listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling the information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Englewood, Colorado
(Date)

Basic Financial Statements

Town of Paonia, Colorado
Statement of Net Position
December 31, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and cash equivalents	\$ 2,735,186	\$ 1,969,752	\$ 4,704,938
Cash and cash equivalents - restricted	665,282	720,281	1,385,563
Property Taxes Receivable	159,307	-	159,307
Accounts Receivable, net	112,717	430,023	542,740
Due from other governments	47,865	-	47,865
Inventories	-	90,303	90,303
Capital Assets, <i>not being depreciated</i>	246,481	1,266,367	1,512,848
Capital Assets, <i>net of accumulated depreciation</i>	<u>2,852,300</u>	<u>10,903,973</u>	<u>13,756,273</u>
Total Assets	<u>6,819,138</u>	<u>15,380,699</u>	<u>22,199,837</u>
Deferred Outflows of Resources			
Deferred Outflows Due to Pensions	<u>215,024</u>	<u>-</u>	<u>215,024</u>
Liabilities			
Accounts Payable	112,464	166,634	279,098
Accrued Payroll Liabilities	36,180	30,055	66,235
Accrued interest payable	-	30,660	30,660
Unearned Revenue	320,000	-	320,000
Net Pension Liability	-	-	-
Noncurrent Liabilities			
Due Within One Year	1,480	212,264	213,744
Due in More Than One Year	<u>13,316</u>	<u>3,068,690</u>	<u>3,082,006</u>
Total Liabilities	<u>483,440</u>	<u>3,508,303</u>	<u>3,991,743</u>
Deferred Inflows of Resources			
Deferred Inflows Due to Pensions	90,751	-	90,751
Unavailable Revenue - Property Taxes	<u>159,307</u>	<u>-</u>	<u>159,307</u>
Total Deferred inflows of resources	<u>250,058</u>	<u>-</u>	<u>250,058</u>
Net Position			
Net Investment in Capital Assets	2,973,001	8,889,386	11,862,387
Restricted for:			
Emergencies (TABOR)	57,000	-	57,000
Debt Service	-	720,281	720,281
Streets Improvements	60,192	-	60,192
Unrestricted, unreserved	<u>3,210,471</u>	<u>2,262,729</u>	<u>5,473,200</u>
Total Net Position	<u>\$ 6,300,664</u>	<u>\$ 11,872,396</u>	<u>\$ 18,173,060</u>

Town of Paonia, Colorado

Statement of Activities

For the Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues		Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position Primary Government		
		Charges for Services	Operating Grants and Contributions		Governmental Activities	Business-Type Activities	Total
Primary Government							
Governmental Activities							
General Government	\$ 537,188	\$ 127,105	\$ -	\$ -	\$ (410,083)	\$ -	\$ (410,083)
Public Safety	589,746	11,198	7,401	-	(571,147)	-	(571,147)
Public Works	346,246	34,220	6,718	-	(305,308)	-	(305,308)
Culture and Recreation	213,989	39,352	-	-	(174,637)	-	(174,637)
Total Governmental Activities	1,687,169	211,875	14,119	-	(1,461,175)	-	(1,461,175)
Business-Type Activities							
Water Operations	1,103,243	1,262,756	197,117	261,664	-	618,294	618,294
Sewer Operations	740,636	779,995	1,593	-	-	40,952	40,952
Trash Water	248,373	320,271	-	-	-	71,898	71,898
Total Business-Type Activities	2,092,252	2,363,022	198,710	261,664	-	731,144	731,144
Total Primary Government	\$ 3,779,421	\$ 2,574,897	\$ 212,829	\$ 261,664	(1,461,175)	731,144	(730,031)
General Revenues							
Taxes							
Property					220,465	-	220,465
Specific ownership					24,848	-	24,848
General sales					1,288,378	-	1,288,378
Franchise					58,285	-	58,285
Occupancy					93,550	-	93,550
Other					1,692	-	1,692
Investment Income					201,775	37,173	238,948
Capital Contributions - Tap Fees					-	22,975	22,975
Proceeds from the Sale of Assets					-	4,159	4,159
Misc.					72,127	-	72,127
Total General Revenues and Transfers					1,961,120	64,307	2,025,427
Change in Net Position					499,945	795,451	1,295,396
Net Position, Beginning of year					5,800,719	11,076,945	16,877,664
Net Position, End of year					\$ 6,300,664	\$ 11,872,396	\$ 18,173,060

Town of Paonia, Colorado

Balance Sheet

Governmental Funds

December 31, 2024

	Major Funds			
	General	Sales Tax Capital Improvement	Non-Major	Total
	Fund	Fund	Funds	
Assets				
Cash and cash equivalents				
Unrestricted	\$ 743,813	\$ 799,143	\$ 1,192,230	\$ 2,735,186
Restricted	665,282	-	-	665,282
Accounts receivable	110,259	-	-	110,259
Taxes receivable	-	-	2,458	2,458
Property taxes receivable	159,307	-	-	159,307
Due from other governments	-	47,865	-	47,865
	<u>-</u>	<u>47,865</u>	<u>-</u>	<u>47,865</u>
Total Assets	\$ <u>1,678,661</u>	\$ <u>847,008</u>	\$ <u>1,194,688</u>	\$ <u>3,720,357</u>
Liabilities				
Accounts Payable	\$ 112,464	\$ -	\$ -	\$ 112,464
Accrued payroll	36,180	-	-	36,180
Unearned Revenue	320,000	-	-	320,000
	<u>468,644</u>	<u>-</u>	<u>-</u>	<u>468,644</u>
Total Liabilities	<u>468,644</u>	<u>-</u>	<u>-</u>	<u>468,644</u>
Deferred Inflows of Resources				
Property Taxes	159,307	-	-	159,307
	<u>159,307</u>	<u>-</u>	<u>-</u>	<u>159,307</u>
Fund Balance				
Restricted for:				
Emergencies (TABOR)	57,000	-	-	57,000
Airport Capital Improvements	-	60,192	-	60,192
Committed				
Bridge reserve	228,717	-	-	228,717
Capital Acquisition	-	407,855	-	407,855
Unassigned	764,993	378,961	1,194,688	2,338,642
	<u>1,050,710</u>	<u>847,008</u>	<u>1,194,688</u>	<u>3,092,406</u>
Total Fund Balance	<u>1,050,710</u>	<u>847,008</u>	<u>1,194,688</u>	<u>3,092,406</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ <u>1,678,661</u>	\$ <u>847,008</u>	\$ <u>1,194,688</u>	\$ <u>3,720,357</u>

Town of Paonia, Colorado
 Reconciliation of the Balance Sheet of Governmental Funds
 to the Statement of Net Position
 December 31, 2024

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balance of Governmental Funds	\$ 3,092,406
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in governmental funds.	3,098,781
Pension assets and deferred outflows are not current, therefore, are not reported in governmental funds:	
Net Pension Asset (Liability)	-
Deferred Outflows, Pensions	215,024
Deferred Inflows, Pensions	(90,751)
Long-term liabilities and related items are not due and payable in the current year and, therefore, are not reported in governmental funds.	
Accrued compensated absences	<u>(14,796)</u>
Total Net Position of Governmental Activities	<u>\$ 6,300,664</u>

Town of Paonia, Colorado
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended December 31, 2024

	Major Funds			
		Sales Tax Capital Improvement	Non-Major Funds	Total
	General Fund	Fund		
Revenues				
Taxes	\$ 1,296,156	\$ 281,227	\$ 109,835	\$ 1,687,218
Licenses and Permits	58,023	-	30,280	88,303
Intergovernmental	120,282	-	-	120,282
Investment Income	201,756	-	-	201,756
Fines and Forfeitures	17,409	-	-	17,409
Miscellaneous	64,477	7,650	18	72,145
Total Revenues	<u>1,758,103</u>	<u>288,877</u>	<u>140,133</u>	<u>2,187,113</u>
Expenditures				
Current				
General Government	509,856	-	-	509,856
Public Safety	755,996	-	-	755,996
Public Works	336,751	-	-	336,751
Culture and Recreation	190,139	-	-	190,139
Capital Outlay	106,103	-	1	106,104
Total Expenditures	<u>1,898,845</u>	<u>-</u>	<u>1</u>	<u>1,898,846</u>
Excess Revenues Over (Under) Expenditures	<u>(140,742)</u>	<u>288,877</u>	<u>140,132</u>	<u>288,267</u>
Other Financing Sources (Uses)				
Transfers Out	-	-	-	-
Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	<u>(140,742)</u>	<u>288,877</u>	<u>140,132</u>	<u>288,267</u>
Fund Balance, Beginning of year	<u>1,191,452</u>	<u>558,131</u>	<u>1,054,556</u>	<u>2,804,139</u>
Fund Balance, End of year	<u>\$ 1,050,710</u>	<u>\$ 847,008</u>	<u>\$ 1,194,688</u>	<u>\$ 3,092,406</u>

Town of Paonia, Colorado
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balance of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2024

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:

Net Change in Fund Balance of Governmental Funds	\$ 288,267
Capital outlays to purchase or construct capital assets are reported in governmental funds as expenditures. However, for governmental activities those costs are capitalized in the statement of net position and are allocated over their estimated useful lives as annual depreciation expense in the statement of activities.	
Capital outlays	272,507
Depreciation expense	(202,900)
FPPA Pension liabilities reported in governmental funds as expenditures when contributions are made. However, for governmental activities those costs are reflected as liabilities when incurred.	
Compensated Absences	(6,814)
Net Pension Asset (Liability)	18,205
Deferred Outflows, Pensions	141,451
Deferred Inflows, Pensions	<u>(10,771)</u>
Change in Net Position of Governmental Activities	<u>\$ 499,945</u>

Town of Paonia, Colorado

Statement of Net Position

Proprietary Fund

December 31, 2024

	Water	Sewer	Trash	Total
Current Assets				
Cash and Investments	\$ 1,291,151	\$ 435,222	\$ 243,379	\$ 1,969,752
Restricted Cash and investments	-	720,281	-	720,281
Accounts Receivable	335,983	66,801	27,239	430,023
Leased Asset - Software	-	-	-	-
Inventory	80,377	9,926	-	90,303
Total Current Assets	1,707,511	1,232,230	270,618	3,210,359
Noncurrent Assets				
Capital Assets, <i>Not being depreciated</i>	701,987	564,380	-	1,266,367
Capital Assets, <i>Net of accumulated depreciation</i>	6,589,546	4,221,145	93,282	10,903,973
Total Noncurrent Assets	7,291,533	4,785,525	93,282	12,170,340
Total Assets	8,999,044	6,017,755	363,900	15,380,699
Liabilities				
Current Liabilities				
Accounts Payable	86,402	73,969	6,263	166,634
Accrued interest payable	16,910	13,750	-	30,660
Accrued Liabilities	12,975	11,420	5,660	30,055
Unearned grant revenues	-	-	-	-
Lease Liability	-	-	-	-
Current Portion of Noncurrent Liabilities	156,959	55,257	48	212,264
Total Current Liabilities	273,246	154,396	11,971	439,613
Noncurrent Liabilities				
Notes and bonds payable	1,637,463	1,430,795	432	3,068,690
Total Noncurrent Liabilities	1,637,463	1,430,795	432	3,068,690
Total Liabilities	1,910,709	1,585,191	12,403	3,508,303
Net Position				
Net Investment in Capital Assets	5,497,111	3,299,473	92,802	8,889,386
Restricted for Debt Service	-	120,794	-	120,794
Restricted for Maintenance	-	599,487	-	599,487
Unrestricted	1,591,224	412,810	258,695	2,262,729
Total Net Position	\$ 7,088,335	\$ 4,432,564	\$ 351,497	\$ 11,872,396

See Notes to the Financial Statements.

Town of Paonia, Colorado

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Fund

For the Year Ended December 31, 2024

	Water	Sewer	Trash	Total
Operating Revenues				
Charges for Services	\$ 1,262,756	\$ 779,995	\$ 320,271	\$ 2,363,022
Grant Revenue	458,781	1,593	-	460,374
Miscellaneous	4,159	-	-	4,159
	<u>1,725,696</u>	<u>781,588</u>	<u>320,271</u>	<u>2,827,555</u>
Total Operating Revenues				
	<u>1,725,696</u>	<u>781,588</u>	<u>320,271</u>	<u>2,827,555</u>
Operating Expenses				
Personnel expenses	322,476	319,198	92,048	733,722
Contractual service	12,054	-	34,706	46,760
Professional fees	116,416	82,779	32,679	231,874
Utilities	24,115	40,736	2,016	66,867
Repairs and maintenance	147,425	42,360	4,119	193,904
Other supplies and expense	146,992	62,599	54,425	264,016
Insurance claims and expense	16,828	9,165	9,202	35,195
Depreciation	296,151	138,664	19,178	453,993
	<u>1,082,457</u>	<u>695,501</u>	<u>248,373</u>	<u>2,026,331</u>
Total Operating Expenses				
	<u>1,082,457</u>	<u>695,501</u>	<u>248,373</u>	<u>2,026,331</u>
Net Operating Income	<u>643,239</u>	<u>86,087</u>	<u>71,898</u>	<u>801,224</u>
	<u>643,239</u>	<u>86,087</u>	<u>71,898</u>	<u>801,224</u>
Non-Operating Revenues (Expenses)				
Interest Income	-	37,173	-	37,173
Interest Expense	(20,786)	(45,135)	-	(65,921)
	<u>622,453</u>	<u>78,125</u>	<u>71,898</u>	<u>772,476</u>
Net Income (Loss) Before Contributed Capital				
	<u>622,453</u>	<u>78,125</u>	<u>71,898</u>	<u>772,476</u>
Contributed Capital and Transfers				
System Development Fees	12,975	10,000	-	22,975
	<u>12,975</u>	<u>10,000</u>	<u>-</u>	<u>22,975</u>
Total Capital Contributions and Transfers				
	<u>12,975</u>	<u>10,000</u>	<u>-</u>	<u>22,975</u>
Change in Net Position	635,428	88,125	71,898	795,451
	<u>635,428</u>	<u>88,125</u>	<u>71,898</u>	<u>795,451</u>
Net Position, Beginning of year	<u>6,452,907</u>	<u>4,344,439</u>	<u>279,599</u>	<u>11,076,945</u>
	<u>6,452,907</u>	<u>4,344,439</u>	<u>279,599</u>	<u>11,076,945</u>
Net Position, End of year	<u>\$ 7,088,335</u>	<u>\$ 4,432,564</u>	<u>\$ 351,497</u>	<u>\$ 11,872,396</u>
	<u>\$ 7,088,335</u>	<u>\$ 4,432,564</u>	<u>\$ 351,497</u>	<u>\$ 11,872,396</u>

Town of Paonia, Colorado
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2024

	Water	Sewer	Trash	Total
Cash Flows From Operating Activities				
Cash Received from Customers	\$ 1,721,537	\$ 920,138	\$ 322,480	\$ 2,964,155
Cash Received from Others	(392,357)	1,593	-	(390,764)
Cash Paid to Suppliers	(488,318)	(285,898)	(159,423)	(933,639)
Cash Paid to Employees	(200,892)	(199,860)	(64,144)	(464,896)
Net Cash Provided by Operating Activities	639,970	435,973	98,913	1,174,856
Cash Flows From Capital and Related Financing Activities				
System Development Fees	12,975	10,000	-	22,975
Acquisition and Construction of Capital Assets	(351,904)	(80,187)	(5,731)	(437,822)
Debt Principal Payments	(201,193)	(56,925)	-	(258,118)
Debt Interest Payments	(21,240)	(42,635)	-	(63,875)
Net Cash Used by Capital and Related Financing Activities	(561,362)	(169,747)	(5,731)	(736,840)
Cash Flows From Investing Activities				
Interest received	-	37,173	-	37,173
Net Cash Used by Capital and Related Financing Activities	-	37,173	-	37,173
Net Change in Cash and Cash Equivalents	78,608	303,399	93,182	475,189
Cash and Cash Equivalents, Beginning of year	1,212,543	852,104	150,197	2,214,844
Cash and Cash Equivalents, End of year	<u>\$ 1,291,151</u>	<u>\$ 1,155,503</u>	<u>\$ 243,379</u>	<u>\$ 2,690,033</u>
Reconciliation of Net Operating Income to Net Cash Provided by Operating Activities:				
Net Operating Income	\$ 643,239	\$ 86,087	\$ 71,898	\$ 801,224
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities				
Depreciation Expense	296,151	138,664	19,178	453,993
Changes in Assets and Liabilities Related to Operations				
Accounts Receivable	(211,900)	140,143	2,209	(69,548)
Inventory	26,936	991	-	27,927
Accounts Payable	67,644	69,142	2,800	139,586
Accrued Expenses	(181,128)	1,918	3,029	(176,181)
Accrued Compensated Absences	(972)	(972)	(201)	(2,145)
Net Cash Provided by Operating Activities	<u>\$ 639,970</u>	<u>\$ 435,973</u>	<u>\$ 98,913</u>	<u>\$ 1,174,856</u>

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies

The Town of Paonia, Colorado (the Town) is a statutory municipality with a Major Board of Trustees form of government with six trustees and one separately elected mayor serving as elected Town Board Trustees (The Town Board) members. The Town administrator is a hired contact position of the Town.

The Town's financial statements are prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Town's accounting policies are described below.

Reporting Entity

In accordance with governmental accounting standards, the Town has considered the possibility of inclusion of additional entities in its basic financial statements.

The definition of the reporting entity is based primarily on financial accountability. The Town is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if the Town officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. The Town may also be financially accountable for governmental organizations that are fiscally dependent upon it.

Based on the application of these criteria, the Town does not include additional organizations in its reporting entity.

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of net position reports all financial, capital and debt resources of the Town. The difference between assets, liabilities and deferred inflows of the Town is net position.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Government-wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Fund Financial Statements

Following the government-wide financial statements are separate financial statements for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The total fund balances for all governmental funds is reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balance for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

Fund Accounting

The Town uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with self-balancing accounts. Governmental resources are allocated to and accounted for individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The Town has all three categories of funds: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are those through which most governmental functions of the Town are financed. The acquisition, use, and balances of the Town's expendable financial resources and the related liabilities (except those accounted for in the proprietary fund) are accounted for through governmental funds. The measurement focus is on determination of and changes in financial position, rather than on net income.

The following are the Town's governmental major funds:

The General Fund - used to account for all financial resources except those required to be accounted for in another fund and is the general operating fund of the Town.

The Sales Tax Capital Improvement Fund - accounts for the Town's additional sales tax that is to be used for capital improvements.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Governmental Funds (Continued)

The following funds are considered nonmajor governmental funds:

The Conservation Trust Fund - accounts for State of Colorado lottery funds to be used for parks and recreation services and capital investments.

The Street Capital Improvement Fund - accounts for funds committed by the Board of Trustees to be used for street construction from Highway Users tax and impact fees.

The Sidewalk Fund - accounts for the Town's sidewalk fees that are to be used for sidewalk repairs and maintenance.

Enterprise funds account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

The Town reports the following major enterprise fund business-type activities.

Water, Sewer and Trash Funds - accounts for all operations of the Town's water, sewer, and trash services. They are primarily financed by user charges.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Town.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Town's practice to use restricted resources first, then unrestricted resources as they are needed.

Cash and Investments

The Town considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. State statutes and Town policy authorize the Town to invest in obligations of the United States or any agency thereof, time deposit certificates, and repurchase agreements. The Pension Trust Funds are also authorized to invest in corporate common or preferred stocks, bonds and mortgages, real or personal property, and other evidence of indebtedness or ownership (excluding any debt of the Town itself), and individual insurance policies.

Receivables

The Town uses the allowance method for recognizing the uncollectable delinquent accounts receivable. At December 31, 2023, no allowance has been established, as all amounts are considered collectible. Each October, any utility bills more than 60 days old are certified to the County Treasurer for collection with the property taxes to be collected the following year.

Property Taxes

Property taxes are assessed in one year as a lien on the property but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed, but uncollected, property taxes for calendar year 2023 have been recorded as receivable and as deferred revenue. Property taxes are billed and collected by Delta County, Colorado and distributed to the municipalities and special districts within the county the month after collection.

Inventories

Water parts are valued at market values based on current pricing.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Interfund Receivables and Payables

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expended are recorded as transfers. Such transfers are reported as other financing sources (uses) in the governmental funds and transfers in (out) in the proprietary funds.

Transactions between the Town's various funds are accounted for as revenues and expenditures or expenses in the funds involved if they are similar to transactions with organizations external to the Town government.

Activity between funds that is representative of borrowing/lending arrangements outstanding at the end of the fiscal year is referred to as either "due to/due from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

In the process of aggregating data for the statement of net position and the statement of activities some amounts reported on interfund activity and balances in the funds have been eliminated or reclassified. Interfund receivables and payables were eliminated to minimize the "grossing up" effect on assets and liabilities within the governmental activity's column.

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town has one item qualifying for this category: the collective deferred outflows related to the Town's net pension obligation. Pension contributions made after the measurement date, and the net difference between projected and actual earnings will be recognized as a change of the net pension liability or asset in future periods.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The Town has two types of items that qualify for reporting in this category. Unavailable revenue from property taxes, reported in the governmental balance sheet are deferred and recognized as an inflow from resources in the period that the amounts become available. Collective deferred inflows related to the Town's net pension obligation are reported on the Statement of Net Position and are amortized over the average service lives of participants.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Capital Assets

Capital assets, which include property, equipment, and infrastructure (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost where historical records are available or estimated historical costs where no historical records exist. Donated capital assets are recorded at estimated fair value at the date of donation.

The cost of normal maintenance and repairs that does not add to the value of the asset or materially extend the asset's life is not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Capital assets (excluding land, water rights, construction in progress and capital assets held for other government) are depreciated using the straight-line method over the following estimated useful lives:

Water and Sewer Systems	15 - 40 years
Buildings and Improvements	25 - 40 years
Equipment and Vehicles	5 - 10 years
Infrastructure	15 - 40 years

Compensated Absences

Vacation, sick leave, and compensatory time are accrued as earned. Accumulated unpaid vacation, compensatory time, and vested sick leave amounts are recorded in the government-wide financial statements by fund. The Town's personnel policy imposes limits on the maximum accrual of accumulated vacation time and sick leave. Upon termination, accrued unpaid vacation and compensatory time will be paid to the employee. Accrued sick leave has a cash value upon termination only if the employee has at least five years of full-time service with the Town at termination. Accrued compensated absences are liquidated by the fund that incurred the liability during the employee's employment. A liability for vested, accrued leave time is reported in the governmental funds only if the amounts due at year end have matured.

Pensions

For purposes of measuring the net pension liability or asset, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Town's defined benefit pension plan and additions to/deductions from the fiduciary net position of the Town's defined benefit pension plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt is reported as a liability in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position

In the government-wide and proprietary fund financial statements, net position is displayed in three components as follows:

Net Investment in Capital Assets - This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted - This consists of a net position legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted - This consists of net position not meeting the definition of "restricted" or "invested in capital assets, net of related debt."

When an expense is incurred for purposes for which restricted and unrestricted net position is available, the Town's policy is to apply restricted net position first.

Fund Balance Classification

The following fund balance classifications describe the relative strength of the spending constraints placed on a government's fund balance and purposes for which resources can be used:

Nonspendable fund balance - amounts that are not in a spendable form (such as inventory) or are required to be maintained intact.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Fund Balance Classification (Continued)

Restricted fund balance - amounts constrained to specific purposes stipulated by external resource providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation. Restrictions may be changed or lifted only with the consent of the resource providers.

Committed fund balance - amounts constrained to specific purposes stipulated by a government itself, determined by formal action by the Board of Trustees to be reported as committed, amounts cannot be used for any other purpose unless changed by the Board of Trustees.

Assigned fund balance - amounts the Town intends to use for a specific purpose as expressed by management.

Unassigned fund balance - amounts that are available for any purpose; positive amounts are reported only in the general fund.

The Town Board of Trustees establishes (and modifies or rescinds) fund balance commitments by passage of a resolution or ordinance. Each December the budget is adopted by resolution for the coming year. A fund balance commitment is indicated in the budget by the use of reserves. The budget document will also identify the budgeted use of any restricted funds planned in the budget.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Town Council has provided otherwise in its commitment or assignment actions.

Use of Estimates

The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

Subsequent Events

The Town has evaluated subsequent events through (Date), the date the financial statements were available to be issued.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 2: Stewardship, Compliance and Accountability

Budgets and Budgetary Accounting

The Town follows these procedures in establishing the budgetary data reflected in the financial statements:

- In October, the Town staff submits to the Town Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 15, the budget is legally enacted through passage of an ordinance.
- The Town Administration is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Town Council.
- Budgets are legally adopted for all funds of the Town. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The Budgetary comparison presented for the Enterprise Fund is presented on a non-GAAP budgetary basis. Capital outlay and debt payments are budgeted as expenditures and depreciation is not budgeted.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Town Council. All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations at the fund level.

Note 3: Cash Deposits and Investments

The Town's investment policy conforms to the investment policy guidelines set forth by the State of Colorado. The Town's investment policy sets the primary objectives of investments activities to be safety, liquidity, and yield, in that order. The policy sets a conservative, "prudent person" approach to investment purchases and management of the overall portfolio. The Town's Volunteer Firefighters Pension Trust is managed by the Fire and Police Pension Association of Colorado in accordance with State statute.

At year end, the Town had the following deposits and investments as reported in the financial statements:

Petty Cash	\$	225
Cash Held by County Treasurer		74,476
Bank Deposits		3,529,798
Colotrust		2,486,002
Total	\$	<u>6,090,501</u>

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 3: Cash Deposits and Investments (Continued)

Cash and investments are reflected in the statement of net position as follows:

Cash and Investments	\$ 4,704,938
Restricted Cash and Investments	1,385,563
Total	<u>\$ 6,090,501</u>

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible depositories. The statutes specify eligible depositories for public cash deposits, which must be Colorado institutions and must maintain federal insurance (FDIC) on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets maintained by another institution or held in trust for all of its local government depositors as a group with a market value of at least 102% of the uninsured deposits. The State Regulatory Commission for banks and savings and loan associations are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2024, the Town had deposits of \$3,533,577. Depositor's insurance (FDIC) covers \$250,000 of this amount; the balance is covered by PDPA.

Investments

The Town's investment policy lists the authorized investment types as defined by Colorado statutes. Authorized investments include direct obligations of the United States, obligations of U.S. government agencies, general or revenue obligations of any state of the United States, any territory, or political subdivision of any state, qualified bankers' acceptances, commercial paper, certificates of participation, repurchase agreements, qualified local government investment pool, money market funds, qualified corporate or bank debt, and certain guaranteed investment contracts. The Town held no such investments at December 31, 2024.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Trustees. Such actions are generally associated with a debt service reserve or sinking fund requirements.

State statutes specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following.

- Obligations of the United States & certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 3: Cash Deposits and Investments (Continued)

Investments (Continued)

- Guaranteed investment contracts

Local Government Investment Pool - At December 31, 2024, the Town had \$1,884,893 (fair value) invested in COLOTRUST, an investment vehicle established by State statute for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces the requirements of creating and operating COLOTRUST. COLOTRUST operates similar to money market funds and each share is equal in value to \$1.00. COLOTRUST is rated AAAM by Standard and Poor's. Investments are limited to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodian's internal records identify the investments owned by the participating governments.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. To minimize credit risk the Town requires that U.S. Agency Securities have the highest possible rating. Colorado statutes establish standards for local government investment pools and the Town requires the investment pool to maintain the highest possible rating.

Interest Rate Risk - Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. State statute limits investments in U.S. Agency Securities to a maximum five-year maturity. The Town seeks to minimize interest rate risk by:

- Structuring investments to meet ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and
- Structuring investments to have staggered maturities of less than five years.

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 4: Capital Assets

Capital assets activity for the year ended December 31, 2024 is summarized below:

Governmental Activities	Balance 12/31/23	Additions	Deletions	Balance 12/31/24
Capital Assets Not Being Depreciated				
Land and Improvements	\$ 246,481	\$ -	\$ -	\$ 246,481
Total Capital Assets Not Being Depreciated	<u>246,481</u>	<u>-</u>	<u>-</u>	<u>246,481</u>
Capital Assets Being Depreciated				
Buildings	703,646	-	-	703,646
Improvements other than Buildings	585,541	11,166	-	596,707
Infrastructure	3,152,517	165,538	-	3,318,055
Equipment	1,042,874	95,803	-	1,138,677
Total Capital Assets Being Depreciated	<u>5,484,578</u>	<u>272,507</u>	<u>-</u>	<u>5,757,085</u>
Less Accumulated Depreciation for				
Buildings	(444,307)	(20,169)	-	(464,476)
Improvements other than Buildings	(343,477)	(20,197)	-	(363,674)
Infrastructure	(1,078,433)	(99,371)	-	(1,177,804)
Equipment	(835,668)	(63,163)	-	(898,831)
Total Accumulated Depreciation	<u>(2,701,885)</u>	<u>(202,900)</u>	<u>-</u>	<u>(2,904,785)</u>
Total Capital Assets Being Depreciated, Net	<u>2,782,693</u>	<u>69,607</u>	<u>-</u>	<u>2,852,300</u>
Government Type Activities, Capital Assets, Net	\$ <u>3,029,174</u>	\$ <u>69,607</u>	\$ <u>-</u>	\$ <u>3,098,781</u>

Capital assets Business-Type activity for the year ended December 31, 2024 is summarized below:

Business-Type Activities	Balance 12/31/23	Additions	Deletions	Balance 12/31/24
Capital Assets Not Being Depreciated				
Land & Water Rights	\$ 834,157	\$ 5,917	\$ -	\$ 840,074
CIP	81,787	344,506	-	426,293
Total Capital Assets Not Depreciated	<u>915,944</u>	<u>350,423</u>	<u>-</u>	<u>1,266,367</u>
Capital Assets Being Depreciated				
Distribution Systems	4,187,566	-	-	4,187,566
Collection System	1,679,685	-	-	1,679,685
Vehicles and Equipment	535,816	132,427	-	668,243
Treatment Plant	12,175,799	-	-	12,175,799
Software	22,514	-	(22,514)	-
Less Accumulated Depreciation	(7,353,327)	(453,993)	-	(7,807,320)
Total Capital Assets Being Depreciated	<u>11,248,053</u>	<u>(321,566)</u>	<u>(22,514)</u>	<u>10,903,973</u>
Total Capital Assets Being Depreciated, Net	<u>11,248,053</u>	<u>(321,566)</u>	<u>(22,514)</u>	<u>10,903,973</u>
Business-Type Activities, Capital Assets, Net	\$ <u>12,163,997</u>	\$ <u>28,857</u>	\$ <u>(22,514)</u>	\$ <u>12,170,340</u>

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 4: Capital Assets (Continued)

Depreciation expense was charged to functions/programs of the Town as follows:

Governmental Activities	
General Government	\$ 20,517
Public Safety	27,635
Public Works	130,898
Culture and Recreation	23,850
Total	\$ 202,900

Note 5: Long-Term Debt

Governmental Activities

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2024.

	Balance 12/31/23	Additions	Deletions	Balance 12/31/24	Due Within One Year
Governmental Activities					
Compensated Absences	\$ 7,982	\$ 7,612	\$ (798)	\$ 14,796	\$ 1,480
Total	\$ 7,982	\$ 7,612	\$ (798)	\$ 14,796	\$ 1,480

Business-Type Activities

Following is a summary of long-term debt transactions for the business-type activities for the year ended December 31, 2024.

	Balance 12/31/23	Additions	Deletions	Balance 12/31/24	Due Within One Year
Business-Type Activities					
Revenue - Refunding Bonds	\$ 1,500,000	\$ -	\$ (55,000)	\$ 1,445,000	\$ 55,000
Premium - Refunding Bonds	40,405	-	(1,925)	38,480	-
Loan-WPA	1,812,393	-	(133,651)	1,678,742	135,025
Premium-WPA	13,725	-	(1,211)	12,514	-
Loan CWRPDA	121,897	-	(21,303)	100,594	21,677
Lease Financing Agreement	22,514	-	(22,514)	-	-
Compensated Absences	7,769	-	(2,145)	5,624	562
Total Business-Type Activities	\$ 3,518,703	\$ -	\$ (237,749)	\$ 3,280,954	\$ 212,264

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 5: Long-Term Debt (Continued)

Business-Type Activities (Continued)

CWRPDA Loan

The Town has a loan agreement with the Colorado Water Resources and Power Development Authority (CWRPDA), which originally enabled the Town to borrow up to \$448,200 at 1.75% interest annually, with payments of \$23,343 per year. The purpose of the loan was for upgrades to the lower water treatment plant. The project was completed in 2011, and the Town is no longer able to draw on the loan agreement. The Town pledged its net revenue from the operation of the water utility for repayment of the loan in the amount of approximately \$338,000 through 2029. Pledged revenues received during 2024 were \$_____. The proportion of the pledged revenue to total related revenues is not estimable because annual total fees collected fluctuate. The Town is required to provide rates and charges in order to maintain coverage of 110% of the debt service due on the governmental agency bond coming due in each calendar year, and to maintain an operation and maintenance reserve in an amount equal to three months of operating costs.

As of December 31, 2024, the Town borrowed \$395,969, of which the Town has made principal payments of \$253,137. Principal and interest payments for the years following December 31, 2024 are as follows:

Year Ended December 31,	Principal	Interest	Total
2025	\$ 21,677	\$ 1,666	\$ 23,343
2026	22,058	1,285	23,343
2027	22,446	897	23,343
2028	22,841	503	23,344
2029	11,572	101	11,673
	<u>\$ 100,594</u>	<u>\$ 4,452</u>	<u>\$ 105,046</u>

WPA Loan

The Town has a Water Power Authority (WPA) loan agreement with CWRPDA for \$2,996,494 at 2.08% interest annually, with twice yearly payments ranging from about \$83,000 to \$91,000. The purpose of the loan is for improvements and the expansion of the existing water treatment facilities and distribution system. The Town pledged its net revenue from the operation of the water and sewer utility for repayment of the loan in the amount of approximately \$3,728,185 through 2035. Pledge revenues received during 2023 were \$191,222. The proportion of the pledged revenue to total related revenues is not estimable because annual total fees collected fluctuate. The Town is required to provide rates and charges in order to maintain coverage of 110% of the debt service due on the governmental agency bond coming due in each calendar year, and to maintain an operation and maintenance reserve in an amount equal to three months of operating expense, excluding depreciation of the water and sewer utility system, as set forth in the annual budget.

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 5: Long-Term Debt (Continued)

Business-Type Activities (Continued)

WPA Loan (Continued)

The loan balance includes a premium of \$25,431, which is amortized over the life of the loan on a straight-line basis. Yearly amortization is \$1,211. The remaining premium balance is \$12,514 as of December 31, 2024. At no time should the budget reserve be greater than \$1,250,000. Principal and interest payments for the years following December 31, 2024 are as follows:

Year Ended December 31,	Principal	Interest	Total
2025	\$ 135,025	\$ 12,800	\$ 147,825
2026	137,088	11,750	148,838
2027	138,806	10,700	149,506
2028	140,870	9,650	150,520
2029	150,386	8,600	158,986
2030-2034	800,744	24,950	825,694
2035	175,823	1,300	177,123
	<u>\$ 1,678,742</u>	<u>\$ 79,750</u>	<u>\$ 1,758,492</u>

2020 Revenue Refunding Bonds

The Town issued \$1,650,000 of Revenue Refunding Bonds, Series 2020A. The bonds were issued on September 28, 2020, with interest payments due April 1 and October 1 of each year through April 1, 2044, commencing October 1, 2021. Principal payments are due April 1 of each year commencing April 1, 2021. The bonds carry an interest rate of 3.0%. The bond refunding resulted in a decrease in required cash flow for debt service of \$401,412, which constitutes an economic gain on refunding of \$226,757. These bonds were used to refund the RUS Loan payable.

The bonds do not constitute a lien on any physical property of the Town, but constitute a lien only on the net revenues of the water and sewer enterprise funds and all moneys on deposit in the Reserve Account. The Reserve Account is required to be maintained at \$100,750.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 5: Long-Term Debt (Continued)

Business-Type Activities (Continued)

2020 Revenue Refunding Bonds (Continued)

The Bonds were issued with a premium of \$46,180 which is amortized on a straight-line basis through the life of the bonds (24 years) and recognized as interest expense. Annual amortization is \$1,925. Principal and interest payments for the years following December 31, 2024 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 55,000	\$ 43,350	\$ 98,350
2026	55,000	41,700	96,700
2027	60,000	40,050	100,050
2028	60,000	38,250	98,250
2029	60,000	36,450	96,450
2030-2034	340,000	159,600	499,600
2035-2039	230,000	108,450	338,450
2040-2044	585,000	57,750	642,750
	<u>\$ 1,445,000</u>	<u>\$ 525,600</u>	<u>\$ 1,970,600</u>

Line of Credit

The Town had a \$200,000 working-capital line of credit with an interest rate of 1.35% and a maturity date of September 2025. As of December 31, 2024, there was a \$0.00 outstanding balance on the line of credit.

Note 6: Employee Retirement Plans

Deferred Compensation Plan

All employees are eligible to participate in a deferred compensation plan that was created in accordance with the Internal Revenue Code section 457 (the Deferred Compensation Plan). The Deferred Compensation Plan, which is administered by CCOERA, permits participants to defer a portion of their salary until future years. All compensation deferred under the Deferred Compensation Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the participants and their beneficiaries. Compensation deferred under the Deferred Compensation Plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

Participants may elect to defer any percentage of their annual compensation, provided that the total annual contribution does not exceed limitations established by the Internal Revenue Service. The Town does not contribute to the Deferred Compensation Plan.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 6: Employee Retirement Plans (Continued)

Deferred Compensation Plan (Continued)

The individual participants determine investment decisions within the Deferred Compensation Plan and, therefore, the Deferred Compensation Plan's investment concentration varies between participants.

CCOERA is also the Trustee of the Deferred Compensation Plan and, accordingly, the Town has no liability for losses under the plan. Consequently, the Deferred Compensation Plan is not part of the Town's financial statements.

FPPA Statewide Defined Benefit Plan

Plan Description: The Statewide Defined Benefit Plan (SWDB) is a cost-sharing multiple-employer defined benefit pension plan. The plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available comprehensive annual financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

Description of Benefits: A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55.

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index.

A member is eligible for an early retirement at age 50 or after 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contributions: The Plan sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contribution rates for the SWDB plan are set by state statute. Employer contribution rates can only be amended by state statutes. Member contribution rates can be amended by state statute or election of the membership.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 6: Employee Retirement Plans (Continued)

FPPA Statewide Defined Benefit Plan (Continued)

Members of the SWDB plan and their employers are contributing at the rate of 8 percent of base salary for a total contribution rate of 16 percent through 2014. In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of base salary. Employer contributions will remain at 8 percent resulting in a combined contribution rate of 20 percent in 2024.

Contributions from members and employers of departments re-entering the system are established by resolution and approved by the FPPA Board of Directors. The re-entry group has a combined contribution rate of 20 percent of base salary through 2014. It is a local decision as to whether the member or employer pays the additional 4 percent contribution. Per the 2014-member election, the re-entry group will also have their required member contribution rate increase 0.5 percent annually beginning in 2015 through 2024 for a total combined member and employer contribution rate of 24 percent in 2024.

The contribution rate for members and employers of affiliated social security employers is 4 percent of base salary for a total contribution rate of 8 percent through 2014. Per the 2014 member election, members of the affiliate social security group will have their required contribution rate increase 0.25 percent annually beginning in 2015 through 2024 to a total of 6 percent of base salary. Employer contributions will remain at 4 percent resulting in a combined contribution rate of 10 percent in 2024.

The Town's contributions to the SWDB Plan for the year ended December 31, 2024, were \$37,371, equal to the required contributions.

The Town and eligible employees are required to contribute to the SWH Plan at rates established by the Town Council. However, the amount allocated to the defined benefit component is set annually by the FPPA Board of Directors, which currently must be at least 8% of base salary for the employee and the employer.

The Town no longer has active participants in the SWH Plan.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2024, the Town reported a net pension liability (asset) of \$0 representing its proportionate share of the net pension asset of the SWDB.

The net pension liability was measured on December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation at January 1, 2024. The Town's proportion of the net pension asset was based on a projection of the Town's contributions to the plans for the calendar year ended December 31, 2024, relative to the projected contributions of all participating employers.

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 6: Employee Retirement Plans (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

At December 31, 2023, the Town's proportion of the SWDB Plan was 0.0314811512%, which was an increase of 0.0205104309% from its proportion measured on December 31, 2023.

For the year ended December 31, 2024, the Town recognized pension expense (Benefit) for the SWDB plan of \$(8,221).

At December 31, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Statewide Defined Benefit Plan		
Differences between expected and actual experience	\$ 82,527	\$ 4,563
Net difference between projected and actual earnings on plan investments	38,881	-
Changes in assumptions and other inputs	54,758	-
Changes in proportion	1,487	86,188
Contributions subsequent to the measurement date	37,371	-
Total	\$ 215,024	\$ 90,751

Town contributions to the SWDB plan subsequent to the measurement date were \$37,371 and will be recognized as an increase or decrease to the net pension (asset) liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows.

Year Ended December 31,	Amount
2024	\$ 17,519
2025	32,283
2026	(2,332)
2027	11,436
2028	11,396
Thereafter	16,600
Total	\$ 86,902

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 6: Employee Retirement Plans (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Assumptions - The actuarial valuation at January 1, 2024, determined the total pension liability using the following actuarial assumptions and other inputs, applied to all periods included in the measurement:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Long-term Investment Rate of Return*	7.0%
Projected Salary Increases	4.25% - 11.25%
Cost of Living Adjustments (COLA)	0.0%
Includes Inflation at	2.5%

Mortality rates were based on the RP-2014 Mortality Table for Blue Collar Employees projected with Scale BB, using a 55% multiplier for off-duty mortality. The RP-2014 Mortality Table for Blue Collar Employees was used in the projection of post-retirement benefits for members under age 55. For post-retirement members ages 65 and older, the RP-2014 Mortality Tables for Blue Collar Healthy Annuitants were used. For post-retirement members ages 55 through 64, a blend of the previous tables was used.

The current actuarial methods and assumptions were adopted by the FPPA Board of Directors for first use in the actuarial valuation as of January 1, 2016, based upon the actuary's unchanged analysis and recommendations from the 2015 Experience Study.

Town of Paonia, Colorado

Notes to Financial Statements

December 31, 2024

Note 6: Employee Retirement Plans (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of December 31, 2023, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Global Equity	35%	8.33%
Equity Long/Short	6%	7.27%
Private Markets	34%	10.31%
Fixed Income Rates	10%	5.35%
Fixed Income Credit	5%	5.89%
Absolute Return	9%	6.39%
Cash	1%	4.32%
	100%	

Discount Rate - The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates in the FPPA Board of Director's funding policy, which establishes the contractually required rates under State statutes. Based on this assumption, the Plans' fiduciary net position was projected to be available to make all projected future benefit payments to current members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate at the prior measurement date was 7.5%.

Sensitivity of the Net Pension (Asset) Liability to Changes in the Discount Rate - The following presents the Town's proportionate share of the net pension (asset) liability calculated using the discount rate of 7.0%, as well as the Town's proportionate share of the net pension (asset) liability if it were calculated using a discount that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate, as follows:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Town's proportionate share of the SWDB net pension (asset) liability	\$ 176,527	\$ -	\$ -

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 6: Employee Retirement Plans (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Pension Plan Fiduciary Net Position - Detailed information about the Plans' fiduciary net position is available in FPPA's separately issued financial report, which may be obtained at www.fppaco.org.

Note 7: Public Entity Risk Pool

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these risks of loss, the Town is involved with the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provision of 24-10-115.5, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA are to provide members with defined liability, property, and workers compensation coverages and to assist members in preventing and reducing losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees and officers.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability of loss, to the limit of the financial resources of CIRSA.

It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverages at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. CIRSA is a separate legal entity, and the Town does not approve budgets, nor does it have the ability to significantly affect the operations of the entity.

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of \$500,000 per claim or occurrence for property damage, \$600,000 per claim or occurrence for liability, and \$150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources. While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate losses at December 31, 2024. No settlements of claims against the Town in the last three years have exceeded the Town's coverage.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 7: Public Entity Risk Pool (Continued)

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. The Board of Directors may credit member municipalities' future contributions in the event of a surplus. Although it has never occurred, CIRSA member municipalities are subject to a supplemental assessment in the event of a deficiency.

For 2023, the Town's deductible for property and liability claims per occurrence is \$1,000 for each. The auto liability deductible and the auto physical damage deductible are both \$1,000 per occurrence.

The Town carries no deductible for workers Compensation coverage. CIRSA's coverage for workers' compensation claims are the Colorado statutory limits of \$500,000 per occurrence and \$1,000,000 for employer liability.

The Town also carries accident medical insurance coverage for volunteers through CIRSA. This provides a medical coverage for a minor injury a volunteer receives when serving the Town in a volunteer Town such as a community service worker, volunteer trail work, or volunteer coaching for recreation. Coverage is \$15,000 per occurrence with a \$25 deductible.

Note 8: Commitments and Contingencies

Litigation/Legal Claims

The Town may be a defendant in lawsuits pertaining to matters which are incidental to performing routine governmental and other functions. Based on the current status of any legal proceedings, it is the opinion of management that they will not have a material effect on the Town's financial position.

Federal and State Grants and Financial Sources

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Such audits could lead to reimbursements to the grantor agencies. It is the opinion of management that such reimbursements, if any, will not have a material effect on the Town's financial position.

Town of Paonia, Colorado
Notes to Financial Statements
December 31, 2024

Note 8: Commitments and Contingencies (Continued)

TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used to declare emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved \$57,000, which is the approximate required reserve at December 31, 2024.

The Town's voters approved the following ballot issue on November 6, 2001.

Excluding ad valorem property taxes and rates, and without creating any new taxes, increasing any tax rate, or adding any new taxes of any kind, shall the Town be permitted to collect, retain, and spend, for the fiscal year of 2001 and for each and every year thereafter, the full proceeds of the Town's taxes, grants and other revenues for expenditure on lawful municipal purposes, notwithstanding any State of Colorado restrictions on spending including the restrictions of Article X, Section 20 of the Constitution of the State of Colorado, and that these shall each constitute a voter approval revenue change.

The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Required Supplementary Information

.

Town of Paonia, Colorado
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance <i>Positive</i> <i>(Negative)</i>
Revenues			
Taxes			
General property taxes	\$ 247,000	\$ 204,180	\$ (42,820)
Specific ownership taxes	21,000	24,848	3,848
Sales tax - town	523,333	562,539	39,206
Sales tax - county	260,000	444,612	184,612
Franchise taxes	45,000	58,285	13,285
Cigarette taxes	1,500	1,294	(206)
Delinquent taxes	200	398	198
Licenses and Permits	45,450	58,023	12,573
Intergovernmental	1,132,092	120,282	(1,011,810)
Charges for Services	-	-	-
Grants	-	-	-
Investment Income	115,000	201,756	86,756
Fines and Forfeitures	5,300	17,409	12,109
Miscellaneous	9,900	64,477	54,577
	<u>2,405,775</u>	<u>1,758,103</u>	<u>(647,672)</u>
Total Revenues			
	<u>2,405,775</u>	<u>1,758,103</u>	<u>(647,672)</u>
Expenditures			
Current			
General Government	530,382	509,856	20,526
Public Safety	784,330	755,996	28,334
Public Works	1,569,980	336,751	1,233,229
Community Service	262,234	190,139	72,095
Capital Outlay	-	106,103	(106,103)
	<u>3,146,926</u>	<u>1,898,845</u>	<u>1,248,081</u>
Total Expenditures			
	<u>3,146,926</u>	<u>1,898,845</u>	<u>1,248,081</u>
Excess Revenues Over (Under) Expenditures	<u>(741,151)</u>	<u>(140,742)</u>	<u>600,409</u>
Other Financing Sources (Uses)			
Transfers In	386,826	-	(386,826)
Other Financing Sources (Uses)	386,826	-	(386,826)
	<u>386,826</u>	<u>-</u>	<u>(386,826)</u>
Net Change in Fund Balance	(354,325)	(140,742)	213,583
Fund Balance, Beginning of year	1,191,452	1,191,452	-
Fund Balance, End of year	<u>\$ 837,127</u>	<u>\$ 1,050,710</u>	<u>\$ 213,583</u>

Town of Paonia, Colorado
 Budgetary Comparison Schedule
 Sales Tax Capital Improvement Fund
 For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes	\$ 261,667	\$ 281,227	\$ 19,560
Miscellaneous	3,100	7,650	4,550
Capital Outlay	(78,592)	-	78,592
Total Revenues	<u>264,767</u>	<u>288,877</u>	<u>24,110</u>
Expenditures			
	(78,592)	-	(78,592)
Total Expenditures	<u>(78,592)</u>	<u>-</u>	<u>(78,592)</u>
Excess Revenues Over (Under) Expenditures	343,359	288,877	(54,482)
Other Financing Uses			
Transfers (In)	<u>75,492</u>	<u>-</u>	<u>(75,492)</u>
Net Change in Fund Balance	418,851	288,877	(129,974)
Fund Balance, Beginning of year	<u>558,131</u>	<u>558,131</u>	<u>-</u>
Fund Balance, End of year	<u>\$ 976,982</u>	<u>\$ 847,008</u>	<u>\$ (129,974)</u>

Town of Paonia, Colorado
 Budgetary Comparison Schedule
 Conservation Trust Fund
 For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance <i>Positive</i> <i>(Negative)</i>
Revenues			
Taxes	\$ 9,250	\$ 16,285	\$ 7,035
Interest income	-	19	19
	<u>9,250</u>	<u>16,304</u>	<u>7,054</u>
Total Revenues			
Expenditures			
Parks	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures			
	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues Over			
Net Change in Fund Balance	9,250	16,304	7,054
Fund Balance, Beginning of year	<u>22,739</u>	<u>22,729</u>	<u>(10)</u>
Fund Balance, End of year	<u>\$ 31,989</u>	<u>\$ 39,033</u>	<u>\$ 7,044</u>

Town of Paonia, Colorado
 Budgetary Comparison Schedule
 Street Fund
 For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance <i>Positive</i> <i>(Negative)</i>
Revenues			
Highway users tax	\$ 132,000	\$ 93,550	\$ (38,450)
Fees	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>132,000</u>	<u>93,550</u>	<u>(38,450)</u>
Expenditures			
Streets	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues Over			
Net Change in Fund Balance	132,000	93,550	(38,450)
Fund Balance, Beginning of year	<u>938,482</u>	<u>938,482</u>	<u>-</u>
Fund Balance, End of year	<u>\$ 1,070,482</u>	<u>\$ 1,032,032</u>	<u>\$ (38,450)</u>

Town of Paonia, Colorado
Notes to Required Supplementary Information
December 31, 2024

Note 1: Stewardship, Compliance, and Accountability

Budgets

Budgets are legally adopted for all funds of the Town. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the proprietary fund are presented on a non-GAAP budgetary basis, whereby capital outlay and debt principal are budgeted as expenditures.

The Town follows these procedures to establish the budgetary information reflected in the financial statements:

- Management submits to the Town Board a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Town Board.
- All appropriations lapse at year end.

Supplementary Information

Town of Paonia, Colorado
 Balance Sheet
 Nonmajor Governmental Funds
 December 31, 2024

	Street Fund	Conservation Trust Fund	Sidewalk Fund	Total
Assets				
Cash and cash equivalents				
Unrestricted	\$ 1,032,032	\$ 39,033	\$ 121,165	\$ 1,192,230
Taxes receivable	<u>-</u>	<u>-</u>	<u>2,458</u>	<u>2,458</u>
Total Assets	<u>\$ 1,032,032</u>	<u>\$ 39,033</u>	<u>\$ 123,623</u>	<u>\$ 1,194,688</u>
Liabilities				
Accounts Payable	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance				
Unassigned	<u>1,032,032</u>	<u>39,033</u>	<u>123,623</u>	<u>1,194,688</u>
Total Fund Balance	<u>1,032,032</u>	<u>39,033</u>	<u>123,623</u>	<u>1,194,688</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 1,032,032</u>	<u>\$ 39,033</u>	<u>\$ 123,623</u>	<u>\$ 1,194,688</u>

Town of Paonia, Colorado
Statement of Revenues, Expenditures and Changes in Fund Balance
Nonmajor Governmental Funds
For the Year Ended December 31, 2024

	Street Fund	Conservation Trust Fund	Sidewalk Fund	Total
Revenues				
Taxes	\$ 93,550	\$ 16,285	\$ -	\$ 109,835
Licenses	-	-	30,280	30,280
Miscellaneous	-	18	-	18
Total Revenues	<u>93,550</u>	<u>16,303</u>	<u>30,280</u>	<u>140,133</u>
Expenditures				
Current				
Capital Outlay	-	-	1	1
Total Expenditures	<u>-</u>	<u>-</u>	<u>1</u>	<u>1</u>
Net Change in Fund Balance	93,550	16,303	30,279	140,132
Fund Balance, Beginning of year	<u>938,482</u>	<u>22,730</u>	<u>93,344</u>	<u>1,054,556</u>
Fund Balance, End of year	<u>\$ 1,032,032</u>	<u>\$ 39,033</u>	<u>\$ 123,623</u>	<u>\$ 1,194,688</u>

Town of Paonia, Colorado
 Budgetary Comparison Schedule
 Sidewalk Fund
 For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance <i>Positive</i> <i>(Negative)</i>
Revenues			
Sidewalk revenue	\$ 30,000	\$ 30,280	\$ 280
Total Revenues	<u>30,000</u>	<u>30,280</u>	<u>280</u>
Expenditures			
Capital Outlay	<u>-</u>	<u>1</u>	<u>(1)</u>
Total Expenditures	<u>-</u>	<u>1</u>	<u>(1)</u>
Net Change in Fund Balance	<u>30,000</u>	<u>30,279</u>	<u>279</u>
Fund Balance, Beginning of year	<u>93,344</u>	<u>93,344</u>	<u>-</u>
Fund Balance, End of year	<u>\$ 123,344</u>	<u>\$ 123,623</u>	<u>\$ 279</u>

Town of Paonia, Colorado
Budgetary Comparison Schedule
Water Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Water charges	\$ 1,596,500	\$ 1,186,833	\$ (409,667)
Sales and service	500	(3,703)	(4,203)
Water tank	2,500	14,272	11,772
Standby tap fees	62,000	58,739	(3,261)
Penalties	6,500	5,615	(885)
Rents	-	1,000	1,000
Grants	1,137,973	458,781	(679,192)
Miscellaneous revenue	-	17,134	17,134
Total Revenue	<u>2,805,973</u>	<u>1,738,671</u>	<u>(1,067,302)</u>
Expenses			
Salaries and wages	294,750	241,744	53,006
Employee benefits	101,500	74,124	27,376
John Norris retirement	13,500	6,608	6,892
Supplies	30,000	50,147	(20,147)
Legal and engineering	532,700	110,014	422,686
Repairs and maintenance	7,874,500	147,425	7,727,075
Professional fees	10,500	6,402	4,098
Telephone	1,850	7,365	(5,515)
Postage	4,000	3,013	987
Travel and meetings	3,500	2,459	1,041
Insurance and bonds	17,000	16,828	172
Utilities	27,500	24,115	3,385
Vehicle expense	6,000	4,697	1,303
Dues and subscriptions	27,700	47,417	(19,717)
Shop expense	9,800	7,183	2,617
Miscellaneous	34,500	12,245	22,255
Fees and permits	9,750	4,111	5,639
Drinking water revolving funds	49,046	20,409	28,637
Capital projects	-	38,711	(38,711)
Total Expenses	<u>9,048,096</u>	<u>825,017</u>	<u>8,223,079</u>
Net Operating Income	<u>(6,242,123)</u>	<u>913,654</u>	<u>7,155,777</u>
Nonoperating Revenues (Expenses)			
System Development Fees	7,200,000	-	(7,200,000)
Proceeds from Issurance of Debt	352,500	-	(352,500)
Debt Service Principal	(154,954)	(154,954)	-
Interest Expense	(15,500)	(20,786)	(5,286)
Total Nonoperating Revenues (Expenses)	<u>7,382,046</u>	<u>(175,740)</u>	<u>(7,557,786)</u>
Change in Net Position, Budgetary Basis	<u>\$ 1,139,923</u>	<u>737,914</u>	<u>\$ (402,009)</u>

(Continued)

Town of Paonia, Colorado
 Budgetary Comparison Schedule
 Water Fund
 For the Year Ended December 31, 2024
(Continued)

	Original and Final Budget	Actual	Variance Positive (Negative)
Change in Net Position,			
<i>Budgetary Basis</i>	\$ <u>1,139,923</u>	\$ 737,914	\$ <u>(402,009)</u>
 Reconciliation to GAAP Basis			
Debt Service Principal		154,954	
Capital Outlay		38,711	
Depreciation		<u>(296,151)</u>	
 Change in Net Position, GAAP Basis		\$ <u>635,428</u>	

Town of Paonia, Colorado
Budgetary Comparison Schedule
Sewer Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Sewer charges	\$ 884,000	\$ 779,995	\$ (104,005)
Grant Revenue	-	1,593	1,593
Total Revenue	884,000	781,588	(102,412)
Expenses			
Salaries and wages	293,750	241,692	52,058
Employee benefits	97,700	71,794	25,906
John Norris Retirement	-	5,712	(5,712)
Supplies	9,500	14,090	(4,590)
Legal and engineering	22,950	63,817	(40,867)
Repairs and maintenance	75,000	42,360	32,640
Professional fees	17,500	18,962	(1,462)
Telephone	1,350	3,756	(2,406)
Postage	4,000	2,505	1,495
Travel and meetings	1,000	1,695	(695)
Insurance and bonds	6,750	9,165	(2,415)
Utilities	40,000	40,736	(736)
Vehicle expense	6,500	4,551	1,949
Dues and subscriptions	4,450	24,998	(20,548)
Publishing and Ads	500	191	309
Shop Expense	14,000	3,379	10,621
Fees and permits	7,700	1,839	5,861
Gauging station	5,000	4,853	147
Capital projects	202,000	125,738	76,262
Miscellaneous	-	742	(742)
Total Expenses	809,650	682,575	127,075
Net Operating Income	74,350	99,013	24,663
Nonoperating Revenues (Expenses)			
Debt Service Principal	(24,000)	(55,000)	(31,000)
System Development Fees	-	10,000	10,000
Interest Expense	(73,250)	(45,135)	28,115
Interest Income	23,000	37,173	14,173
Total Nonoperating Revenues (Expenses)	(74,250)	(52,962)	21,288
Budgetary Basis	\$ 100	46,051	\$ 45,951
Reconciliation to GAAP Basis			
Debt Service Principal		55,000	
Capital Outlay		125,738	
Depreciation		(138,664)	
Change in Net Position, GAAP Basis		\$ 88,125	

Town of Paonia, Colorado
Budgetary Comparison Schedule
Trash Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Garbage charges	\$ 321,500	\$ 320,271	\$ (1,229)
Total Revenue	321,500	320,271	(1,229)
Expenses			
Salaries and wages	97,750	65,957	31,793
Employee benefits	42,750	26,091	16,659
Supplies	3,500	1,966	1,534
Legal and engineering	13,200	27,836	(14,636)
Repairs and maintenance	2,500	4,119	(1,619)
Professional fees	6,000	4,843	1,157
Telephone	1,400	1,650	(250)
Postage	2,500	2,395	105
Insurance and bonds	6,800	9,202	(2,402)
Utilities	3,000	2,016	984
Vehicle expense	15,000	14,750	250
Shop Expense	8,500	4,375	4,125
Landfill fees	38,100	34,706	3,394
Miscellaneous	22,700	29,289	(6,589)
Total Expenses	263,700	229,195	34,505
Net Income (Loss) Before			
<i>Budgetary Basis</i>	\$ 57,800	91,076	\$ 33,276
Reconciliation to GAAP Basis			
Depreciation		(19,178)	
Change in Net Position, GAAP Basis		\$ 71,898	

State Compliance



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of Tank Inspection Agreement for the 2MG Water Tank Relining Project
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	The 2MG tank rehabilitation project is a critical infrastructure initiative aimed at restoring the structural and coating integrity of the Town's primary water storage facility. The tank will undergo structural repairs, re-coating, and lead abatement in accordance with project specifications developed by the Town's engineer, SGM. At the June 30, 2025 bid opening, Markleys Precision Company (MPC) was identified as the lowest qualified bidder and is recommended for the construction award under a separate agenda item. To ensure the quality, longevity, and specification compliance of the work performed by the contractor, SGM and a project reference have strongly recommended that the Town retain a third-party tank inspection firm for full-time on-site quality assurance services. KLM Engineering, Inc., an AMPP QP5-accredited firm (1 of only 17 in the U.S.), submitted a proposal to provide full-time coating and welding inspection services during the 10-week rehabilitation project. KLM brings over 150 years of combined experience and a national reputation for excellence in water tank inspections. Their clients include the U.S. Military, U.S. Steel, and municipalities across the country. Scope of Services Includes: Pre-construction coordination and project specification review Daily on-site field inspections by AMPP-certified coating inspectors and AWS-certified welding inspectors Monitoring of abrasive blasting, paint mixing/application, surface preparation, and repairs Real-time progress tracking and enforcement of contractor specification compliance Daily/weekly reporting with photographic documentation Final inspection and issuance of Project Acceptance Certificate KLM inspectors are experienced professionals who also have hands-on background as sandblasters, painters, welders, and riggers—offering a practical, informed perspective in holding contractors accountable.
BUDGET:	Site Work: \$355,018.12 + Temporary Tank: \$280,000 + MPC: \$916,000 + Inspection Svcs: \$97,860 = \$1,648,878.12. Engineers Estimate for Tank Relining = \$1,683,000.00
RECOMMENDATION:	RECOMMENDED MOTION: I move to accept the proposal from KLM Engineering to provide inspection services for the two-million gallon tank relining project for an amount not-to-exceed \$97,860.00, and direct staff to issue a notice of award, sign a contract and issue a notice to proceed.
ATTACHMENT:	Paonia, CO Proposal



Paonia, Colorado

**Proposal for
Coating Inspection
Services**

July 16, 2025





July 16, 2025

Sent via Email Only

Scott Forrester
SGM Engineering - HQ
118 W 6th St., Suite 200
Glenwood Springs, CO 81601

**RE: 2,000,000-Gallon GST Coating Inspection Services
Paonia, Colorado**

Dear Mr. Forrester:

Thank you for the opportunity to submit this proposal to provide consulting and inspection services during the rehabilitation of the above-referenced water tank.

KLM is one of 17 AMPP QP5 accredited inspection firms in the United States providing inspection services that specializes in water storage tanks. This unique accreditation elevates KLM above other inspection firms in our industry. Our staff has credentials associated with AWS Welding and AMPP coating inspections. We bring together key components from all aspects of services to fulfill each of our clients' goals and expectations.

The professionals at KLM have been working on water towers since the 1970's. We have combined experience of over 150 years and have rehabilitated over 500 water towers of various sizes. With KLM professional inspections, a tower's coating system can last 25 – 30 years.

KLM sets the standards that other companies strive to duplicate. No firm receives the respect from tank contractors and subcontractors like KLM. Our inspectors climb the towers daily to inspect and document the work; holding contractors accountable for quality workmanship and ensuring that the specifications are met. Our dedication to quality inspections can be seen nationally, as our projects are represented each year in Tnemec's Tank of the Year calendar contest.

We look forward to the opportunity to assist the City of Paonia, CO on this project. With our team's expertise, we are confident this project will be completed to your satisfaction.

Sincerely Yours,

KLM ENGINEERING, INC.

Kara Fritze
Business Development
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125
Cell: 612-494-0241
Email: kfritze@klmengineering.com

TABLE OF CONTENTS

Project Profiles	4
References	6
FIRM PROFILE & TEAM MEMBERS.....	14
About Us.....	15
Regional Offices	15
Insurance Coverage.....	16
Professional Affiliations	16
Project Team Chart	17
Project-Specific Team Member Resumes	18
PROPOSAL.....	21
Project Understanding	22
Benefits to the City of Paonia	22
Timeline.....	22
Construction Services.....	22
Deliverables.....	24
Fee Summary	24
Why Use KLM	24
Agreement	25
KLM TERMS AND CONDITIONS	26

DISCLAIMER:

The information in this proposal is confidential, may be legally privileged, and is intended for the sole use of City of Paonia. Access to this proposal by another company is not permitted. If you are not the intended recipient, any disclosure, copying, distribution of any action taken or committed in reliance on it is prohibited.

PROJECT PROFILES

KLM has an unparalleled record of consistently delivering successful projects like yours. KLM has planned, designed and refurbished water towers for the past thirty (30) years. The longevity of the coatings system of our projects is what we are most proud of. What owners most appreciate is the return-on-investment KLM brings to each new construction or rehabilitation project. This section highlights projects KLM has completed.



City of Montrose, CO Sunset Mesa | 1.5 MG Standpipe

New Tank - Inspection Services | 2021



City of Arvada, CO Cook Reservoir | 0.6 MG Standpipe

ROV Evaluation | 2021



City of Brighton, CO New Tower | 2 MG Composite

New Construction - Inspection Services | 2022



City of Johnstown, CO
Tower No. 1 | 1.5 MG Composite

New Construction - Inspection Services | 2023



City of Westminster, CO
Sunset Ridge Tower | 3 MG Composite

New Tank - Inspection Services | 2020



City of Alamosa, CO
Craft Tower | 0.5 MG Single Pedestal

Reconditioning - Inspection Services | 2021
Design Services | 2020



City of Thornton, CO
Ura Lane Tower | 0.5 MG Single Pedestal

Reconditioning - Inspection Services | 2020
Design Services | 2020

REFERENCES

The following is a summary list of the projects from the past five (5) years. A more complete list of references can be provided upon request.

Reconditioning Projects

Rogers, AR
2,000,000 Gallon Toro Ellipsoidal
Owner/Client: City of Rogers, AR
Contact: Stephen Ponder, P.E. 479-621-1142

Lafayette, CO
5,000,000 Gallon GSR
Owner/Client: Murraysmith, Inc.
Contact: Joel Price P E 720-536-0579

Des Moines, IA
4,100,000 Gallon Standpipe
Owner/Client: City of Des Moines, IA
Contact: Bob Jolly 515-802-9019

Joliet, IL
0.5 MG Single Pedestal & 1.0 MG Toro Ellipsoidal
Owner/Client: City of Joliet, IL
Contact: Nicholas Gornick 815-724-3625

Tinley Park, IL
1,000,000 Gallon Hydropillar
Owner/Client: City of Tinley Park, IL
Contact: Joe Fitzpatrick 708-444-5535

DeKalb, IL
2,000,000 Gallon Hydropillar
Owner/Client: City of DeKalb, IL
Contact: Bryan Faivre 815-748-2030

Poseyville, IN
250,000 Gallon Legged
Owner/Client: City of Poseyville, IN
Contact: Jeremy Farrar 812-457-2044

Alamosa, CO
500,000 Gallon Single Pedestal
Owner/Client: City of Alamosa, CO
Contact: Farron Hall 719-589-6186

Livermore, IA
125,000 Gallon Single Pedestal
Owner/Client: City of Livermore, IA
Contact: Nathan Hosford 515-379-1074

West Chicago, IL
0.5 MG GSR & 0.25 MG Double Ellipsoidal
Owner/Client: City of West Chicago, IL
Contact: Rocky Horvath WC 630-293-2255

Tolono, IL
650,000 Gallon GSR
Owner/Client: City of Tolono, IL
Contact: John Moore 309-265-7833

Willow Springs, IL
1,000,000 Gallon Hydropillar
Owner/Client: City of Willow Springs, IL
Contact: Colleen Kelly 708-325-5276

Naperville, IL
2,000,000 Gallon Standpipe
Owner/Client: City of Naperville, IL
Contact: Patrick O'Malley 630-420-6681

South Bend, IN
1,500,000 Gallon Single Pedestal
Owner/Client: City of South Bend, IN
Contact: Rebecca Plantz 574-235-5998

Neodesha, KS
270,000 Gallon GSR
Owner/Client: Professional4GSR
Contact: Ryan Glessner P E 316-262-2691

Valley Center, KS
750,000 Gallon Composite
Owner/Client: City of Valley Center, KS
Contact: Brent Clark 316-755-7310

Lawrence, KS
1,500,000 Gallon GSR
Owner/Client: City of Lawrence, KS
Contact: Chris Rice 785-832-7831

Crookston, MN
30,000 Gallon Pressure Vessel
Owner/Client: City of Crookston, MN
Contact: Brandon Carlson 218-281-1232

Balaton, MN
50,000 Gallon Legged
Owner/Client: City of Balaton, MN
Contact: Joshua Torgeson 507-829-4693

Floodwood, MN
50,000 Gallon EWT
Owner/Client: City of Floodwood, MN
Contact: Corinne Suonvieri 218-476-2751

Prinsburg, MN
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Prinsburg, MN
Contact: Josh Johnson, P.E. 320-235-2555

Hill City, MN
75,000 Gallon Single Pedestal
Owner/Client: City of Hill City, MN
Contact: George Casper 218-697-2301

Arkansas City, KS
500,000 Gallon Composite
Owner/Client: City of Arkansas City, KS
Contact: Trevor Kaufman P E 316-206-1316

Emporia, KS
1,000,000 Gallon Composite
Owner/Client: City of Emporia, KS
Contact: Dean Grant 620-340-6335

Benson, MN
14,000 Gallon Fuel Tank
Owner/Client: City of Benson, MN
Contact: Elliot Nelson 320-843-5444

Badger, MN
50,000 Gallon Hydrocone
Owner/Client: City of Badger, MN
Contact: Eric Dunrud 218-242-0933

Boyd, MN
50,000 Gallon Hydrocone
Owner/Client: City of Boyd, MN
Contact: Terry Lein 320-855-2242

Okabena, MN
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Okabena, MN
Contact: Tamara Vortherms 507-853-4500

Hackensack, MN
75,000 Gallon Double Ellipsoidal
Owner/Client: City of Hackensack, MN
Contact: Rob Triplett 218-675-6400

Holland, MN
75,000 Gallon Single Pedestal
Owner/Client: City of Holland, MN
Contact: Chris Lingen 507-347-3136

Randall, MN
75,000 Gallon Legged
Owner/Client: City of Randall, MN
Contact: Matt Pantzke 320-749-2159

Shafer, MN
75,000 Gallon Hydrocone
Owner/Client: City of Shafer, MN
Contact: Dan Cooper 651-257-4726

Clear Lake, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Clear Lake, MN
Contact: Matt Landwehr 320-310-5534

Dexter, MN
100,000 Gallon Single Pedestal
Owner/Client: Dexter
Contact: Natalie Carroll 507-584-6821

Randolph, MN
100,000 Gallon Oblatoid
Owner/Client: City of Randolph, MN
Contact: Bryce Pressnall 507-645-7492

Clarkfield, MN
150,000 Gallon Double Ellipsoidal
Owner/Client: City of Clarkfield, MN
Contact: Troy Bruflat 320-669-4435

McIntosh, MN
150,000 Gallon Single Pedestal
Owner/Client: City of McIntosh, MN
Contact: Larry Hedlund 218-563-3747

Chatfield, MN
200,000 Gallon Standpipe
Owner/Client: City of Chatfield, MN
Contact: Ryan Priebe 507-867-3810

Sabin, MN
75,000 Gallon Double Ellipsoidal
Owner/Client: City of Sabin, MN
Contact: Bob Dablow 218-789-7609

Arden Hills, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Arden Hills, MN
Contact: Savannah Doerr EIT 651-703-4778

Clinton, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Clinton, MN
Contact: Larry Van Hout P E 320-762-8149

Goodview, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Goodview, MN
Contact: Dave Schultz 507-452-1630 x 114

Rushford, MN
100,000 Gallon Single Pedestal
Owner/Client: City of Rushford, MN
Contact: Roger Knutson 507-864-2664

Hinckley, MN
.15MG Oblatoid & 0.3MG Single Pedestal
Owner/Client: City of Hinckley, MN
Contact: Leah Jackson 320-384-7491

Ottertail, MN
150,000 Gallon Single Pedestal
Owner/Client: City of Ottertail, MN
Contact: Justin Lohse 218-367-2250

Cohasset, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Cohasset, MN
Contact: Bernie Hillman 218-328-0179

North Branch, MN
200,000 Gallon Single Pedestal
Owner/Client: City of North Branch, MN
Contact: Shawn Williams 651-674-8493

Pierz, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Pierz, MN
Contact: Bob Gruber 320-468-0268

West Brook, MN
200,000 Gallon Double Ellipsoidal
Owner/Client: Westbrook Public, MN
Contact: Dan Joel 507-274-6712

Collegeville, MN
250,000 Gallon Single Pedestal
Owner/Client: City of Collegeville, MN
Contact: Benjamin Proell 320-363-2541

Red Wing, MN
325,000 Gallon GSR
Owner/Client: Archer Daniels Midland Company
Contact: Williams Simmons 651-388-7111

Mountain Iron, MN
400,000 Gallon Hydropillar
Owner/Client: City of Mountain Iron, MN
Contact: Tim Satrang 218-748-7570

Ada, MN
500,000 Gallon Single Pedestal
Owner/Client: City of Ada, MN
Contact: Brian Rasmusson 218-784-5537

Gilbert, MN
500,000 Gallon Single Ped & 500,000 Gallon GSR
Owner/Client: City of Gilbert, MN
Contact: Jack Bradach 218-748-2232

Osakis, MN
200,000 Gallon Single Pedestal
Owner/Client: City of Osakis, MN
Contact: Greg Gottwald 320-859-2150

Roseau, MN
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Roseau, MN
Contact: Gary Przekwas 218-463-2351

3M Cottage Grove, MN
250,000 Gallon Single Pedestal
Owner/Client: 3M Cottage Grove
Contact: Michael Rogers 651-458-2293

Pine Island, MN
300,000 Gallon Toro Ellipsoidal
Owner/Client: City of Pine Island, MN
Contact: Todd Roberston 507-356-4390

Glenwood, MN
400,000 Gallon GSR
Owner/Client: City of Glenwood, MN
Contact: Dave Perryman 320-634-5433

Park Rapids, MN
400,000 Gallon Single Pedestal
Owner/Client: City of Park Rapids, MN
Contact: Scott Burlingame 218-732-3163

East Grand Forks, MN
500,000 Gallon Double Ellipsoidal
Owner/Client: City of East Grand Forks, MN
Contact: Brian Johnson 218-773-1511

Milaca, MN
500,000 Gallon Hydropillar
Owner/Client: City of Milaca, MN
Contact: Gary Kirkeby 320-362-4055

Montgomery, MN
500,000 Gallon Hydropillar
Owner/Client: City of Montgomery, MN
Contact: Shane Oksanen 507-364-5017

Owatonna, MN
500,000 Gallon Legged & 1MG GSR
Owner/Client: Owatonna Public, MN
Contact: Roger Noble 507-451-2480

St. Paul Park, MN
500,000 Gallon Single Pedestal
Owner/Client: City of St Paul Park, MN
Contact: Anthony Brinkman 651-459-3730

Hastings, MN
0.75 MG & 1.0 MG Hydropillar
Owner/Client: City of Hastings, MN
Contact: Ryan Stempiski P E 651-480-2368

Andover, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Andover, MN
Contact: David Berkowitz 763-755-5100

Eagan, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Eagan, MN
Contact: Tim Plath 651-675-5643

Otsego, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Otsego, MN
Contact: Kurt Neidermeier 763-441-4414

Burnsville, MN
1.0MG, 1.6MG, 7.0MG, 7.0MG
Owner/Client: City of Burnsville, MN
Contact: Tony White 952-895-4552

Mounds View, MN
500,000 Gallon Hydropillar
Owner/Client: City of Mounds View, MN
Contact: Don Peterson 763-717-4050

Red Lake Falls, MN
500,000 Gallon Hydropillar
Owner/Client: City of Red Lake Falls, MN
Contact: Matt Swendra 218-253-2684

Thief River Falls, MN
500,000 Gallon Single Pedestal
Owner/Client: City of Thief River Falls, MN
Contact: Wayne Johnson 218-681-3809

Prior Lake, MN
750,000 Gallon Toro Ellipsoidal
Owner/Client: City of Prior Lake, MN
Contact: Nick Monserud 952-447-9894

Brooklyn Park, MN
1,000,000 Gallon Oblatoid
Owner/Client: City of Brooklyn Park, MN
Contact: Richard Luckow 763-493-8008

Lino Lakes, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Lino Lakes, MN
Contact: Justin Williams 651-982-2457

Savage, MN
1,000,000 Gallon Hydropillar
Owner/Client: City of Savage, MN
Contact: Mike Klimers 952-224-3440

New Brighton, MN
1,300,000 Gallon GSR
Owner/Client: City of New Brighton, MN
Contact: Eric Volk NB 651-638-2100

Apple Valley, MN

1.5MG Composite & 4.0MG GSR

Owner/Client: City of Apple Valley, MN

Contact: Kent Zimmerman 952-953-2442

Chaska, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Chaska, MN

Contact: Matthew Haefner 952-448-4335

Richfield, MN

1,500,000 Gallon Toro Ellipsoidal

Owner/Client: City of Richfield, MN

Contact: Chad Donnelly 612-861-9798

St. Paul Regional Water Services, MN

1,500,000 Gallon Hydropillar

Owner/Client: St Paul Regional Water, MN

Contact: Tim Bagstad P E 651-266-6283

Maple Grove, MN

2,000,000 Gallon Hydropillar

Owner/Client: City of Maple Grove, MN

Contact: Jay Murzyn P E 763-494-6358

Austin, MN

2,500,000 Gallon GSR

Owner/Client: Austin, MN

Contact: Mark Nibaur 507-433-8886

Grandview, MO

1,500,000 Gallon Toro Ellipsoidal

Owner/Client: City of Grandview, MO

Contact: Perry Thomas 816-966-0550

Hunter, ND

50,000 Gallon Double Ellipsoidal

Owner/Client: City of Hunter North, ND

Contact: Johnny Jorgensen 701-874-2161

Bloomington, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Bloomington, MN

Contact: Mike Petersen 952-563-8774

New Hope, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of New Hope, MN

Contact: Dave Lemke 763-592-6762

Shoreview, MN

1,500,000 Gallon Hydropillar

Owner/Client: City of Shoreview, MN

Contact: Tom Wesolowski 651-490-4652

Golden Valley, MN

1.5MG Legged & 4.5MG Underground Concrete

Owner/Client: City of Golden Valley, MN

Contact: Joe Hansen 763-593-8038

Cloquet, MN

2,000,000 Gallon and 5,000,000 Gallon GSR

Owner/Client: City of Cloquet, MN

Contact: Ross Biebl 218-451-5981

Coon Rapids, MN

5,500,000 Gallon GSR

Owner/Client: City of Coon Rapids, MN

Contact: Tim Himmer P E 763-767-6462

Arthur, ND

50,000 Gallon Elevated Ball

Owner/Client: Moore

Contact: Cavin Berube, P.E. 701-566-6008

New Rockford, ND

250,000 Gallon Double Ellipsoidal

Owner/Client: City of New Rockford North, ND

Contact: Bruce Hirschert 701-947-2205

Devils Lake, ND
500,000 Gallon Oblatoid
Owner/Client: City of Devils Lake North, ND
Contact: Michael Grafsgaard 701-662-7600

Fargo, ND
0.5MG and 1MG Single Pedestal
Owner/Client: AE2S
Contact: Kevin Johnson P E 218-299-5610

Lincoln, NE
300,000 Gallon GSR
Owner/Client: Lincoln Electric System
Contact: Katie Gultierrez 402-473-3417

Schuyler, NE
500,000 Gallon EWT
Owner/Client: JEO Consulting Group
Contact: David Henke 402-443-4661

Los Alamos County, NM
200,000 Gallon Single Pedestal
Owner/Client: Los Alamos County New, NM
Contact: Jack Richardson, P.E. 505-662-8215

Spring Valley, SD
75,000 Gallon GSR
Owner/Client: B-Y Water District - Spring Valley
Contact: Terry Woolton 605-463-2531

Avon, SD
150,000 Gallon GSR
Owner/Client: B-Y Water District - Avon
Contact: Terry Woolton 605-463-2531

Lakeport, SD
150,000 Gallon GSR
Owner/Client: B-Y Water District - Lakeport
Contact: Terry Woolton 605-463-2531

Sioux Falls, SD
0.5MG Single Pedestal & 5MG GSR
Owner/Client: City of Sioux Falls South, SD
Contact: Darin Freese 605-373-6971

Freeman, SD
2,300,000 Gallon GSR
Owner/Client: B-Y Water District - Freeman
Contact: Terry Woolton 605-463-2531

Haugen, WI
50,000 Gallon Double Ellipsoidal
Owner/Client: City of Haugen, WI
Contact: Rick Long 715-234-8014

Birchwood, WI
60,000 Gallon Single Pedestal
Owner/Client: City of Birchwood, WI
Contact: Tucker Fee 715-651-7003

Sturgeon Bay, WI
120,000 Gallon Clarifier
Owner/Client: City of Sturgeon Bay, WI
Contact: Cliff White 920-746-2820

Curtiss, WI
150,000 Gallon Single Pedestal
Owner/Client: City of Curtiss, WI
Contact: Todd Weich 715-613-2013

St. Croix Falls, WI
.15MG Single Pedestal & .06MG Standpipe
Owner/Client: City of St Croix Falls, WI
Contact: Matt Larson 715-483-3929

Eleva, WI
150,000 Gallon Single Pedestal
Owner/Client: City of Eleva, WI
Contact: Jon Strand, P.E. 715-861-5226

Dresser, WI
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Dresser, WI
Contact: Bryan Raddatz 715-755-2940

Milton, WI
200,000 Gallon Double Ellipsoidal
Owner/Client: City of Milton, WI
Contact: Ron Griffin 608-868-6905

Rib Lake, WI
200,000 Gallon Single Pedestal
Owner/Client: City of Rib Lake, WI
Contact: Dan Koehler 715-869-2811

Baraboo, WI
250,000 Gallon Single Pedestal
Owner/Client: City of Baraboo, WI
Contact: Wade Peterson 608-355-2740

Prescott, WI
250,000 Gallon Single Pedestal
Owner/Client: City of Prescott, WI
Contact: Mike Kinneman 651-269-8437

Orfordville, WI
300,000 Gallon Single Pedestal
Owner/Client: City of Orfordville, WI
Contact: Nicholas Todd 608-879-2004

Abbotsford, WI
400,000 Gallon Single Pedestal
Owner/Client: City of Abbotsford, WI
Contact: Josh Soyk 715-613-2973

Mineral Point, WI
400,000 Gallon Hydropillar
Owner/Client: City of Mineral Point, WI
Contact: Bart Nies, P.E. 608-987-2361

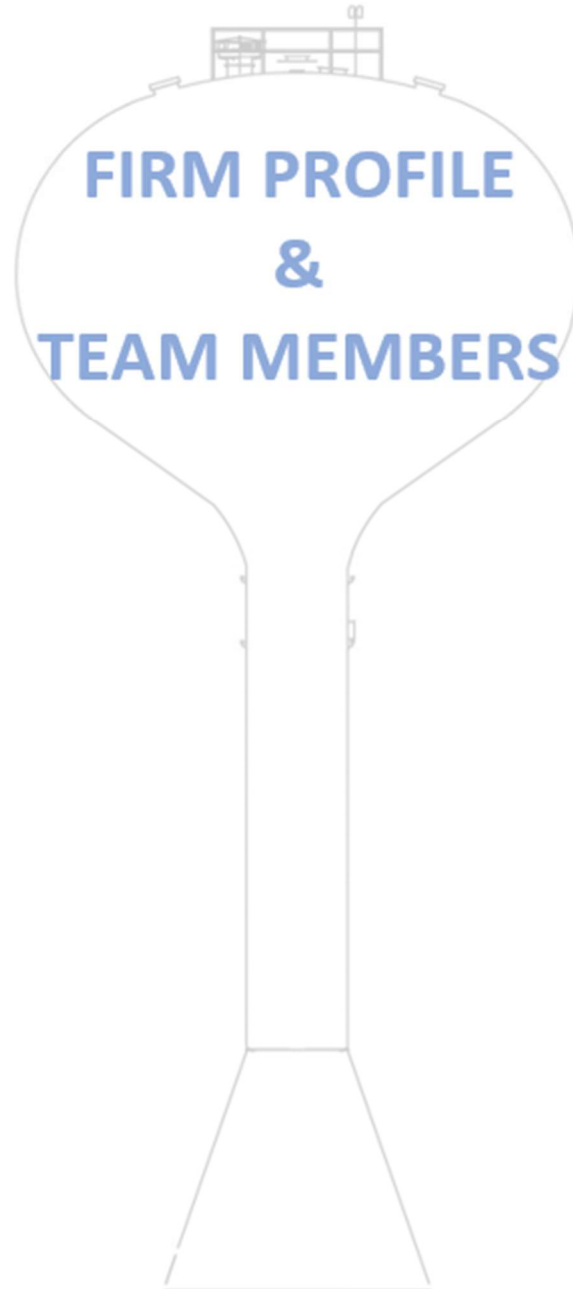
Delavan, WI
500,000 Gallon Single Pedestal
Owner/Client: City of Delavan, WI
Contact: Nick Griffin 262-728-5585

Burlington, WI
2.2MG Standpipe & .3MG Double Ellipsoidal
Owner/Client: City of Burlington, WI
Contact: Howard Moser 262-342-1181

Marshfield, WI
3,000,000 Gallon GSR
Owner/Client: City of Marshfield, WI
Contact: John Richmond P E 715-387-1195

Eau Claire, WI
4,000,000 Gallon GSR
Owner/Client: City of Eau Claire, WI
Contact: Steve Hayden 715-839-6122

MCF-Stillwater, MN
Filter Tank
Owner/Client: MCF, MN
Contact: Robert Opatrny 651-262-8593



ABOUT US

Founded in 1995, **KLM Engineering, Inc.** is a consulting and inspection firm. On average, KLM completes over 150 water storage projects each year for clients across the United States. KLM specializes in:

- ◆ Inspection services on new and reconditioned elevated water towers, ground storage reservoirs, water treatment plants, wastewater treatment plants and concrete tanks during construction.
- ◆ Inspection and evaluations of existing concrete and steel storage tanks, pressure vessels, and other related structures.
- ◆ Design Build services.
- ◆ Preparation of project specifications for tank rehabilitation/lead paint abatement and disposal.
- ◆ Welding inspection during rehabilitation.
- ◆ Tank cleanings.
- ◆ Non-destructive testing.
- ◆ Antenna lease reviews, removal and installation inspections, and drawing reviews.
- ◆ Wastewater treatment plant inspections.

Our Engineers Are:

- ◆ Experienced in design and structure modifications based upon years of employment with tank fabricators, erectors and consulting engineers.
- ◆ Experienced at examining existing tanks regarding corrosion, structure integrity and fitness for continued service.
- ◆ Registered Professional Engineers with practical knowledge of current designs and code requirements.

Our Inspectors Are:

- ◆ Association for Materials Protection and Performance (AMPP), formerly NACE, trained/certified protective coating inspectors.
- ◆ American Welding Society (AWS) associate/certified welding inspectors.
- ◆ Experienced journeyman painters, climbers and riggers with proven abilities to perform proper hands-on inspections and testing.
- ◆ Experienced in project management and enforcement of specifications for quality control and lead abatement.

REGIONAL OFFICES

- ◆ Headquarters | Woodbury, Minnesota
- ◆ Great Lakes Region | New Lenox, Illinois
- ◆ West Central Region | Blue Springs, Missouri

INSURANCE COVERAGE

Our firm maintains general liability, automotive, professional liability insurance and workers compensation. A certificate of insurance, listing the client as additional insured, will be provided upon execution of a contract.

PROFESSIONAL AFFILIATIONS

Association & Corporate Affiliations



Local Association Affiliations

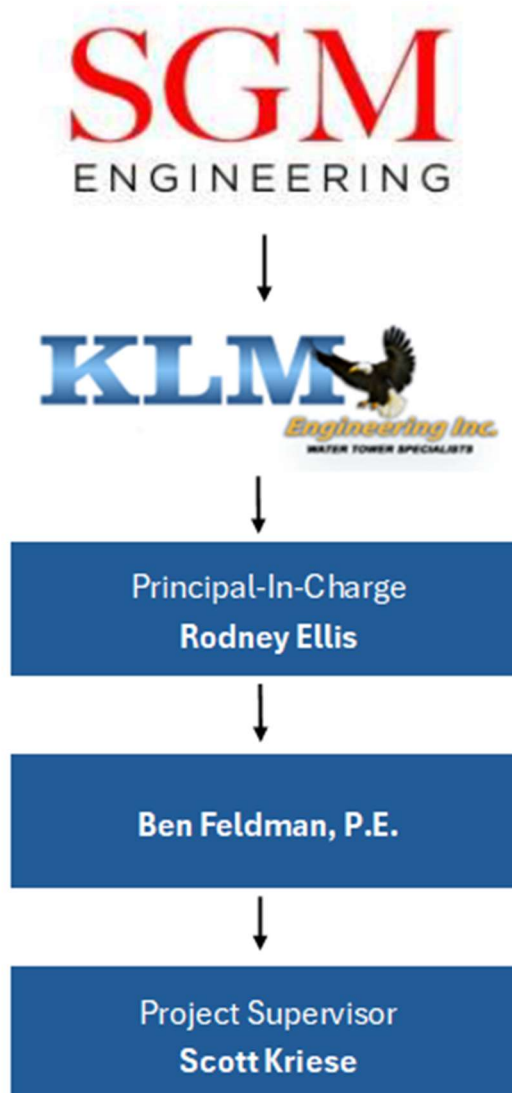


Charities



PROJECT TEAM CHART

Designed Specifically For:



PROJECT-SPECIFIC TEAM MEMBER RESUMES



Rodney Ellis | Vice President/COO

☎ 612-810-0956 @ rellis@klmengineering.com



Education, Experience & Certifications

- ◆ Mount Senario College
- ◆ Federal Department of Natural Resources
- ◆ OSHA 10
- ◆ Certified Competent Climber
- ◆ NACE/AMPP Level 3 #1686
 - 37 Years Certified Experience
- ◆ AWS Weld Inspection Certified #04040311
 - 29 Years Certified Experience

KLM Projects

City of Valley Center, KS
Reconditioning of 0.75MG Composite



City of Moorhead, MN
New Construction of 0.75MG Composite



City of Andover, MN
Reconditioning of 1.0MG Hydropillar

City of Brighton, CO
New Construction of 2.0MG Composite

City of Des Moines, IA
Reconditioning of 4.1MG Standpipe

City of Hinckley, MN
Reconditioning of 0.3MG Single Pedestal

City of Joliet, IL
Reconditioning of 1.0MG Toro Ellipsoidal

City of Rogers, AR
Reconditioning of 2.0MG Toro Ellipsoidal

City of Verndale, MN
New Construction of 0.075MG Hydrocone

City of Parshall, ND
New Construction of 0.5MG Composite

City of Lawrence, KS
Reconditioning of 1.5MG Ground Storage Tank



Ben Feldman, PE | Civil Engineer

☎ 651-773-5111

@ bfeldman@klmengineering.com



Education, Experience & Certifications

- ◆ University of Minnesota - Twin Cities
 - BS Civil Engineering
 - Minor in Business Management
 - Men's Crew
- ◆ OSHA 10
- ◆ Licensed Professional Engineer
 - Minnesota License No. 49598
 - Colorado License No. 57334
 - South Dakota License No. 16938
- ◆ MN AWWA Awards Committee Co-Chair
 - Past Secretary-Treasurer

KLM Projects

City of Hastings, MN

Reconditioning of 0.75MG Hydropillar

City of Brighton, CO

New Construction of 2.0MG Composite

City of Hinckley, MN

Reconditioning of 0.15MG Double Ellipsoidal

City of Jamaica, IA

New Construction of 0.05MG Single Pedestal

City of Delavan, WI

Reconditioning of 0.5MG Single Pedestal

City of Lawrence, KS

Reconditioning of 1.5MG Ground Storage Tank

City of Napoleon, ND

New Construction of 0.3MG Single Pedestal

City of Goodview, MN

Reconditioning of 0.1MG Single Pedestal

City of Verndale, MN

New Construction of 0.075MG Hydrocone

City of West Chicago, IL

Reconditioning of 0.5MG Booster Reservoirs

City of Rogers, AR

Reconditioning of 2.0 MG Toro Ellipsoidal



Scott Kriese | Project Supervisor

☎ 651-773-5111

@ skriese@klmengineering.com



Education, Experience & Certifications

- ◆ NACE/AMPP Level 3 #11236
- ◆ 25 Years Industry Experience
- ◆ OSHA 10
- ◆ Certified Competent Climber

KLM Projects

City of Moorhead, MN

New Construction of 0.75MG Composite



City of Otsego, MN

New Construction of 1.5MG Composite

Village of Dresser, WI

Reconditioning of 0.2MG Double Ellipsoidal

City of Farmington, MN

Reconditioning of 1.5MG Hydropillar

City of Baxter, MN

Reconditioning of 0.75MG Hydropillar

City of St. Cloud, MN

Reconditioning of 1.0MG Hydropillar

City of Plymouth, MN

Design Build of 2.0MG Toro Ellipsoidal

Village of Somerset, WI

New Construction of 0.2MG Composite

City of Sioux Falls, SD

Reconditioning of 1.5MG Composite

City of Neodesha, KS

Reconditioning of 0.2MG Single Pedestal

Jackson County PWSD #1, MO

Reconditioning of 1.5MG Elevated Water Tower

City of Elgin, IL

Reconditioning of 1.0MG Single Pedestal

City of South Bend, IN

Reconditioning of 1.5MG Single Pedestal

City of Forney, TX

New Construction of 1.0MG Composite

City of Rogers, AR

Reconditioning of 2.0MG Toro Ellipsoidal

City of Topeka, KS

New Construction of 1.0MG Composite

City of Kansas City, MO

New Construction of 3.0MG Composite

Oglala Sioux Rural Water Supply System, SD

New Construction of 0.8MG Composite

City of Sioux Falls, SD

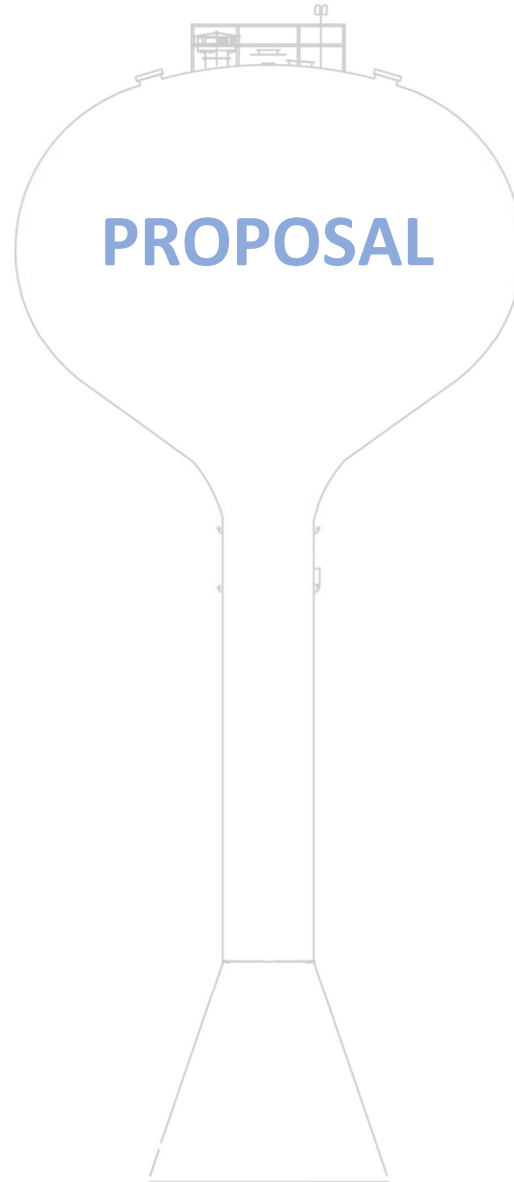
Reconditioning of 0.5MG Single Pedestal

City of Jamaica, IA

New Construction of 0.05MG Composite

City of Dubuque, IA

Reconditioning of 2.4MG Ground Storage Tank



PROJECT UNDERSTANDING

KLM understands that we will work with the owner to provide third-party coating and welding inspection services during the rehabilitation of the city's 2MG ground storage tank.

BENEFITS TO THE CITY OF PAONIA

Today's protective coating systems are designed to last 25-30 years with only minor maintenance. Tight project specifications and full-time inspections give the coating systems the opportunity to realize their intended service life.

1. Welding and full-time AMPP Coating Inspections during reconditioning assures that the work performed by the contractor is in conformance with the specifications, as to maximize its life expectancy. KLM's inspectors monitor workmanship during all phases of work to verify the contractor's work meets the specification. Utilizing this process reduces reconditioning cycles over the life of the tank.
2. Our project supervision and inspection services provide a buffer between the project specifications and the real-world challenges that can negatively affect the project performance.

TIMELINE

Upon execution of an agreement, KLM proposes the following schedule to perform the work:

- A. Construction Supervision and Inspection Services.
 - ◆ Completed in 2025

CONSTRUCTION SERVICES

Construction Administration

The project manager (SMG) and project supervisor (KLM) work together on managing the project. KLM communicates with the inspector daily to help enforce the project specifications, as necessary. The project supervisor is the main contact between the contractor representative and the Owner.

Construction Supervision Consists of The Following:

- ◆ Attend pre-construction conference.
- ◆ Periodically perform on-site review of project's work status and report to the Engineer.
- ◆ Coordinate progress meetings, as necessary.
- ◆ Review of meeting minutes.
- ◆ Scheduling inspections.
- ◆ Review of inspector's daily documentation.

Construction Observation

The inspector assigned to this project will be an AMPP Coating Inspector and Welding Inspector working under the direct supervision of a AWS Certified Welding Inspector. All our inspectors have extensive practical experience and knowledge of water storage tank reconditioning. They are experienced sandblasters, painters, climbers, riggers, coating inspectors, welders and welding inspectors which allow the inspector to perform inspections alongside the contractor to ensure the conformance to the project specification.

Field Inspections Consist of the Following:

- ◆ A pre-construction meeting with the client and contractor to clearly define the role of the Engineer and Inspector, to discuss the intent of the specifications, and to ensure all parties agree to the scope of work and expectations regarding the quality of work.
- ◆ Monitor and approval of the structure repairs and modifications for conformance to the specifications.
- ◆ Inspection of the abrasive blasting media and equipment for conformance to the specifications and to prevent contamination of surfaces during surface preparation with moisture and oil or other contaminants.
- ◆ Monitor the paint removal and disposal process for conformance to the specifications and environmental regulations.
- ◆ Monitor the contractors mixing and application of the coats for conformance to the specifications and the coat manufacturer's recommendations.
- ◆ Approve surface preparation samples.
- ◆ Record the contractor's progress for adherence to the construction schedule.
- ◆ Submit daily and weekly inspection reports and photos. Prepare and file copies of the reports on construction activities.
- ◆ Monitor punch list items and subsequent corrective action by the contractor.
- ◆ Final inspection and substantial completion.

DELIVERABLES

The Owner owns and retains this documentation. KLM also retains these records for future reference. Deliverables are submitted electronically, unless indicated hard copy.

- ◆ Daily Logs and Weather Logs.
- ◆ Surface Preparation.
- ◆ Daily Digital Photos.
- ◆ Weekly Summary and Progress Meetings.
- ◆ Project Acceptance Certificate.

FEE SUMMARY

KLM will manage the water tank rehabilitation with project supervision, welding inspection and coating inspection. KLM Engineering estimates this to be a ten (10) week project. If the contractor completes the project in less than ten weeks, KLM will only invoice at the actual hours required to perform the inspections during the initial mobilization.

TOTAL HOURLY, NOT TO EXCEED

\$97,860.00

NOTE: Additional inspection can be carried out according to our current fee schedule. Any additional 3rd party coating and welding inspection time required and approved by the city will be charged at the rate of \$1,398.00 per day during the initial mobilization. If the contractor completes the project in less than ten weeks, the fees will be reduced by \$1,398.00 per day for completing ahead of schedule.

WHY USE KLM

KLM Engineering Inc. has been evaluating water towers for over 30 years. KLM is the leader in providing engineering and inspection services during reconditioning of towers greater than 400,000-gallons. Our reference list has customers including the US Military, US Steel, Indian Health Services, and municipalities ranging from coast-to-coast and beyond, including Hawaii.

AGREEMENT

This proposal is valid for thirty (30) days from the date of this proposal. If the City of Paonia, CO finds this proposal acceptable, please sign and return it by email or mail. By signing and returning this signature page only, you agree to the terms of the entire proposal document submitted.

This Agreement, between Paonia and KLM Engineering, Inc. is accepted by:

CITY OF PAONIA
214 Grand Avenue
Paonia, CO 81428

KLM ENGINEERING, INC.
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125

Signature

Signature

Name

Kara Fritze
Name

Title

Business Development
Title

Date

July 16, 2025
Date

We look forward to working with you.

Sincerely,

KLM ENGINEERING, INC.
Kara Fritze
Business Development
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125
Cell: 612-494-0241
Email: kfritze@klmengineering.com

REV 2025.3.13

TERMS AND CONDITIONS

Below are KLM's standard Terms and Conditions. The below Terms and Conditions are part of this Agreement between the City and KLM Engineering, Inc., unless otherwise agreed to in writing by both parties.

KLM ENGINEERING, INC. (KLM) TERMS AND CONDITIONS

1. **AGREEMENT.** The agreement between the parties when entered by the parties shall include the applicable referenced agreement documents (i.e., KLM proposal/Agreement) and shall include these KLM Terms and Conditions (the "Agreement"). The Agreement may not be modified except by mutual agreement in writing.
2. **ADDITIONAL SERVICES.** Additional work or services shall not be performed without a KLM executed change order or purchase order outlining the scope of additional work or services.
3. **KLM CLIENT RESPONSIBILITIES.** The KLM Client shall fully disclose to KLM its knowledge of the condition of the project structure(s), its past and present contents and shall provide KLM with full information regarding the requirements for the project; shall designate an individual to act on the KLM Client's behalf regarding the project; and provide safe access to and at the project site. When reasonably requested by KLM, the KLM Client shall furnish the services of other consultants including, but not limited to engineers and insurance representatives. The KLM Client shall test for pollution and hazardous materials when required by law or as requested by KLM. The KLM Client shall provide KLM with all necessary permits and other authorizations.
4. **SAFETY.** KLM shall be responsible for the safety of KLM personnel at the project site. The KLM Client or other persons shall be responsible for the safety of all other persons at the project site. The KLM Client shall inform KLM of any known or suspected hazardous materials or unsafe conditions at the project site. If, during the course of the KLM services, such materials, or conditions are discovered at the project site, KLM reserves the right to take measures to protect KLM personnel and equipment or to immediately terminate KLM services. The KLM Client agrees to be responsible for, and agrees to pay, any such additional protection costs. Upon such discovery by KLM, KLM agrees to use commercially reasonable efforts to notify the KLM Client in writing, of hazardous materials or unsafe conditions regarding the project site.
5. **HAZARDOUS MATERIALS.** Unless otherwise agreed to in the scope of work with the KLM Client, KLM has no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials at the project site. To the full extent permitted by the law, the KLM Client shall defend, indemnify, and hold harmless KLM, its employees and representatives from all claims, including costs and attorney fees, arising out of the presence of hazardous materials or exposure to the same on the job site.
6. **SITE ACCESS AND RESTORATION.** The KLM Client will provide KLM and its representatives with safe and legal project site access. It is understood by the KLM Client that in the normal course of KLM providing its services and work, some nominal damage to the project site may occur. KLM agrees to take reasonable commercial precautions to minimize such damage, if any. Restoration of the project site, if any, is the responsibility of the KLM Client, unless otherwise agreed to in writing in the scope of work.

7. **KLM LIMITED WARRANTY AND DISCLAIMER.** KLM will perform services consistent with the standard of care and skill normally performed by other like firms in the industry and profession at the time of this service and in the geographic area of the project. **EXCEPT AS EXPRESSLY STATED IN THIS SECTION, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, PERTAINING TO THE PRODUCTS AND SERVICES SOLD UNDER THIS AGREEMENT. KLM DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL KLM BE LIABLE TO THE KLM CLIENT, ITS AGENTS, REPRESENTATIVES, EMPLOYEES, CUSTOMERS OR ANY OTHER THIRD PARTY, FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF USE, LOSS OF REVENUE OR LOSS OF PROFIT, IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT OR THE EXISTENCE, FURNISHING OR FUNCTIONING OF ANY ITEM OR SERVICES PROVIDED FOR IN THIS AGREEMENT OR FROM ANY OTHER CAUSE, INCLUDING WITHOUT LIMITATION CLAIMS BY THIRD PARTIES, EVEN IF KLM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**
8. **SCHEDULING.** Prior to KLM scheduling its services related to the project, the KLM Client shall furnish KLM with a written Agreement, purchase order or other written request for KLM services and shall give as much notice as reasonably possible in advance of the time when the KLM services are desired to commence. The KLM service schedule shall be mutually agreed upon by the parties in writing. If a KLM inspection is canceled or delayed after KLM personnel and/or equipment are in transit to the project site, then the KLM Client shall be billed, and the KLM Client agrees to pay for KLM time and expenses according to the then current KLM Fee Schedule for KLM time spent and KLM costs incurred. If KLM is unable to redirect KLM representatives to other third-party project sites on the canceled or delayed scheduled service day, at a minimum, the KLM Client will be billed and the KLM Client agrees to pay KLM for one (1) full day of KLM labor.
9. **INSURANCE.** KLM will maintain worker's compensation insurance and comprehensive general liability insurance. KLM will provide KLM Client with a certificate of insurance upon KLM Client's request.
10. **PAYMENT.** KLM will submit periodic invoices for KLM services provided and work performed. Invoices are due upon receipt. The KLM Client agrees to inform KLM of invoice questions or disputes within 10 business days of the invoice date. The KLM Client agrees to pay all undisputed KLM invoiced amounts within 45 days of the invoice date. The KLM Client agrees to pay interest on all overdue amounts at a rate of 1.5% per annum or the rate allowed by law, whichever is less, plus costs of collection, court costs, and reasonable attorney fees on all such amounts. If any undisputed invoice remains unpaid for 60 days, then KLM may, at its sole discretion, suspend or terminate services to the KLM Client without liability.
11. **INDEMNIFICATION.** KLM shall indemnify and hold harmless the KLM Client and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by KLM's negligent acts or omissions.

The KLM Client shall indemnify and hold harmless KLM and its shareholders, directors, officers, members, governors and employees from liability, claims, losses, and damages arising out of or relating to the applicable Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or injury to, or destruction of tangible property, including the loss of

use resulting therefrom to the extent caused by the KLM Client's negligent acts or omissions. Further, the KLM Client shall indemnify and hold harmless KLM from all claims or losses arising out of the unauthorized use of KLM's Documents.

12. **LIMITATION OF LIABILITY. IN NO EVENT SHALL KLM OR THE KLM CLIENT BE LIABLE, ONE TO THE OTHER, FOR INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE FURNISHING, PERFORMANCE OR USE OF ANY PRODUCTS OR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.**
13. **DELAYS.** If KLM service or work delays are caused by the KLM Client, by third parties, strikes, natural causes, weather, or other circumstances beyond KLM's control, a reasonable time extension for performance of KLM services and work shall be granted, and KLM shall be entitled to and the KLM Client agrees to pay KLM an equitable fee adjustment.
14. **TERMINATION.** After seven (7) days written notice, either party may elect to terminate this Agreement. Notwithstanding the foregoing, the KLM Client agrees to pay for all KLM services provided and work performed through the date of termination. Notwithstanding the foregoing, the following sections shall survive the termination of this Agreement: Sections 5, 7, 10, 11, 12, 15, 16, 21 and 24.
15. **SEVERABILITY.** Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions of the Agreement shall continue in full force and effect.
16. **KLM'S DOCUMENTS.** All reports, specifications, drawings and other documents furnished by KLM are part of KLM's services and work for the KLM Client and the same are for use only for the project (KLM Documents). KLM retains all ownership of said documents regardless of whether the project is completed. The KLM Client may retain copies of the KLM Documents for reference purposes. KLM does not represent or warrant that the KLM Documents are suitable for reuse on any extension of the project or on other projects. The KLM Client shall not use the KLM Documents without KLM's written consent.
17. **ASSIGNMENT.** KLM may not assign this Agreement to any other person unless written consent is obtained from the KLM Client.
18. **AMENDMENTS.** Any modification or amendment of to this Agreement shall require a written agreement signed by both Parties.
19. **NONDISCRIMINATION.** In the hiring of employees to perform work under this Agreement, KLM shall not discriminate against any person by reason of any characteristic or classification protected by state or federal law.
20. **GOVERNING LAW.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota without regard to or application of conflicts of law rules or principles. All proceedings related to this Agreement shall be venued in **Washington County, Minnesota.**
21. **AUDIT.** Pursuant to **Minnesota Statutes, § 16C.05, Subdivision 5**, KLM agrees that the KLM Client, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary (but under all circumstances not

more often than once per calendar year), shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, or records which are pertinent to the accounting practices and procedures of KLM, and involve transactions relating to this Agreement.

22. **JOB SITE IMAGES, PHOTOGRAPHY AND VIDEO.** During the term of this Agreement and thereafter, KLM has the KLM Client's permission to take photographs or video of the project site for training, documentation, education or KLM promotional purposes. A signed Agreement that includes these KLM Terms and Conditions constitutes the KLM Client's written permission to KLM regarding the use of the items and information set forth in this section.
23. **WAIVER.** The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other Party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.
24. **HEADINGS.** Section headings used in this Agreement are for convenience only, have no legal significance, and in no way change the construction or meaning of the terms hereof.
25. **ENTIRE AGREEMENT.** This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

End of the KLM Terms and Conditions.

Rev 2022.11.23

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Consideration of Adopting Resolution 18-2025 Accepting the Comprehensive Master Plan
SUBMITTED BY:	Stefen Wynn, Town Administrator & Treasurer
DATE:	7.17.2025
BACKGROUND:	The Board of Trustees received a grant from DOLA to complete an update to the Comprehensive Plan for the Town's corporate limits and its growth management area. After no less than three restarts on updating the 1996 Comprehensive Master Plan that all resulted in ultimately not adopting the plan, the Planning Commission has successfully adopted its first Comprehensive Plan in almost thirty years. The Planning Commission is grateful for the information gathering and public sessions that its consultant, Phoenix Rising Resources, completed on the commission's behalf. After numerous public input sessions and public review and commenting periods of each individual element of the plan, the Planning Commission unanimously adopted it on 7.16.2025 during a duly noticed public hearing. The Town Administrator filed a closeout report with DOLA on 7.17.2025 since the plan has been adopted. The BoT must consider acceptance of the plan before it is considered active and the Delta BoCC must also accept the plan for the growth management area and future land use planning of the areas surrounding the Paonia corporate limits.
BUDGET:	\$68,110.62 for services rendered by Phoenix Rising Resources and hundreds of volunteer and staff hours.
RECOMMENDATION:	RECOMMENDED MOTION: I move to approve Resolution 18-2025.
ATTACHMENT:	7/16/2025 Planning Commission Meeting Minutes (DRAFT) PCR 25-01 Adopting Comprehensive Plan 06/12/2025 Master Plan Affidavit R 18-2025 Accepting the Comprehensive Master Plan

**TOWN OF PAONIA, COLORADO
RESOLUTION NO. 18-2025**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, ACCEPTING A COMPREHENSIVE MASTER PLAN FOR THE TOWN OF PAONIA AND ITS GROWTH MANAGEMENT AREA

WHEREAS, the Town of Paonia (“The Town”) is required by C.R.S. §31-23-206 to make and adopt a Comprehensive Master Plan for the physical development of the municipality, including areas outside of its boundaries; and

WHEREAS, the Town’s previous Comprehensive Master Plan was adopted in 1996 and no longer serves as an adequate planning tool to direct and channel growth and redevelopment for the future; and

WHEREAS, pursuant to state statute and §2-6-20 of the Paonia Municipal Code, the Paonia Planning Commission is charged with making and adopting a Comprehensive Master Plan for the Town; and

WHEREAS, the Town, through a team of consultants and extensive participation by both the Planning Commission and the Board of Trustees, conducted extensive public outreach on the plan, including joint work sessions of the Planning Commission and the Board of Trustees, and engaged the community through work sessions for each element of the Comprehensive Master Plan; and

WHEREAS, on July 16, 2025, the Planning Commission held a duly noticed public hearing to consider adoption of the Paonia Comprehensive Plan, at which hearing the Planning Commission considered comments from Paonia staff and the public; and

WHEREAS, the Planning Commission found that the proposed Paonia Comprehensive Plan satisfied the requirements of the Paonia Municipal Code and state statute and adopted the attached Paonia Comprehensive Plan as the Master Plan for the Town of Paonia; and

WHEREAS, the Board of Trustees, of the Town of Paonia, Colorado, desires to evidence its support of the Comprehensive Plan by accepting it as the Official Master Plan for the Town of Paonia.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Board of Trustees of the Town of Paonia hereby accepts the Comprehensive Master Plan adopted by the Planning Commission on July 16, 2025 Pursuant to C.R.S. §31-23-206, attached hereto as Exhibit A and incorporated herein by this reference as the official Comprehensive Master Plan for the Town of Paonia, Colorado.

Section 3. A copy of the 2025 Paonia Comprehensive Plan is available for review during normal business hours at Town Hall.

PASSED AND ADOPTED this 22nd day of July, 2025.

Paige Smith, *Mayor*

Kathy Swartz, *Mayor Pro-Tempore*

Rick Stelter, *Trustee*

Lucy Hunter, *Trustee*

John Valentine, *Trustee*

Walter Czech, *Trustee*

Mike Heck, *Trustee*

ATTEST:

Samira M. Vetter, Town Clerk



**Town of Paonia
214 Grand Avenue
Wednesday, July 16, 2025 6:00 PM
Planning Commission Minutes**

Record of Proceedings

Vice-Chair Howe calls the meeting to order at 6:00PM

Roll Call

Present:

Vice-Chair Howe
Commissioner Bachran
Commissioner Hunter
Commissioner Smith
Commissioner Stelter
Commissioner Wynn

Absent:

Chair Watson

Approval of Agenda

Commissioner Bachran makes a motion to approve the agenda. Seconded by Commissioner Stelter.

The motion carries unanimously.

Approval of Minutes

June 2, 2025 Planning Commission Minutes

Commissioner Smith makes a motion to approve the minutes with the correction of removal of 'MB' placeholder on page two of the minutes to reflect 'Commissioner Bachran'. Seconded by Commissioner Stelter

The motion carries unanimously.

Public Hearing

Consideration of Adopting Planning Commission Resolution 25-01 (PCR 25-01) Adopting a Comprehensive Master Plan

Vice-Chair Howe opens the public hearing at 6:01 PM.

Vice-Chair Howe outlines procedures and steps for the Public Hearing.

Commissioner Wynn, representing Staff, proceeds to make the staff presentation as there is no applicant presentation.

Public Comment:

J. Yeamans – speaks to planned growth area b (Lamborn Mesa area) and water distribution system.

Vice-Chair Howe closes the public hearing at 6:10 PM.

Commission discussion:

None

Commissioner Hunter makes a motion to accept Planning Commission Resolution Number 25-01, a Resolution of the Planning Commission of the Town of Paonia, Colorado, Adopting the Comprehensive Master Plan for the Town of Paonia and its Growth Management. Seconded by Commissioner Bachran.

Voting Aye:

Vice-Chair Howe

Commissioner Bachran

Commissioner Hunter

Commissioner Smith

Commissioner Stelter

Commissioner Wynn

Voting Nay:

None

Absent:

Chair Watson

Commissioner Wynn makes a motion to send this to the Board of Trustees and the County Commissioners for their acceptance. Seconded by Stelter.

The motion carries unanimously.

Adjournment

Vice Chair Howe adjourns the meeting at 6:12 PM.

Ruben Santiago, Deputy Town Clerk

Lyn Howe, Vice-Chair

**TOWN OF PAONIA, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 25-01
(PCR 25-01)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PAONIA,
COLORADO ADOPTING A COMPREHENSIVE MASTER PLAN FOR THE TOWN OF
PAONIA AND ITS GROWTH MANAGEMENT AREA**

WHEREAS, the Town of Paonia (“The Town”) is required by C.R.S. §31-23-206 to make and adopt a Comprehensive Master Plan for the physical development of the municipality, including areas outside of its boundaries; and

WHEREAS, the Town’s previous Comprehensive Master Plan was adopted in 1996 and no longer serves as an adequate planning tool to direct and channel growth and redevelopment for the future; and

WHEREAS, pursuant to state statute and §2-6-20 of the Paonia Municipal Code, the Paonia Planning Commission is charged with making and adopting a Comprehensive Master Plan for the Town; and

WHEREAS, the Town, through a team of consultants and extensive participation by both the Planning Commission and the Board of Trustees, conducted extensive public outreach on the plan, including joint work sessions of the Planning Commission and the Board of Trustees, and engaged the community through work sessions for each element of the Comprehensive Master Plan; and

WHEREAS, on July 16, 2025, the Planning Commission held a duly noticed public hearing to consider adoption of the Paonia Comprehensive Plan, at which hearing the Planning Commission considered comments from Paonia staff and the public; and

WHEREAS, the Planning Commission finds that the proposed Paonia Comprehensive Plan attached hereto satisfies the requirements of the Paonia Municipal Code and state statutes; and

WHEREAS, the Planning Commission desires to adopt the attached Paonia Comprehensive Plan as the master plan for the Town of Paonia.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF PAONIA, COLORADO, THAT:**

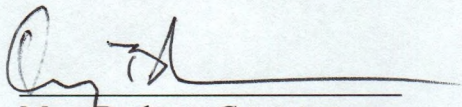
Section 1. The foregoing recitals are incorporated herein as if set forth in full.

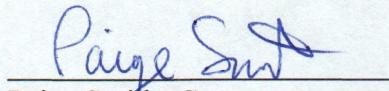
Section 2. Pursuant to C.R.S. §31-23-206, the Paonia Planning Commission at a duly noticed public hearing hereby adopts in its entirety the 2025 Paonia Comprehensive Plan attached hereto as Exhibit A and incorporated herein by this reference as the official Master Plan for the Town of Paonia.

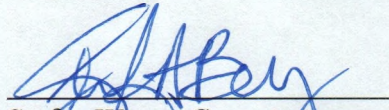
Section 3. A copy of the 2025 Paonia Comprehensive Plan is available for review during normal business hours at Town Hall.

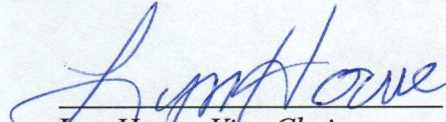
PASSED AND ADOPTED this 16th day of July, 2025.

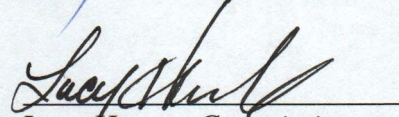
ABSENT
Suzanne Watson, *Chairperson*

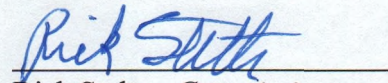

Mary Bachran, *Commissioner*


Paige Smith, *Commissioner*


Stefen Wynn, *Commissioner*


Lyn Howe, *Vice-Chairperson*


Lucy Hunter, *Commissioner*


Rick Stelter, *Commissioner*

ATTEST:


Ruben Santiago, Deputy Town Clerk



AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Delta County Independent, a newspaper printed and published in the City of Delta, County of Delta, State of Colorado, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jun. 12, 2025

NOTICE ID: aNxtJXkM2EPHsnnsFgy8

PUBLISHER ID: DCI000934

NOTICE NAME: PH Master Plan

Publication Fee: 18.00

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Rachel Cozart

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 06/13/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

**TOWN OF PAONIA,
COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the Town of Paonia will hold a Public Hearing commencing Wednesday, July 16, 2025, at 6:00 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing will be to consider the adoption of the final draft of the Comprehensive Plan.

Further Notice is hereby given that the Board of Trustees of the Town of Paonia will hold a Public Hearing commencing Tuesday, July 22, 2025, at 6:30 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing will be to consider the adoption of the final draft of the Comprehensive Plan.

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. The final draft of the Master Plan is available for inspection on the Town website (<https://townofpaonia.colorado.gov>) and a copy is available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, Colorado 81428.

Dated the 4th day of June, 2025.

**TOWN OF PAONIA,
COLORADO**
Samira Vetter, Town Clerk
Date: June 12, 2025
DCI000934

COMPREHENSIVE PLAN

TOWN OF PAONIA

ADOPTED BY THE PLANNING COMMISSION ON JULY 16, 2025



PHOTO CREDIT: STEVE HUNTLEY

ACKNOWLEDGEMENTS

Town of Paonia Mayors & Board of Trustee Members

Paige Smith (Mayor), Kathy Swartz (Mayor Pro-Tempore), Walter Czech (Trustee), Lucy Hunter (Trustee) Rick Stelter (Trustee), John Valentine (Trustee), Mike Heck (Trustee), Mary Bachran (Mayor, Retired), David Knutson (Mayor Pro-Tempore, former), Morgan MacInnis (Trustee, former), Thomas Markle (Trustee, former), William Brunner (Trustee, former)

Town of Paonia Planning Commission

Suzanne Watson (Chair), Lyn Howe (Vice-Chair), Mary Bachran, Paige Smith, Lucy Hunter, Rick Stelter, Stefen Wynn

The following former Planning Commission Members also assisted in this Plan:

David Knutson, Steve Clisset, William Brunner, Peter McCarthy

Town of Paonia Staff

Stefen Wynn, Town Administrator & Treasurer
Samira Vetter, Town Clerk
Ruben Santiago, Deputy Town Clerk
Cory Heiniger, Public Works Director
Matt Laiminger, Police Chief

Town of Paonia Committees

Parks Committee, and Tree Board

Consultant Team

Calla Rose Ostrander (Phoenix Rising Resources, LLC), Marissa Mommaerts (Resilience & Regeneration LLC), Molly Wheelock and Mara Mantoïu (Studio MW), Scott Brown (Active Peace), Jess Dervin-Ackerman (JDA Consulting), Shay Coburn (Urban Rural Continuum)

Past Plans, Studies, and Work

The 2024 Town of Paonia Comprehensive Plan draws information and inspiration from the following:

- [1996 Paonia Comprehensive Plan](#)
- Draft Paonia Master Plans including EMB Consultants (2021) and Barbara Peterson (2012)
- [2010 Highway 133 Corridor Plan](#)
- 2010 Growth Management Agreement for the Unincorporated Areas Surrounding the Town of Paonia
- 2010 North Fork Valley Vision 2020
- 2014 North Fork Valley Heart & Soul Project
- 2017 Town of Paonia Zoning Map
- [2022 Paonia in Motion: Parks, Recreation & Trails Master Plan \(PRTMP\)](#)
- 2022 Town of Paonia Community Strategic Planning Session
- [2023 Town of Paonia Housing Needs Assessment & Housing Action Plan](#)

For a full list of all documents and research please see Appendix C, Reference & Resource Documents.

**This project was supported by a generous grant from the
Colorado Department of Local Affairs (DOLA).**

TABLE OF CONTENTS

ABOUT THE COMPREHENSIVE PLAN.....	1
PART I: INTRODUCTION	4
PAONIA'S COMMUNITY VISION	5
ABOUT PAONIA	6
PART II: COMMUNITY ENGAGEMENT EVENTS.....	9
COMMUNITY ENGAGEMENT EVENTS.....	10
PART III: PLAN ELEMENTS	13
LAND USE AND FUTURE GROWTH FRAMEWORK.....	14
FUTURE LAND USE PLAN	19
INFRASTRUCTURE	27
HEALTHY NATURAL ENVIRONMENT	45
ECONOMIC DEVELOPMENT	47
TRANSPORTATION	51
HOUSING AND NEIGHBORHOODS	56
PARKS, RECREATION, & TRAILS.....	65
GOVERNANCE & COMMUNITY PARTICIPATION.....	69
APPENDICES	72
Appendix A, Economic Development.....	73
Appendix B, Transportation	78
Appendix C, Reference & Resource Documents.....	81
Appendix D, Public Comments	83
Appendix E, Summary of Comments from the Housing Element Survey Conducted in January 2025	136
Appendix F, Housing Needs Assessment and Housing Action Plan	Weblink



ABOUT THE COMPREHENSIVE PLAN

Municipalities in Colorado are authorized to prepare comprehensive plans as long-range guiding documents as prescribed in the Colorado Revised Statutes (CRS) Sections 31-23-206 through 209, which refer to the development, modification, and approval of procedures for such a plan.

The purpose of the Paonia Comprehensive Plan (the Plan) is to establish a course of action for addressing the pressures of future growth and development in the area while maintaining the Town's rural agricultural setting. The Plan is an officially adopted advisory document that outlines the community's vision and goals for the next ten to twenty years, and beyond. However, it is also a document that should be revisited and updated every five to seven years to ensure that it continues to meet the community's vision and goals for the future.

The Plan is comprehensive in nature—addressing issues related to land use, growth and development, community character, economic development, infrastructure needs, and tourism, parks and open space, and other topics of importance to the community. The Plan establishes goals, and policies to help achieve the community's vision. It also provides a blueprint for future growth within the Town of Paonia and its defined boundaries to be implemented through the Town's zoning and subdivision regulations and other regulatory tools. Achieving the vision and goals outlined in the Plan will be implemented incrementally over time through day-to-day decision-making.

According to the Colorado Department of Local Affairs (DOLA), the comprehensive plan “promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.” Paonia's last comprehensive plan was adopted in 1996.

The discipline of planning has evolved significantly since Paonia's last comprehensive plan was adopted in 1996. Rather than limiting a plan's scope to land use and physical development, the American Planning Association emphasizes sustainability, equity, responsible regionalism, and especially community participation. The process of creating a plan is just as important as the outcome.

The initial goals for this process, which the Town established in their call for the Paonia Comprehensive Plan, were as follows:

- Develop a shared vision and a clear, accessible plan to guide our community toward a thriving and resilient future.
- Utilize a participatory community engagement process that builds trust in local government and momentum toward addressing community needs and goals.



PLAN ORGANIZATION

Part I: Introduction

This part includes a brief background on the Town of Paonia and the vision articulated for the Town.

Part II: Summary of Community Engagement Events

This part provides a summary of the three public engagement sessions held in 2023 and early 2024.

Part III: Plan Elements

Each element contains a specific vision as well as a list of values in the form of Goals. Under each Goal is a series of policies that create a path for the community to achieve the vision and enhance the Goals. The policies provide guidance for day-to-day and long-term decision-making for the Board of Trustees, Planning Commission, Town staff, and community. They are not listed in any particular order.

Appendix

The appendix provides background on several Plan Elements, resources and research used to inform this Plan.

PLAN TIMELINE

- RFP was released in October 2022.
- Contract was awarded in March 2023.
- Kickoff meeting was conducted with the Planning Commission and Board of Trustees and existing plans and background materials were reviewed in March 2023.
- Community engagement workshops took place on April 27 and June 10, 2023.
- Future Land Use Plan public workshop was held on March 3, 2024.
- Planning Commission Public Hearing: Infrastructure Element held on March 13, 2024.
- Planning Commission Public Hearing: Economic Development and Governance and Community Participation Element held on April 3, 2024.
- Planning Commission Public Hearing: Transportation and Parks & Recreation, Trails and Urban Forest Elements held on May 1, 2024.
- Contractor's presented Plan information and updates the Board of Trustees at seven meetings held from December 2022 to June 2024.
- The Contractor's final draft Plan was submitted on June 21, 2024.
- Joint Board of Trustees & Planning Commission Meeting: presentation of plan and determination of process and timeline for adoption held on July 18, 2024.



ABOUT THE COMPREHENSIVE PLAN

- Planning Commission Meeting to discuss the final draft of comprehensive plan held on July 22, 2024.
- Planning Commission Meeting to discuss the final draft of comprehensive plan held on August 5, 2024.
- Planning Commission Meeting to discuss the final draft of comprehensive plan held on August 19, 2024.
- Joint Board of Trustees & Planning Commission Meeting: Discussion & Consideration of Comprehensive (Master) Plan Completion held on September 4, 2024.
- Planning Commission Meeting to discuss proposed changes to the June 21st final draft of comprehensive plan held on October 15, 2024.
- Members of the consulting team met with the Planning Commission and Town Boards/Committees, including the Tree Board and Parks Committee, multiple times throughout the process.
- The consulting team coordinated with Urban Rural Continuum; a consulting firm hired by the Town of Paonia to conduct a Housing Needs Assessment & Housing Action Plan at roughly the same time as this Comprehensive Plan.
- Final public hearing was held by the Planning Commission on July 16, 2025.



PART I: INTRODUCTION



PHOTO CREDIT: MICHELLE PATTISON

PAONIA'S COMMUNITY VISION

The community vision that informs this Plan was inspired by the work of the North Fork Heart & Soul project and was further developed with the public through the Town of Paonia Comprehensive Plan community engagement process.

VISION

Paonia is a unique and welcoming small town with strong ethics of self-reliance and care for our families and neighbors. We honor and respect Paonia's rich history and heritage, including arts, agriculture, mining, and the original inhabitants of this land, the Ute.

We prioritize maintaining our small-town character, economic and cultural diversity, creativity, existing community resources and as a Dark Sky internationally designated Dark Skies Town, the protection of our nighttime skies. Any development or growth in our community must align with and enhance these core values focusing on strategic infill, small scale projects that complement our Town's unique identity rather than large scale expansion. We share a deep connection to our rural landscape and natural resources.

We support opportunities to cultivate ecological regeneration and stewardship, protection of wildlands, healthy living, and a thriving place-based economy.



ABOUT PAONIA

PAONIA

Paonia, Colorado, is a small, statutory town approximately 500 acres in size which is situated in an agricultural valley nestled between the North Fork of the Gunnison River and the West Elks range of the Rocky Mountains. Known for its peaches, cherries, vineyards, cider, ranches, small farms, breathtaking views, and access to nature and the arts, Paonia is consistently ranked as one of the best small towns in Colorado and is home to the highest density of organic farms in the state of Colorado. Those who call Paonia home cherish and seek to protect its small-town character, rural landscape, agricultural heritage, surrounding wildlands, and self-reliant way of life.

HISTORY & HERITAGE

The North Fork Valley was part of the ancestral homeland of the Ute people. In 1881, the US federal government closed the North Fork Valley Ute Reservation and relocated the remaining Ute people to a reservation in Utah. Soon after, Paonia was settled by Civil War veteran Samuel Wade and preacher William Clark, who had initially traveled to the area with Enos Hotchkiss. Samuel Wade officially incorporated Paonia in 1902, naming it after his favorite flower, the peony, which he brought to the settlement along with the first fruit trees. Farming, ranching, and mining became some of the Town's primary industries. Paonia is a misspelling of the genus for peony – *Paeonia*.

CULTURE & CHARACTER

The floral reference to peonies in the Town's name inspires pride in the community's natural and agricultural heritage. The North Fork Valley's long history of cattle ranching, mining, and pioneering spirit remains today. Early horticulturalists living in the valley planted Paonia Town Park with trees now at more than 100 years old, offer a beautiful, shaded haven for both community members and tourists. Paonia Town Park is home to popular festivals and gatherings including the Mountain Harvest Festival, the BMW "Top of the Rockies" Rally, the Pickin' in the Park summer concert series, and Cherry Days—one of the longest running 4th of July festivals in Colorado.

The people of Paonia value their cultural, political, and economic diversity. Ranchers, miners, and families who have been in the area for generations share the Town with artists and creatives, entrepreneurs, organic farmers, outdoor enthusiasts, wellness practitioners, and an increasing number of people who work remotely. Neighbors with different lifestyles and political views often come together and help each other in times of need. A 2014 community-led initiative called "The North Fork Heart & Soul Project" succeeded in capturing many of the shared values of Paonia's diverse residents; those values have informed this Plan. During the engagement process for this plan, community members expressed their values related to Paonia's culture and character, including the following:

- The small-town community feel — a culture that is welcoming, safe, respectful, and inclusive
- Community resources and offerings such as a library, schools, a radio station, festivals, art and cultural creatives, churches, and nonprofits
- Honoring the Town's history and heritage, farms and festivals, arts and creative culture



DEMOGRAPHICS

The Town of Paonia's population has remained relatively stable over the past 40+ years; the population in 2023 is just 3.5% higher than in 1980 with a total of 1475 residents. Paonia's population has aged, with 43% over age 55, while the percentage of adults between 18-54 has decreased over the past decade. However, single working adults and families are also drawn to the area because of the high quality of life, sense of community, safety, and access to both traditional and alternative forms of education.

ECONOMY & GROWTH

Coal mining was Paonia's economic lifeblood for decades and remains a source of pride as well as a source of income for the community. In recent years two of three nearby mines have closed; however, the remaining nearby West Elk Mine in Gunnison County is currently the most productive mine in Colorado and offers well-paying mining and wholesale trade jobs. The economic impact of the other closures was strongly felt by the community and has begun to be partially offset by the growth of other industries, particularly remote work (supported by the introduction of high-speed internet in 2017) and tourism.

The 1996 Comprehensive Plan and subsequent land use planning, regulations, and codes sought to limit sprawl and preserve rural character. Over the past three decades, Paonia's remote location and distance from downhill skiing and other high-end recreation has provided some natural buffer to the growth and development seen in many Colorado resort towns.

Growth has generally been constrained since the Town's adoption of a moratorium on the sale of new water taps or other new uses of domestic water that went into effect on January 29, 2020. This prohibition on new taps limits the ability for new residential and commercial construction in the Town of Paonia and the 27 water companies (consecutive systems) in the surrounding mesas receiving water from Paonia's water treatment facility. Measuring the amount of source water available from the Town's spring-fed system throughout the year will be the first step in contemplating the lifting of the moratorium and what level of growth (if any) can be supported by the available water supply. In addition, an increase in housing demand was observed between 2020 – 2023, determined mainly by the migration of people living in urban cores relocating to Paonia during the COVID pandemic.

These two factors have greatly increased the cost of housing in Paonia. Housing price increases have outpaced a rise in wages by a ratio of 5.5 to 1, displacing residents and creating barriers for businesses looking to hire seasonal and full-time wage workers.

EDUCATION, CIVIL SOCIETY & HEALTH CARE

For a small community, Paonia has abundant educational opportunities. Children have access to diverse preschools and elementary schools within the Delta County School District including Paonia K-8 elementary school; the North Fork School of Integrated Studies, a Waldorf-inspired public charter school with associated Backpack Early Learning Academy Preschool; and North Fork Montessori in Crawford. Teenagers living in Paonia attend the public North Fork High School in neighboring Hotchkiss.



Paonia is rich in arts, as well as vocational and social nonprofits—many located in the downtown Creative District including the iconic Paradise Theatre, KVNF Community Radio, Blue Sage Center for the Arts, and more. The community is proud of its library, a hub of activity in a beautiful building constructed in 2009. Just outside Paonia is Solar Energy International, a long-running renewable energy vocational school that attracts students from around the world. Environmental, agricultural, and service organizations round out Paonia’s civil society, along with churches of many denominations. Finally, nonprofits and private businesses provide access to extracurriculars and education including healthy cooking, organic farming, art and music lessons, karate and dance classes, yoga and exercise, and nature and horse camps, to name a few.

Healthcare within the Town of Paonia is limited to private enterprises including Paonia Care & Rehabilitation Center, a licensed 60-bed skilled nursing and rehabilitation facility, and several private practices including physical therapy, dentistry, acupuncture, chiropractic, and numerous other alternative and integrated wellness practitioners. The nearest public medical clinic is West Elk Clinic in Hotchkiss, part of the Delta Health system (which features multiple clinics throughout the county) and Delta County Memorial Hospital in Delta.

ECOLOGY, CLIMATE & WATERSHED

Paonia is located at an elevation of 5,682 feet (about 1.73 kilometers) and is known for its mild climate that has historically been especially suitable for growing fruit. Much of the Town of Paonia and surrounding agricultural land is green thanks to a network of privately managed irrigation systems, which are governed by local ditch companies and complex water laws. The surrounding wildlands are at a similar elevation and include dryland/high desert juniper-sagebrush ecosystems. The North Fork of the Gunnison River runs through the west side of Town, and its riparian corridor is home to abundant wildlife including beavers, mule deer, elk, fox, coyotes, and more. The Town is surrounded by vast expanses of public land managed by the Bureau of Land Management (BLM), the US Forest Service (USFS) which has an office in Paonia, and private ranchers with grazing permits on public lands.

The Paonia region is one of the more extreme climate hotspots in the country. According to the US Geological Survey, Delta County, most of the Western Slope, and parts of Utah have already experienced warming of more than 3.9 degrees Fahrenheit. Like the majority of the Colorado River Basin, Paonia suffers from greater drought stress and has heightened risk for catastrophic wildfire. Paonia’s municipal source water springs are located on USFS land, which is leased for cattle grazing. Irregular and decreased snowpack levels and changes in snowmelt patterns are already affecting the infiltration dynamics of the mountain springs that feed the municipal domestic water system and numerous privately managed water systems in the surrounding unincorporated areas.



PART II: COMMUNITY ENGAGEMENT EVENTS

COMMUNITY ENGAGEMENT EVENTS

SUMMARY OF COMMUNITY ENGAGEMENT EVENTS

Public Engagement Session #1

The first Comprehensive Plan community engagement session was held on April 27, 2023, and attracted more than 60 participants. The main objective for this session was to gather feedback on an initial set of community values to guide the Plan. In addition, participants had the opportunity to provide input on all components of the Plan—including Vision, Goals, and Policies—through interactive ranking, brainstorming, and group discussion activities. Some of the key issues and themes identified were

- protecting the rural, agricultural, and small-town character of Paonia;
- prioritizing the municipal water system and other key infrastructure and services;
- addressing the housing emergency;
- finding a balanced role for tourism as an economic driver;
- identifying climate resilience and ecosystem health; and
- providing transparency and improved communication between the Town and community.



Public Engagement Session #2

The second Comprehensive Plan community engagement session was held on June 24, 2023, and had 44 registered participants. The main objectives for this session were to develop a shared community vision and dig deeper into key issues that were brought forward during the first community engagement session. The Community Vision statement and the Vision statements included at the beginning of each element were developed by participants attending this session and informed by the research conducted for this Plan. Some of the community priorities identified during this session are presented below.

Land Use and Housing

- Preserve and increase open space and river access
- Develop and implement a housing action plan
- Regulate short-term rentals
- As appropriate, increase residential density rather than sprawl
- Conduct a zoning study
- Create design standards and preserve historic character

Infrastructure

- Plan and implement needed water system repairs, improvements, and maintenance
- Follow the guidance of the Town engineer (or firm) to understand source water availability
- Integrate planning and maintenance for water, sewer, streets, sidewalks, and street-trees to improve efficiency and cost-effectiveness

Economic Development

- Retain the existing downtown commercial corridor
- Provide support for small businesses and entrepreneurship
- Grow Town capacity for economic development

Parks and Recreation

- With community and partner organizations, prioritize and implement recommendations from the Parks, Recreation & Trails Master Plan
- Prioritize youth recreation and Americans with Disabilities Act (ADA) accessibility, including safe routes to schools and designated nonmotorized and accessible routes

Governance and Participation

- Facilitate engagement events to improve working relationship between Town and community members
- Improve accessibility of publicly available information
- Provide training and resources to educate the Town and the public on good governance and participation
- Hold productive and healthy Town Board meetings that enable community participation



Public Engagement Session #3

The third community engagement session was held on March 3, 2024, and included 47 people. This session focused on presenting a draft Future Land Use Plan and map along with the public comment, existing planning, environmental, and geological elements that informed it. Members of the public, Town Staff, and elected officials were given worksheets to provide written comments. Members of the public expressed support for the focus on the following:

- Develop commercial property in the Downtown Core instead of along Highway 133
- Preserve culture and character of the Downtown Core and residential neighborhoods
- Create urban agricultural area designations along the river, in the Highway 133 corridor, and in specific areas of Town
- Integrate cottage industries into more business-heavy areas of Town
- Acknowledge and take wildlife corridors into consideration with all zoning and development
- Provide safe access to parks and places of education and recreation for children

Some members of the public expressed surprise regarding areas with geological hazards including land slides and flooding, and indicated they were not previously aware of these.



PART III: PLAN ELEMENTS



PHOTO CREDIT: AARON WATSON

LAND USE AND FUTURE GROWTH FRAMEWORK

OVERVIEW

Growth outside of Town limits is currently defined by the Paonia - Delta County Inter Governmental Agreement (IGA) and the Highway 133 Corridor Master Plan (see Figures 1 and 2 below). The current growth planning strategy focuses on protecting productive agricultural areas, open land and scenic viewsheds, specifically the West Elk Scenic Byway. It states that annexation and new residential development should be concentrated in proximity to existing infrastructure, and the fiscal impacts of new development should be covered by the residents who benefit from any extension of municipal utility services. Future development within the 3-Mile Growth Area and the Urban Growth Areas along Highway 133 should be compatible with its surroundings and should focus on maintaining a critical mass of agricultural land.

Paonia has the ability through its policies and regulations, intergovernmental agreements, and other tools to help inform where and how growth will occur in the future, the types of growth the community would like to see and guide the character and form of future development. Goals and policies ensure that future growth occurs incrementally in a manner that is consistent with Paonia's values and maintains a commitment to the needs and desires of local residents.

VISION

Maintain Paonia's rural character and slower pace of life that are interconnected with the landscape, seasons, and thriving community life. Ensure that urban agriculture thrives; the community continues to feel connected to the surrounding farmland and natural landscape. Wildlife corridors, dark nighttime skies, greenways, and viewsheds are protected and cherished. Ensure the Town has walkable, tree-lined streets that surround a small but vibrant historic downtown. Make sure the historic core neighborhoods are celebrated, while "gentle" growth harmoniously adds to the character of the Town and provides housing for all walks of life that make up the diverse local community.

GOALS FOR LAND USE

- LU GOAL 1:** Preserve open space, agricultural land, interconnection with nature and wildlife habitats, and dark nighttime skies.
- LU GOAL 2:** Maintain the town's rural character, historic heritage, and farming and ranching legacy.
- LU GOAL 3:** Clear planning for a growing community with well-managed, growth objectives.



GOALS AND THEIR POLICIES FOR LAND USE

GOAL

LU GOAL 1: Preserve open space, agricultural land, interconnection with nature and wildlife habitats, and dark nighttime skies.

POLICIES

POLICY LU 1: Prioritize efforts to reduce light pollution in compliance with Town of Paonia Code, Chapter 19, Article 7 Outdoor Lighting Regulations in order to maintain the natural darkness (dark skies) to preserve the nighttime view of the stars and the many other benefits of dark skies.

POLICY LU 2: Ensure responsible growth and development that supports open space by referring to and regularly revisiting and adjusting (as needed) the Paonia Growth Management Agreement with Delta County that applies to the 3-mile Urban Growth Boundary surrounding the Town of Paonia.

POLICY LU 3: Maintain nodes of open space along Highway 133 in order to establish a clear separation between commercial development and avoid “stripping” development along the arterial.

POLICY LU 4: Ensure that new development does not significantly impair wildlife resources.

GOAL

LU GOAL 2: Maintain the town’s rural character, historic heritage, and farming and ranching legacy.

POLICIES

POLICY LU 5: Balance economic growth, housing and redevelopment with the desire to preserve Paonia’s rural character.

POLICY LU 6: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient, and alternative building methods.

GOAL

LU GOAL 3: Clear planning for a growing community with well-managed growth objectives.



POLICIES

- POLICY LU 7:** Approach development with clear and consistent regulations and procedures that are effective and fair.
- POLICY LU 8:** Support diverse and affordable housing options.
- POLICY LU 9:** Encourage energy efficiency for residential and commercial structures.
- POLICY LU 10:** Ensure that community desires exemplified in the Future Land Use Map are considered when contemplating the annexation of properties leading up to and along the Highway 133 corridor to increase Town revenue.
- POLICY LU 11:** Prioritize development that activates vacant spaces and rejuvenates blighted properties.
- POLICY LU 12:** Ensure that development and annexation proposals result in growth that is compatible with Paonia's character and provides community benefits and enhancements.
- POLICY LU 13:** Encourage infill and redevelopment within the Town's existing limits and where infrastructure and services already exist.
- POLICY LU 14:** Encourage collaboration between the Town, developers, and other relevant stakeholders to reduce the cost of extending utilities and roads to prospective property as much as feasible.
- POLICY LU 15:** Ensure that prior to annexation all existing utilities and roads are brought up to Town standards before approval of annexation, or that a plan is adopted ahead of annexation that ensures the roadway will be brought up to Town standards, which could include special assessments levied on properties for annexation.
- POLICY LU 16:** Encourage that the leadership for members of key neighborhoods and consecutive water systems existing in areas contemplated for annexation have been engaged in the deliberations of annexation.
- POLICY LU 17:** Discourage close proximity of incompatible land uses.
- POLICY LU 18:** Enhance the Town's resiliency to natural disasters and environmental hazards.



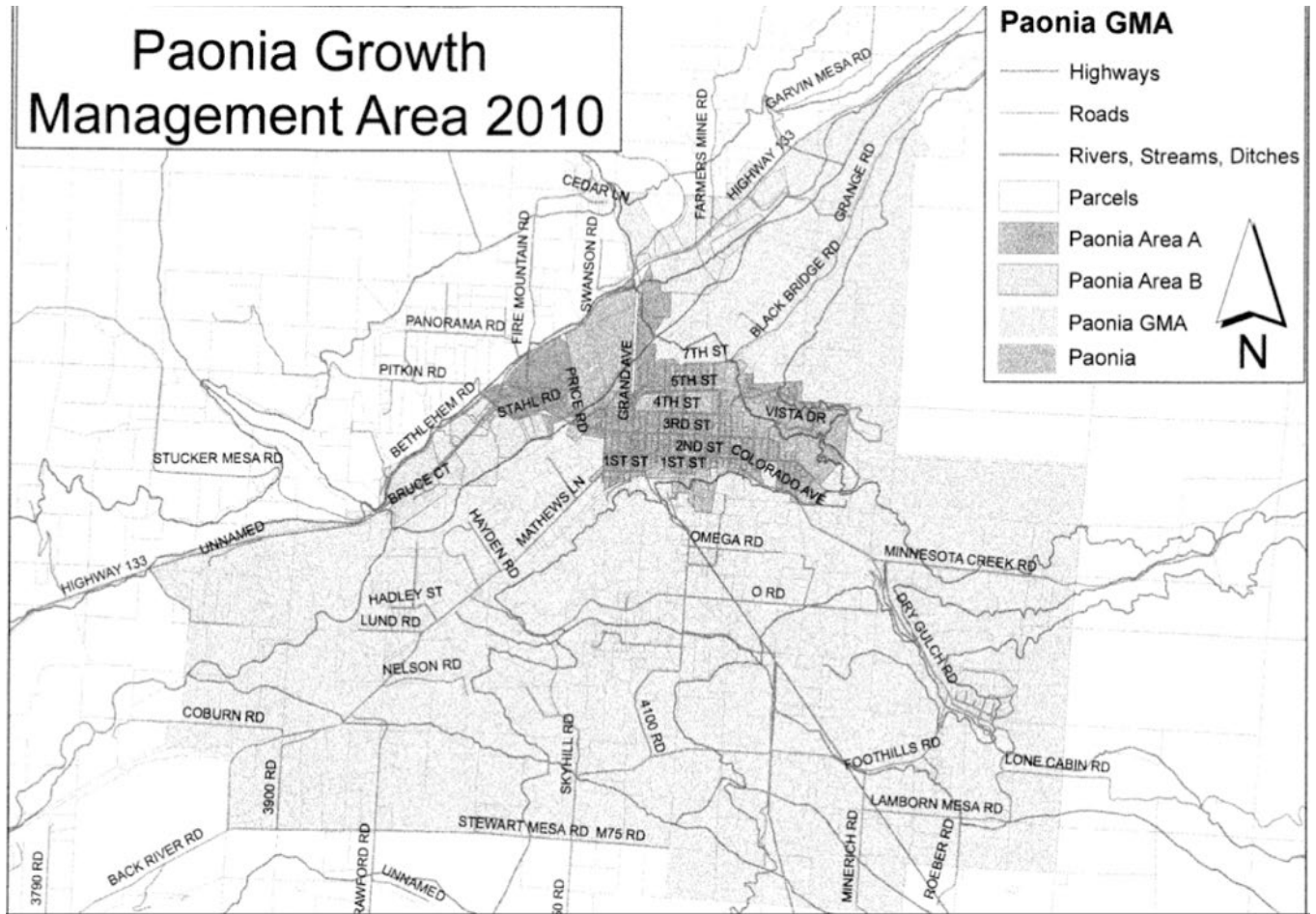


Figure 1: Growth Management Agreement for the Unincorporated Areas Surrounding the Town of Paonia

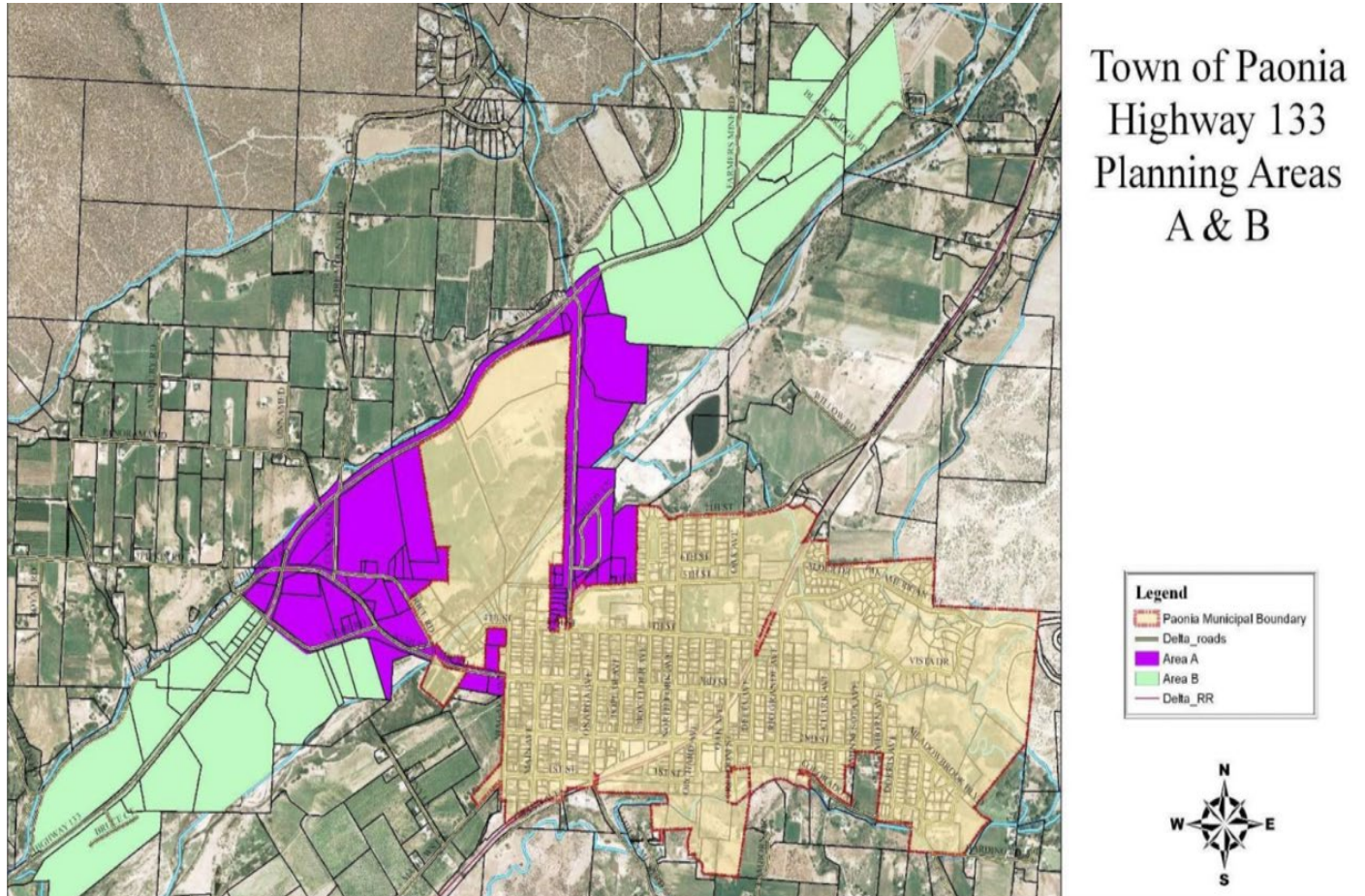


Figure 2: Town of Paonia Highway 133 Corridor Master Plan

FUTURE LAND USE PLAN

This Future Land Use Plan consists of a Future Land Use Map (Figure 3 below) and various broad land use categories to inform growth and development in and around Paonia. This includes where and how growth should occur, what types may be appropriate, and how does the potentially approved growth impact the general character of the Town.

The Future Land Use Plan is a tool to help guide the general type, location, and intensity of future development. This tool is intended to be referred to when making decisions about growth in and near Paonia, and provide for consideration of the visions, goals, and policies adopted in this Comprehensive Plan. It is intended to help guide decision making for the Town Board, Planning Commission, and staff by:

- Serving as a reference for day-to-day decision making with regards to physical growth in the Town limits and surrounding 3-Mile Growth Area;
- Guiding consideration of future rezoning and annexation requests;
- Informing future updates to existing zoning districts and development standards;
- Tracking the Town's overall capacity for future development;
- Informing infrastructure and facility planning; and.
- Ensuring future development is supportive of the community's vision.

KEY CONSIDERATIONS

- Preserve Paonia's small-town feel and rural and historic character.
- Maintain the Town's agricultural legacy and its connection to agricultural and public lands.
- Identify areas to accommodate the increasing demand for affordable housing.
- Identify areas for gradual increases in density.
- Maintain the economic vitality of the historic downtown.
- Maintain commercial development along Grand Avenue and cluster new commercial development near the Town's gateways and still preserve the rural aesthetic of the gateways.
- Identify areas for creative mixed use and business opportunities.
- Preserve and increase public access to open space and the river.
- Protect wildlife habitat and riparian corridors.
- Structure zoning and land use codes to protect solar access of buildable lot area of neighboring properties. Height, setback, ridgeline location and orientation should be



considered. The height and location of trees and other vegetation shall not apply to existing buildings, structures, trees or vegetation except for new growth on such vegetation.

- Throughout the planning, design and construction of new and remodeled structures, special attention should be given to conservation of energy, taking advantage of solar use without impacting solar access of adjacent lots.

MAP AREA

Future land use categories presented in the Future Land Use Map have been associated with land within the Town of Paonia's boundary as well as Planning Areas A and B as designated by the Town of Paonia Highway 133 Corridor Master Plan. The future land use for land outside those areas was not discussed in detail throughout the planning process; however, feedback indicated there is a desire to preserve the existing uses and character of such land. Agricultural land, open space, and the general rural feel of these areas is valued by the community. Expansion of existing neighborhoods into areas not assigned a future land use category should be limited to those areas where it is practical to do so, like where utilities and access are readily available.

MAP ELEMENTS

Future Land Use Categories

Downtown Commercial Core

Composed of the vibrant commercial heart of Paonia with a unique historic character, this area is oriented toward local businesses and pedestrian access. Restaurants and historic buildings, including the Paradise Theater, and the small urban Poulos Park, make up the gravitational center of the community. Commercial activities generally include a mix of retail, professional offices, and restaurants in existing buildings. This district helps maintain local businesses that serve the community's daily needs and provides a core for activity and visitors. New development should respect the character of existing development, and streetscape improvements are encouraged to improve the pedestrian experience.

- Primary Uses: Retail, restaurants, offices, other commercial uses
- Supporting Uses: A range of residential uses typically mixed in with other uses, pocket parks and plazas, institutional

Mixed Use

These areas support a range of uses that serve and complement the Downtown Commercial Core while transitioning to residential areas. The commercial and residential mix contributes to maintaining access to services and provides diverse housing and employment options. Mixed Use areas are more auto oriented than those in the Downtown Commercial Core but should still be walkable and connected to nearby amenities. Uses should be compatible with neighboring uses by limiting nuisances and mitigating their impacts through screening or other measures.

- Primary Uses: All types of residential; commercial including restaurants, offices, art studios, and retail
- Supporting Uses: Institutional, home businesses, small-scale creative industries



Light Industry

This category supports employment opportunities within the Town that are more intense than Downtown Commercial Core and Mixed-Use areas. These areas are typically near major roads for easy access. Uses in these areas should mitigate impacts on neighboring uses, especially residential. While this category is not included in many locations on the Future Land Use Map adopted with this Plan, it is anticipated that there will be a growing interest in this use; therefore, this land use category will be available for future map updates and amendments.

- Primary Uses: Small-scale manufacturing and fabrication, commercial, creative industries
- Supporting Uses: Storage, warehousing, wholesale retail, agricultural processing, institutional

Mixed Neighborhood

This category is part of the oldest residential areas within the historic town grid; this area is predominantly defined by historical architecture styles. Residential density is slightly higher than other residential areas due to the proximity to the Downtown Commercial Core and Mixed-Use areas. Maintaining the historic character and general scale while allowing for increased density is the focus in this area.

- Primary Uses: Residential including single-family, duplex, and triplex dwellings
- Supporting Uses: Home businesses, accessory dwelling units (ADUs), institutional

Town Original Neighborhood

This category encompasses the central residential neighborhood in the historic town grid and is characterized by tree-lined streets and alleys. This area has older architecture (from turn of the century to the 1940s); this, along with its walkability and small neighborhood feel, is highly valued by the community. Development and redevelopment in this area should respect the scale and character of existing development.

- Primary Uses: Single-family dwellings
- Supporting Uses: Home businesses, ADUs, institutional

Traditional Neighborhood

This category includes more recent residential development (post-1950), with mostly single-family homes not always on the Town's historic grid. It represents a transition from the historic core area toward the lower-density residential areas that border agricultural land and open space. Residential density in this area could increase gradually over time with the addition of ADUs or duplex dwellings.

- Primary Uses: Single-family dwellings
- Supporting Uses: Duplex dwellings, home businesses, ADUs, institutional



Conservation Neighborhoods

This category comprises low-density areas along the edge of Town, dedicated to preserving open space and other natural resources. These areas act as a transition between the Town and the surrounding rural land. These areas offer a pedestrian and visual connection to the Town core and the recreational areas outside the Town limits. Conservation measures such as clustered residential uses are encouraged here to protect natural resources and to mitigate the impacts of natural hazards, like flood and fire. Where existing agricultural uses exist, they are encouraged to continue as desired by the property owner.

- Primary Uses: Single-family dwellings
- Supporting Uses: ADUs, parks and trails, natural resource preservation, institutional

Urban Farm

This area is defined by agricultural land that supports the practice of cultivating crops, raising livestock, and agritourism. It creates a transition between Town living and the surrounding rural farmland and contributes to conserving open space and agricultural land. This category plays a critical role in preserving Paonia's rural history and character and in reinforcing its local culinary farm-to-table tradition. Development in this area is minimal but could include clustered and single-family housing to support agricultural uses, land conservation, wildlife corridors and avoiding flagpole development.

- Primary Uses: Single-family residential and ADUs, as appropriate
- Supporting Uses: Agriculture and uses that support agriculture to include farm-worker housing (which is defined as housing affixed to a permanent foundation as also presented in Econ Policy 14), small-scale retail, open space conservation, institutional, parks and trails

Historic Core

This central area of Town is defined as approximately from Niagara Avenue to Rio Grand Avenue, and from First Street to Fourth Street. The buildings and streets in these areas reflect the original settlement of Paonia around the turn of the 20th century and into the 1940s. While not all properties are historic, this area generally displays a unique architectural character made up of a traditional street and alley grid with tree-lined streets displaying the rich historic legacy that is highly valued by the community. Redevelopment and new development in this area should be compatible with the general character and scale of the existing lots and development.

Gateways

The two main gateways to Paonia play a crucial role in connecting the Town to Highway 133 and represent key entry points into Town. They provide opportunities for beautification, improved signage, and safe pedestrian paths.

- Samuel Wade Road represents the main access point from the highway. While some Mixed Use is desired in this area, it is crucial to preserve agricultural land and the scenic viewsheds. Any development near this gateway should be concentrated in order to maintain Paonia's small-town, agricultural character.



- Grand Avenue is the secondary access to the Town from the highway. Any development near this gateway should focus on landscaping and beautification, integrating the Paonia River Park, and creating a safe bike and pedestrian-friendly access between the Historic Core and the Paonia K-8 School.

Water/Wildlife Corridors

These areas consist of the North Fork of the Gunnison River and Minnesota Creek along with a 200-foot buffer as prescribed by Colorado Parks and Wildlife. These areas often overlap with identified wildlife habitats and migration corridors as well as recreational opportunities. In these areas it is important to recognize and protect nature including wildlife, vegetation, habitat, and migration corridors as well as the river and creek corridors. These corridors should be the focus of further conservation and protection efforts, as well as improved accessibility for recreation where appropriate.



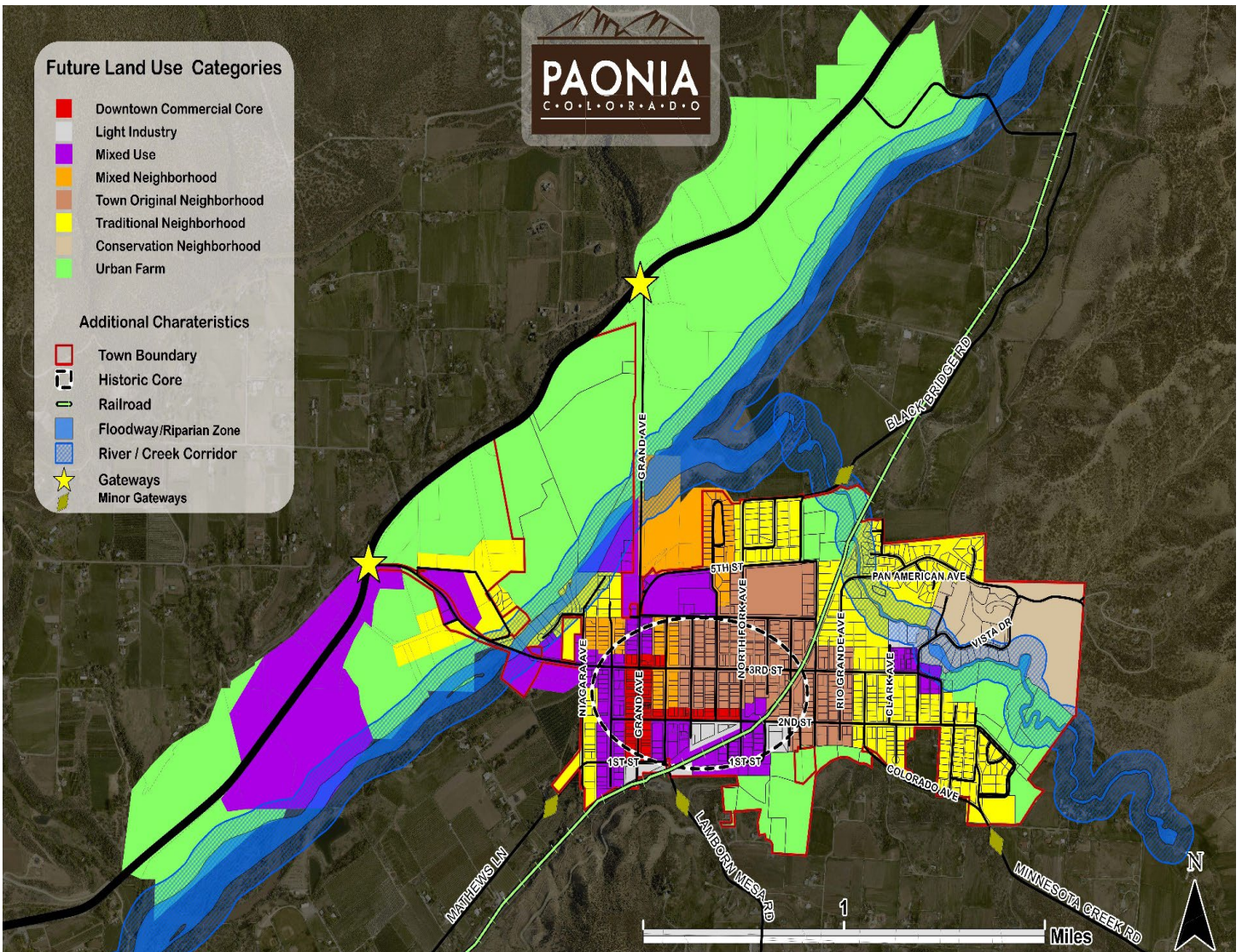


Figure 3: Future Land Use Map

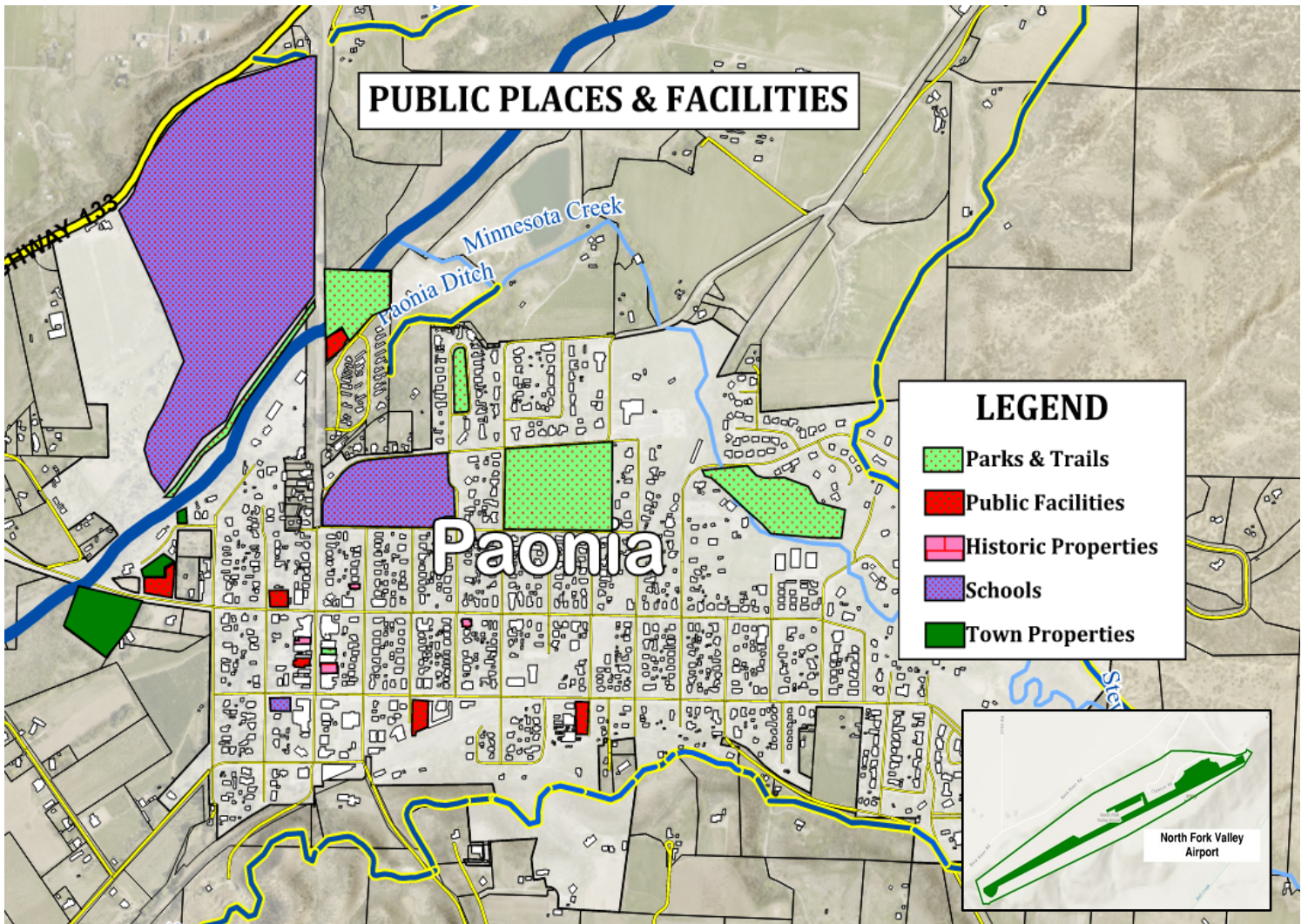


Figure 4: Public Places and Facilities

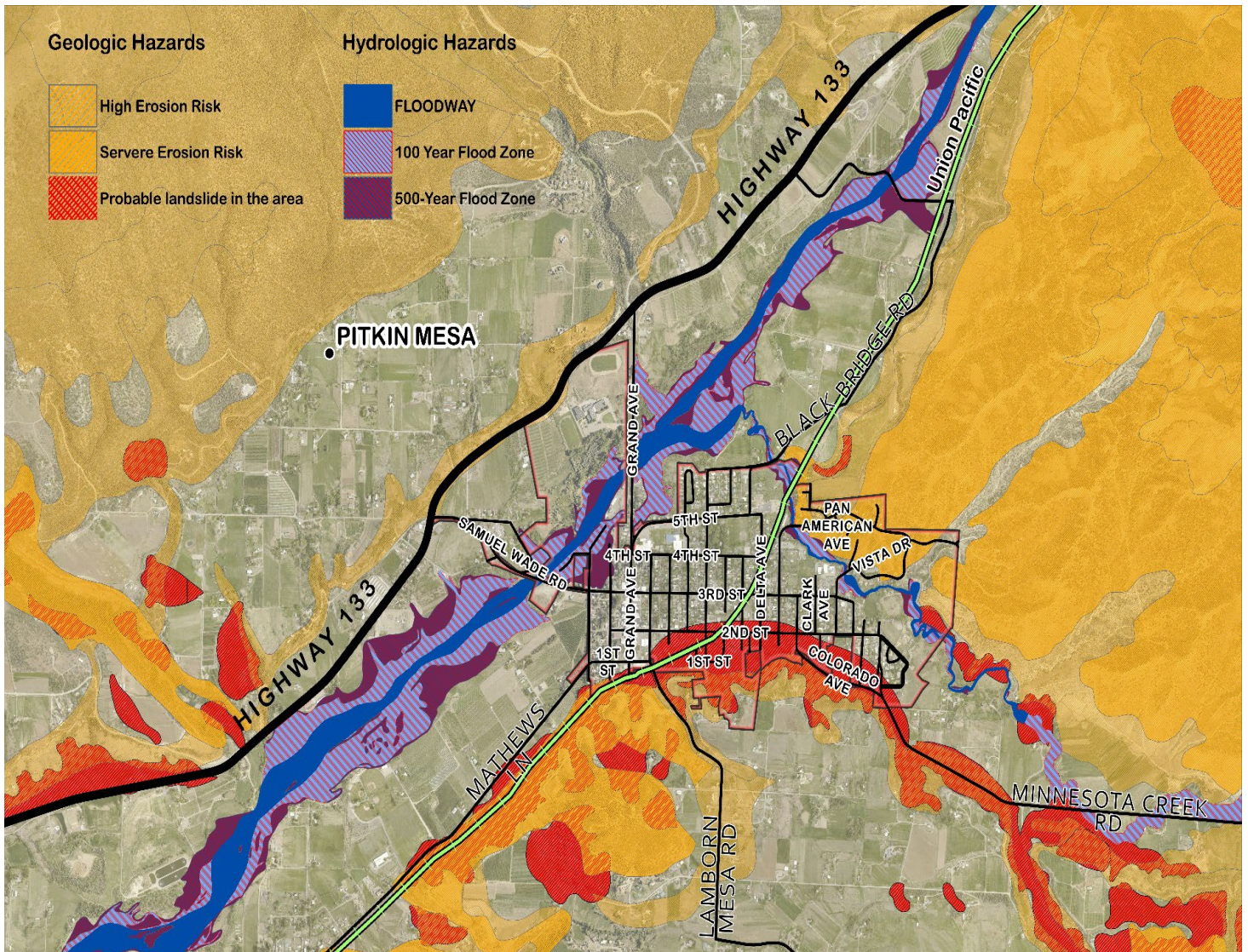


Figure 5: Hazard Areas

INFRASTRUCTURE

OVERVIEW

The Town of Paonia is responsible for managing key infrastructure that collectively shapes the community's quality of life and economic viability. This includes the full water system from raw water to treated water for distribution, the collection and treatment of stormwater, and the collection and discharge of wastewater. The majority of source water infrastructure is aged and was designed prior to the impacts of desertification, long-term drought, and increasing heat.

A vital component of the Comprehensive Plan is to ensure that the Town can continue to provide enough water to adequately supply and deliver to the Town's Residents and the extended Paonia community. The availability of water resources and utility infrastructure determines how Paonia grows and are essential considerations of future land use choices.

As a full-service community, Paonia owns and maintains its own water and wastewater utilities, manages the conveyance of stormwater from Town streets, and provides solid waste collections services. The associated infrastructure system is aging, but is still valued at \$11 million, and represents the Town's largest asset. This system includes an operational water treatment plant, wastewater treatment plant, many miles of pipes, fire hydrants, pumps, tanks, valves and other critical infrastructure to ensure exceptional water, wastewater, and stormwater service for the Town and the extended Paonia Community.

Provision of utilities and services outside of the Town's capability, such as energy and telecommunications, will be evaluated for adequacy and potential improvements as new development is proposed.

In 2022, the Town began a historic investment in its water utility and started designing systematic improvements to the water supply, treatment and distribution systems of the Town. Through these recent and ongoing utility planning efforts, Paonia also plans to promote water smart principles and increase sustainable planning efforts. These goals will be balanced with the need to address current market challenges while ensuring that natural resources aren't unduly affected. The Comprehensive Plan and companion plans such as the Paonia, Recreation and Trails Master Plan (Paonia in Motion plan), Water Capital Improvement Plan, and Paonia Municipal Code, should continue to be evaluated and updated as needed to ensure alignment.

Our trees and areas of grass are an essential part of our "green" urban infrastructure. The character of Paonia and the quality of life enjoyed by residents is shaped in no small part by the substantial presence of our Town's Forest. Paonia has been designated by the Arbor Day Foundation as a Tree City USA.

Streets and sidewalks are often considered infrastructure but are included in the Transportation element of this Plan.

Water Tap Moratorium:

In January 2020 the Town of Paonia held a special election for the Citizens Initiative Petition and Water Moratorium which, upon passage, suspended the sale of all new domestic water taps that the Town of Paonia was not already legally obligated to serve. The citizen initiative arose from a critical water supply issue occurring in February of 2019 that resulted in the entire water system losing service. The decision as to if, when, and under what circumstances the moratorium should be lifted is included in the original moratorium and amendments.



VISION

Paonia's robust infrastructure provides high-quality and reliable service to current residents. The systems are managed proactively such that today's needs are met while future needs are understood and planned for. The water and wastewater systems are healthy and resilient. The water supply is strong, and the wastewater system plays a positive role in regional water cycle management. Paonia's waste recovery systems are well maintained and the people of Paonia are encouraged to participate in manufactured and organic material reuse and recycling. Paonia is home to a thriving, safe, and uniquely beloved Town forest that is both resilient and adaptive to a changing climate and the aging of individual trees within the larger canopy. All parts of Paonia's ecology—people, plants, animals, and natural cycles—are valued and considered with each investment/decision.



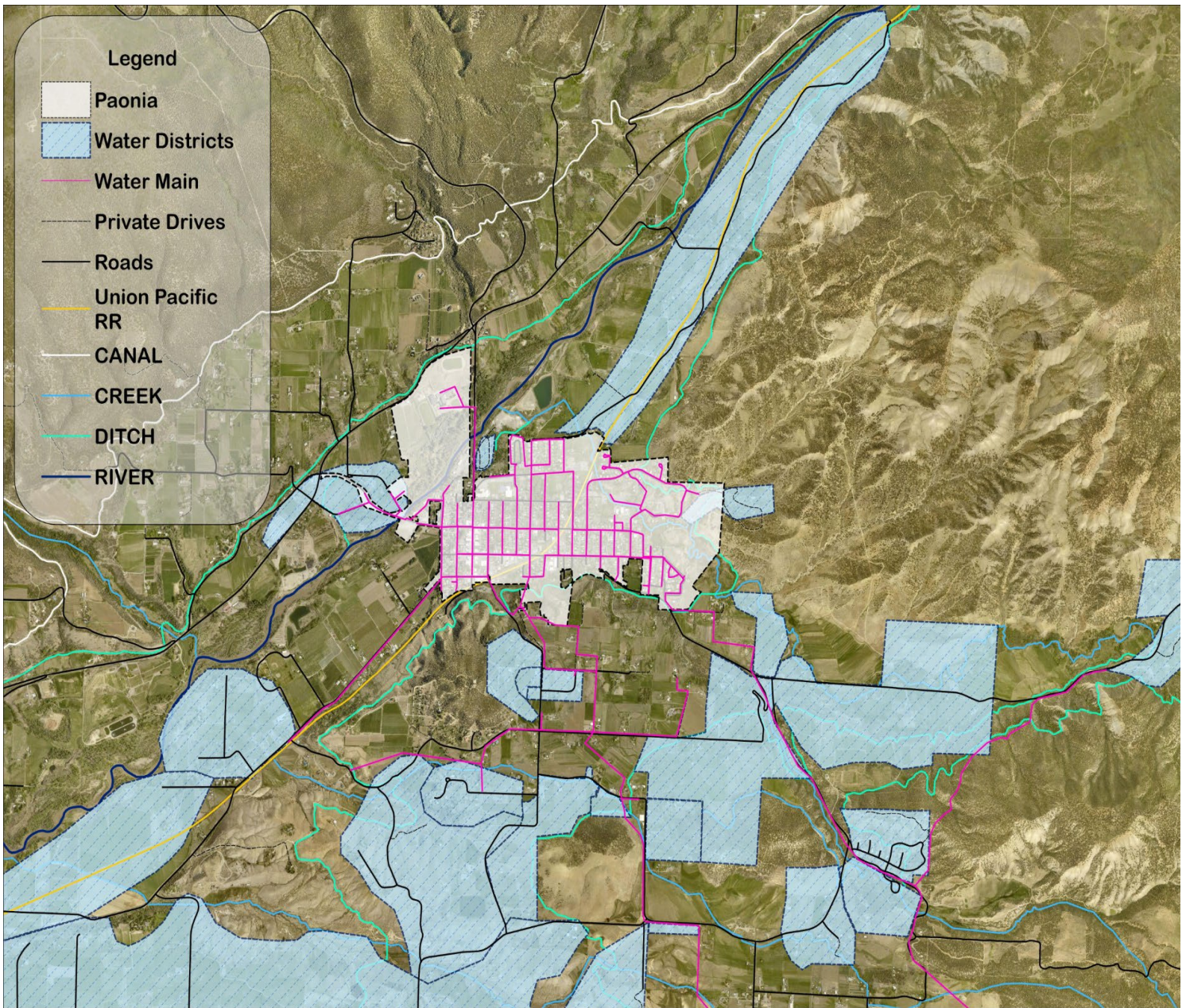


Figure 6: Infrastructure



Photo Credit: Stefen Wynn

The following goals and policies provide direction for all aspects of physical planning. Goals are defined as desired ideals and a value to be attained. Policies articulate a course of action that guides governmental decision-making to meet the goal.

GOALS FOR THE INFRASTRUCTURE ELEMENT

- INFRA GOAL 1:** Planning for infrastructure that is comprehensive, innovative, and forward thinking, and ensure current customers and new development maintain a balance between water supply and demand.
- INFRA GOAL 2:** Plan, budget, operate and maintain, construct and invest in stormwater, water treatment, and green infrastructure that support quality public services in health, water availability, and safety.
- INFRA GOAL 3:** Infrastructure that is dependable and provides locals with stability and economic prosperity.



- INFRA GOAL 4:** Investing regularly in quality public infrastructure and timely maintenance.
- INFRA GOAL 5:** Support a healthy watershed that supports both water quality, water production, and groundwater recharge.
- INFRA GOAL 6:** Ensuring local businesses and residents can build economic prosperity and enhance food security.
- INFRA GOAL 7:** Provide a wastewater utility by exploring and pursuing innovative solutions for capital asset development.
- INFRA GOAL 8:** Ensure sanitation services ~~that~~ are well maintained, professionally staffed, and in compliance with all state laws.
- INFRA GOAL 9:** Encouraging solid and organic material resource recovery including reuse, recycling, and composting and ensuring the highest and best use of discarded materials.
- INFRA GOAL 10:** Ensure the continuation of the wonderful quality of life, ecosystem, and increased walkability and real estate values that our town forest provides.
- INFRA GOAL 11:** Protect the community from adverse flooding and pollution impacts of runoff with efficient and progressive stormwater management practices.
- INFRA GOAL 12:** Cultivate improved waste and materials management that supports source reduction, sustainable diversion, and regulatory compliance through accessible services and programs for residential and commercial land uses.
- INFRA GOAL 13:** Protect and maintain the unique quality of our dark nighttime skies through stewardship of the night sky that enhances the quality of life, our ecosystem and the economy.

GOALS AND POLICIES FOR GENERAL INFRASTRUCTURE

GOALS

- INFRA GOAL 1:** Planning for infrastructure that is comprehensive, innovative, and forward thinking, and ensure current customers and new development maintain a balance between water supply and demand.
- INFRA GOAL 2:** Plan, budget, operate and maintain, construct and invest in stormwater, water treatment, and green infrastructure that support quality public services in health, water availability, and safety.
- INFRA GOAL 3:** Infrastructure that is dependable and provides locals stability and economic prosperity.



INFRA GOAL 4: Investing regularly in quality public infrastructure and timely maintenance.

POLICIES

POLICY INFRA 1: Ensure that all residents can obtain clean water and essential utility services.

POLICY INFRA 2: Prioritize investments in water, wastewater, stormwater, and reuse that builds confidence in the services and are reliable for existing users while considering future needs.

POLICY INFRA 3: Maintain a comprehensive Capital Improvement Plan (CIP) to proactively prepare for infrastructure maintenance and upgrade needs as well as other capital projects into the future. Regularly use the CIP for planning and budgeting improvements each fiscal year.

POLICY INFRA 4: Coordinate infrastructure repairs and upgrades across utilities and other property maintenance needs. Coordinate with overlapping agencies to minimize the number and scale of excavations when completing improvements to Town infrastructure.

POLICY INFRA 5: Maintain utility rates that cover the costs of the service provided and consider future needs by conducting regular rate studies.

WATER

Water is precious in the West, and especially so for Paonia. The uniqueness and age of Paonia's water system combined with the level of investment required in the coming years for upgrades, and transitions in climate and temperature, presents a once-in-a-lifetime opportunity to not only rebuild the old system but to also reimagine how the Town and relevant regional stakeholders can work together to preserve the performance of the water source and enhance the longevity of the watershed.

Water in Paonia flows through three distinct systems:

- The North Fork of the Gunnison River and its tributaries, which provide for vegetation and wildlife and which cool, clean, and green the region;
- The river-connected ditches and their laterals that supply water for in-town and out-of-town agricultural users and in-town landscape use; and
- The spring-fed source water system that supplies municipal households and commercial users with drinking water.

Wildlife & Irrigation

The river and ditch systems which support Paonia's unique local microclimate, ecology, wildlife, and agriculture are fed throughout the summer by the reserve of water in Paonia Reservoir, and from the

North Fork of the Gunnison that flows from the West Elks and Ragged Mountain ranges. Paonia Reservoir currently has a total holding capacity of 14,674 acre-feet. Its capacity has shrunk 25% since 1962 due to heavy sedimentation from Muddy Creek, its main water source. The reservoir is managed by the US Bureau of Land Management and the Army Corps of Engineers.

Municipal

The municipal system which provides Town treated water is supplied by approximately 25 springs that form five spring complexes which ring the north and west basins of Mount Lamborn. The Town owns the land for Steven's springs, but the majority of springs are located on US Forest Service lands and private property.

Past, Present, Future

Paonia has a unique municipal water system, unlike any other in the State of Colorado. Leading achievements in water engineering at the time it was completed, the Paonia Project—which made the Paonia reservoir, and the series of ditches and pipes constructed around the five spring complexes surrounding the north and west slopes of Mount Lamborn—fed the growth of mining and agriculture in the region. However, complexity, age, change in climatic patterns, and human-caused desertification pose substantial challenges to the viability of the water system. The spring-fed municipal water system needs extensive repair, from restoration of the watershed itself to the treatment plants and the elaborate networks of pipes and valves that deliver water into and around Town. In 2019 the Town suffered a critical water supply issue that was exacerbated by the fact that “the lower treatment plant and 1-MG storage tank were not in service during this event [thus making] half of the Town’s raw water supply, half of its treatment capacity, and 33% of its finished water storage capacity unavailable to support demand during the emergency.”

Water Efficiency & Redundancy

While customer water use efficiency has increased in the past decade, there remains room for further gains from water efficient appliances and practices in both commercial and residential use. There are substantial efficiency gains to be had from increasing performance in the water delivery system. Approximately 23-39% of water produced is currently unaccounted for in delivery between treatment plants and customers. As of the beginning of 2024, the first steps are already underway with the implementation of the first phase of the Capital Improvement Plan and associated rate increases which will support upgrades and fixes to this system and reduce overall water loss. Due to the overall age and nature of the gravity fed system some level of leaks will remain and should be taken into account when looking at overall water availability going forward.

Exploring redundancy in the water treatment system with neighboring systems is critical to the resilience of the Town’s system. Current and future proposed upgrades to address these issues including the conversion of the Clock treatment plant into a raw water storage and pumping facility, have been outlined in the Water Capital Improvement Plan that was started in 2023.

Water Volume & Source Reliability

The springs that feed the Town of Paonia are highly sensitive to drought conditions due to their strict dependence upon snowfall and runoff season. While Colorado weather is already well known for its variability, the increase in severity and duration of drought, increased winter and spring temperatures, increased duration and severity of spring winds, increased rates of sublimation of snowpack and decreases in soil moisture due to vegetation degradation, and changes in precipitation



patterns moving away from snow to rain mean there is and will continue to be less and less reliable or regular snowpack, and also that the moisture from melting snow is less likely to translate into liquid water run-off. The Town of Paonia recognizes these threats to its water supply.

Paonia's watershed has high groundwater recharge potential and semi-arid climates are known to be especially sensitive to changes in vegetation and surface water making the system also potentially viable for regeneration and land management intervention to support both system water retention and ongoing supply.

Precipitation type (rainfall versus snowfall), amount, and temporal and spatial distribution are important for determining the amount of recharge that a groundwater system may receive, particularly as infiltration from precipitation to the shallow bedrock groundwater systems.

Average annual precipitation determines the climate of the Town's watershed area, and in the case of the North Fork Valley, the topographically higher terrains near Grand Mesa and West Elk Mountains are sub humid and cool and have excellent recharge potential, both from rainfall in the spring, summer, and autumn months, and from the melting of snowpack throughout the winter and early spring, especially areas covered by gravels and slope deposits.

The Town of Paonia has a designated Municipal Watershed within its broader watershed, as defined in the Colorado Department of Public Health and Environment (CDPHE) Source Water Protection Plan. Most of this land lies within the Gunnison National Forest, which is managed by the US Department of Agriculture's Forest Service (USFS). Other landowners in the protection area include the Bureau of Land Management (BLM) and privately owned lands, which sit under the jurisdiction of Delta County. Both BLM and USFS lease lands for grazing in these areas to private ranchers. Work to restore and regenerate the watershed will need to be conducted in concert with relevant landowners and stakeholders.

Water Rates

In 2024, the Town of Paonia increased water rates. Future increases in rates will be required to meet the base financials required to secure funding to implement the 2023 Water Capital Improvement Plan. While the Town will not wholly rely on water rate revenue, rate increases are likely essential for obtaining other funds in the form of grants and low interest loans needed to fully fund capital improvements.

GOALS AND POLICIES FOR WATER

GOAL

INFRA GOAL 1: Planning for infrastructure that is comprehensive, innovative, and forward thinking, and ensure current customers and new development maintain a balance between water demand and supply.



POLICIES

POLICY INFRA WATER 1:	Appropriately coordinate the Comprehensive Plan and Water Capital Improvement Plan to ensure existing and future customers have a safe and reliable water supply
POLICY INFRA WATER 2:	Responsibly manage and conserve the Town's limited water resources in both existing and new development.
POLICY INFRA WATER 3:	Implement water conservation strategies and use the results of the Hydrogeological Study to inform those strategies.
POLICY INFRA WATER 4:	Monitor demographic, development, water supply, and usage trends with regular reporting to the Board of Trustees and proactively identify where adjustments to the Comprehensive Plan may be needed should water use increase.
POLICY INFRA WATER 5:	Strengthen the integration of land use and water planning and policies and manage growth so that the quantity, pace, and type of development does not exceed the capacity of public facilities.

GOAL

INFRA GOAL 4: Investing regularly in quality public infrastructure and timely maintenance.

POLICIES

POLICY INFRA WATER 6:	Support long-range planning that addresses replacement of aging infrastructure within the municipal water system. These planning efforts will consider projections of future development, as identified in the Future Land Use Element, to anticipate the need to increase line sizes where necessary as replacement occurs.
POLICY INFRA WATER 7:	Pursue long-term planning and development of the Town's water infrastructure to include water supply, storage and treatment options which provide the flexibility to accommodate full development within the planning area, as well as the ability to adapt to problems associated with any single water source.
POLICY INFRA WATER 8:	New water facilities shall be constructed to conform to the Town's most recent water system design and construction standards.



GOAL

INFRA GOAL 5: Support a healthy watershed that supports both water quality, water production, and groundwater recharge.

POLICIES

POLICY INFRA WATER 9: Proactively protect the Town's source water by preventing contamination from wildfire, pollution, and ecological degradation with regional partners. Ensure that development does not adversely affect the Town's raw water sources.

POLICY INFRA WATER 10: Take a holistic and regenerative approach to watershed health and protection, including wildfire management and mitigation, soil health, and responsible use of grazing around municipal source waters in partnership with relevant stakeholders.

POLICY INFRA WATER 11: New development shall be connected to both the municipal water system and the Town's sewer system. Prior to connection, the developer shall prepare and submit an impact report on the proposed development. This report will address the development's impact on the existing water supply and existing sewer capacity.

GOALS

INFRA GOAL 3: Infrastructure that is dependable and provides locals stability and economic prosperity.

INFRA GOAL 6: Ensuring local businesses and residents can build economic prosperity and enhance food security.

POLICIES

POLICY INFRA WATER 12: Require all new development within the Town's growth management area to annex or complete a pre-annexation agreement to be executed upon the final approval of a connection or tap and the development shall include in the agreements dedication of water rights to the Town that are sufficient in quantity and seniority to meet the needs of the project being constructed.

POLICY INFRA WATER 13: Discourage the construction of independent water or sewer systems or districts within urbanizing areas, except for the specified purpose of making improvements which will be transferred to the Town when the cost of improvements is paid.



POLICY INFRA WATER 14:	Promote water conservation in accordance with Colorado’s Growing Water Smart Guidebook. Promote community awareness programs for best landscape management of drought and small water-cycle function in landscaping, new construction, and all irrigation activities.
POLICY INFRA WATER 15:	Consider the long-term viability of source water production and explore nature-based solutions to best protect and support the Town’s springs. Conduct regional water cycle management at the watershed level in coordination with regional partners. Continue to invest in and acquire water rights with potential new partnerships and within existing agreements or collaborations.
POLICY INFRA WATER 16:	Create redundant raw water and finished water storage and explore opportunities with nearby consecutive systems for redundancy in delivery.
POLICY INFRA WATER 17:	Ensure that all Paonia owned source water is available for treatment and distribution.

WASTEWATER

Paonia’s Wastewater Treatment Plant manages wastewater collection from residential and commercial customers. The treatment plant was brought online in 2006 and consists of a manual bar screen, two aerated lagoons, a settling/polishing pond, a serpentine chlorine contact chamber and a dichlorination feature. It has a permitted rated capacity of 0.495 million gallons per day (MGD) and typically treats 0.15 MGD. Wastewater from the system is discharged to the North Fork of the Gunnison River.

The 10.5 miles of pipe that make up the wastewater collection system are entirely gravity driven and consist of service laterals, manholes, and gravity sewer mains. The collection system is composed of approximately 63% PVC piping and 37% vitrified clay piping. The majority of the clay pipes are past their expected lifetime and an estimated 20,000 ft of PVC pipe will need to be replaced in near future making the entire system in need of upgrade.

It is worth noting that overall treatment levels of water treated are lower in the winter. The Water Tap Moratorium also has an effect here: as long as it remains in effect, wastewater treatment levels are unlikely to grow materially. With an ongoing increase in winter temperatures, it is worth considering the use of green infrastructure, in particular constructed wetlands in future wastewater treatment upgrades. Studies have shown the positive impacts that wetlands have in semi-arid regions when it comes to local temperature regulation, when it comes to extreme heat mitigation, as they have been shown to lower ambient temperatures by 7-14 degrees as compared to similar areas where they are not present.



Waste Water Rates

In 2023, the Town of Paonia increased rates for wastewater. Future increases in rates will be required to meet the base financials required to secure funding to implement necessary improvements to the existing sanitary sewer collections and treatment infrastructure. While the Town will not wholly rely on rate revenue, rate increases are likely essential for obtaining other funds in the form of grants and low interest loans needed to fully fund capital improvements.

GOALS AND POLICIES FOR WASTEWATER

GOALS

- INFRA GOAL 2:** Plan, budget, operate and maintain, construct and invest in stormwater, water treatment, and green infrastructure that support quality public services in health, water availability, and safety.
- INFRA GOAL 3:** Infrastructure that is dependable and provides locals with stability and economic prosperity.
- INFRA GOAL 4:** Investing regularly in quality public infrastructure and timely maintenance.

POLICIES

- POLICY INFRA WASTEWATER 1:** New development shall be connected to both the municipal water system and the Town's sewer system. Prior to connection, the developer shall prepare and submit an impact report of the proposed development. This report will address the development's impact on the existing water supply and existing sewer capacity.
- POLICY INFRA WASTEWATER 2:** Maintain a wastewater system that returns high-quality, clean water to the North Fork of the Gunnison River and explore green infrastructure options for treatment that provide positive impacts on local temperature regulation and enhance the viability and resilience of local ecology.
- POLICY INFRA WASTEWATER 3:** Consider water reuse and recycling when designing new wastewater and storm-water systems.
- POLICY INFRA WASTEWATER 4:** New sewer infrastructure shall be constructed to conform to the current sewer design and construction standards.
- POLICY INFRA WASTEWATER 5:** Discourage the construction of independent sewer systems or districts with urbanizing areas, except for the specified purpose of making improvements, which will be transferred to the Town when the cost of improvements is paid.
- POLICY INFRA WASTEWATER 6:** Monitor the Utility Condition Index (UCI) as a measurement of amount of useful life remaining in the utility system and use the UCI to guide the Minimally Responsible Capital Improvements Project Package.



POLICY INFRA WASTEWATER 7: Support long-range planning that addresses replacement of aging infrastructure within the municipal water system. These planning efforts will consider projections of future development, as identified in the Future Land Use Element, to anticipate the need to increase line sizes where necessary as replacement occurs.

GOAL

INFRA GOAL 7: Provide a wastewater utility by exploring and pursuing innovative solutions for capital asset development.

POLICIES

POLICY INFRA WASTEWATER 8: Provide service consistent with established levels of service referencing applicable requirements of state regulations, Clean Water Act and the Safe Drinking Water Act.

POLICY INFRA WASTEWATER 9: Prioritize public health and safety through strategic and proactive efforts to protect water quality and the environment.

STORMWATER

Paonia's Stormwater program historically has been an afterthought during road construction, maintenance and repair. The Town has experienced significant flood events throughout its history and on May 28, 1993, a nearly 100-year flood event was recorded that caused erosion to properties surrounding town. At the time, the Town's flood control facilities consisted mostly of bank armoring, and they were severely damaged by the flood event. Damage included erosion to the stone riprap at the old location of Paonia's wastewater treatment plant, and to homes along the Huff Subdivision. In 2018, the Town experienced a significant flood event and damage to Apple Valley Park, and again experienced economic distress after flooding caused a section of Highway 133 to wash out in 2023.

The Town has no current mechanism to budget, plan and fund improvements to the Stormwater infrastructure running through Town. The only funding that can currently go towards stormwater improvements is from the highway user tax fund. In some cases, irrigation companies convey their irrigation water through the Town's existing Stormwater system, which causes significant wear on the existing culverts, pipes, and gutters that comprise the infrastructure of the stormwater system.

GOALS AND POLICIES FOR STORMWATER

GOALS

INFRA GOAL 2: Plan, budget, operate and maintain, construct and invest in stormwater and water treatment, and green infrastructure that support quality public services in health, water availability, and safety.



INFRA GOAL 3: Infrastructure that is dependable and provides locals with stability and economic prosperity.

INFRA GOAL 4: Investing regularly in quality public infrastructure and timely maintenance.

POLICIES

POLICY INFRA STORMWATER 1:	Establish a Stormwater Utility to fund infrastructure improvements and create and implement a master stormwater plan for the entire Town.
POLICY INFRA STORMWATER 2:	Codify and or create standards and specifications for stormwater mitigation requirements for new development. Ensure that standards for drainage system design and construction are kept current. New development shall construct drainage systems that conform to these standards.
POLICY INFRA STORMWATER 3:	Ensure that new development will preserve natural drainage courses. Where necessary, a drainage system designed by a professional engineer, may be required.

GOAL

INFRA GOAL 11: Protect the community from adverse flooding and pollution impacts of runoff with efficient and progressive stormwater management practices.

POLICIES

POLICY INFRA STORMWATER 4:	Encourage green stormwater infrastructure measures to reduce pollutants from development and redevelopment.
POLICY INFRA STORMWATER 5:	Coordinate storm drainage and flood management with appropriate agencies, including Delta County, local irrigation/ditch companies, and the Federal Emergency Management Agency (FEMA).
POLICY INFRA STORMWATER 6:	Ensure that development and redevelopment activities are compliant with the Town's Storm Drainage Design and Technical Criteria and the State's Municipal Separate Storm Sewer System (MS4) requirements.
POLICY INFRA STORMWATER 7:	Establish and maintain floodplain buffers to ensure compliance with FEMA required floodplain regulations, to promote water quality and to improve riparian habitat. When possible, encourage the use of natural runoff filtration such as bio-swales, pervious pavement, etc. for on-site retention.
POLICY INFRA STORMWATER 8:	Ensure the long-term financial viability and sustainability of the stormwater utility.



SANITATION AND RESOURCE RECOVERY

The Town provides garbage collection services to approximately 900 accounts within Town limits. There are no municipal composting or recycling services. The majority of trash collection accounts are residential with a varying amount of commercial. Trash services offer 33 Gallon Cans, 2- and 3-cubic yard dumpsters and oversized items. Residents may also leave yard trimmings in bundles no bigger than 1'x3' neatly tied next to the trash bins. Many individuals compost personally or report bringing food scraps to neighbors with farms or livestock. There are at least two private recycling haulers that service Paonia. Aluminum cans may be dropped off for recycling outside of Don's Market and there are cardboard and paper recycling bins in the parking lot of City Market in Hotchkiss. Delta County supports free recycling at the Double J Recycle Center in Austin. CHT Resources operates a composting facility for organic waste in Austin.

Private recycling services combined with the free drop-off options appear to be servicing the area well. Curbside recycling and composting is unlikely to prove economical given the level of at home and on-farm composting and the small service area. However, the community ethos of self-sufficiency has led to a high individual participation rate in both manufactured and organic materials recycling.

Sanitation and Resource Recovery Rates

In 2022, the Town of Paonia increased rates sanitation/refuse removal. Future increases in rates will be required to meet the growing cost of refuse removal. In order for the Town to improve on the sanitation service that it provides, such as adding a recycling program to its services, rate increases are likely essential for obtaining other funds in the form of grants and low interest loans needed to fully fund capital improvements.

GOALS AND POLICIES FOR SANITATION AND RESOURCE RECOVERY

GOALS

INFRA GOAL 8: Ensure sanitation services are well maintained, professionally staffed, and in compliance with all state laws.

INFRA GOAL 9: Encouraging solid and organic material resource recovery including reuse, recycling, and composting and ensuring the highest and best use of discarded materials.

INFRA GOAL 12: Cultivate improved waste and materials management that supports source reduction, sustainable diversion, and regulatory compliance through accessible services and programs for residential and commercial land uses.

POLICIES

POLICY INFRA Provide consistent and quality waste collection services for all new and
SANITATION & RR 1: existing residents and ensure residential participation is commensurate with rates charged and received.



POLICY INFRA SANITATION & RR 2: Utilize Colorado Department of Public Health and Environment technical assistance programs to develop and establish a recycling program.

POLICY INFRA SANITATION & RR 3: Support public awareness activities and information alongside businesses that provide recycling, composting, and other opportunities to reuse and recycle material resources within the Town and county.

POLICY INFRA SANITATION & RR 4: Increase reduction and recycling efforts within the Town to divert solid waste from landfills.

POLICY INFRA SANITATION & RR 5: Promote the importance of recycling industrial and construction waste.

URBAN FOREST

All urban trees require management as they mature in the landscape. To increase tree diversity and canopy resilience in Town, new tree species must be consciously curated and properly planted and cared for. To sustain the urban forest's vital functions in Paonia, funding is needed to take care of existing trees and plant new ones. As Paonia's urban forest ages and comes under increasing stress from drought, increased heat, and high winds, formalizing care for the Town forest is critical. As trees reach maturity new smaller trees must be planted adjacent to them to support successful succession. The 2021 Paonia Street Tree Inventory provides a robust framework with direction for street-tree care and the establishment of regular and professional maintenance and replacement that will support their longevity and reduce risk to the Town. However, this report is just the first step, and several follow up actions are suggested in this Plan to establish the quality of service required to maintain our valuable urban canopy.

GOAL AND POLICIES FOR URBAN FOREST

GOAL

INFRA GOAL 10: Ensure the continuation of the wonderful quality of life, ecosystem, health, and increased walkability and real estate values that our town forest provides.

POLICIES

POLICY INFRA URBAN FOREST 1: Monitor, properly care for, and carefully replace street and park trees to maintain, improve, and expand the Town's urban forest. Provide greater support and accountability for homeowners' maintenance of trees in public rights-of-way and engage and empower citizens to participate in street-tree care.



POLICY INFRA URBAN FOREST 2:	Maintain compliance with Tree City USA designation and work to foster collaboration between the Town and its' appendant bodies, public, and local business community to support tree maintenance, safety, and overall beautification and shade coverage.
POLICY INFRA URBAN FOREST 3:	Utilize the 2021 Colorado State Forest Service Inventory of Paonia's right-of-way trees and the 2024 Colorado State Forest Service inventory of trees in Town Park when assessing trees requiring removal, replacement, pruning or other management actions. Encourage updates to the inventory every three (3) years.

DARK SKIES

Excess light at night endangers our ecosystem by harming wildlife and negatively affects our urban forest. Studies have shown the importance of dark nighttime skies to the health of our citizens. 80% of Americans cannot see the milky way. Areas designated as Dark Sky communities encourage ecotourism and help boost local economies. In September of 2024, the town of Paonia was awarded the designation of an "Internationally Recognized Dark Sky Community" by Dark Sky International (IDA). To maintain this important designation, three locations continuously monitor the quality of our nighttime skies; one located below Jumbo Mountain, one at River Park and one on the roof of Paonia Town Hall. Readings from these sky quality meters help determine if there are significant changes in sky quality and how any change can be mitigated. A dark sky lighting ordinance was passed in 2022; town streetlights were replaced to meet IDA standards.

GOAL AND POLICIES FOR DARK SKIES

GOAL

INFRA GOAL13: Protect and maintain the unique quality of our dark nighttime skies through stewardship of the night sky that enhances the quality of life, our ecosystem and the economy.

POLICIES

POLICY INFRA DARK SKIES 1:	Support and foster efforts for replacing non-conforming lights with night sky friendly lights and enforce the Town's existing Code at Chapter 16, Article 7 for new construction and developments as it relates to lighting.
POLICY INFRA DARK SKIES 2:	Meet the requirements of the Dark Sky International IDA by 2032 through replacing existing residential and town owned lights with IDA certified fixtures.
POLICY INFRA DARK SKIES 3:	Support dark sky educational efforts; sky viewing events and encourage dark sky tourism.



**POLICY INFRA
DARK SKIES 4:**

Support efforts to mitigate light trespass on neighboring properties and improve light quality. Develop an assistance program designed to help residents replace their existing light fixtures with IDA certified light fixtures.



HEALTHY NATURAL ENVIRONMENT

OVERVIEW

Urban Forest

Our town is recognized by the Arbor Day Foundation as a “Tree City USA.” Our urban forest is valued as an essential element of our infrastructure and environment. Our tree-lined streets and parks can act as part of the first line of defense in urban climate mitigation and adaptation and are an ecosystem asset. Forests deliver enormous utility-like benefits in cities and towns. City forests in the United States provide \$18.3 billion in benefits per year, and this number is expected to grow as urban areas continue to expand. City Forests, Function, Scale and Value 2020

North Fork of the Gunnison River Corridor

The corridor runs through the Town of Paonia. The Paonia River Park is the product of community collaboration and partnership. Once an in-stream gravel mine, the North Fork River Improvement Association (now the Conservation Center) worked hard to reclaim the river, restore riparian habitat, and make the park a family-friendly recreation area. With the help of the Minnesota Ditch & Reservoir Company, the Conservation Center completed the Paonia River Park Restoration Project in 2013, transforming the former in-stream gravel mine into a healthy aquatic ecosystem. In 2016, the park expanded to include an interpretive trail system. This expansion allows visitors the opportunity to explore the riparian habitat even further along the corridor without disturbing precious wildlife habitat.

The Paonia River Park is one of only two public access points along the North Fork River. Over 95 percent of land along the river is privately owned. The Conservation Center is committed to connecting the community to the river, maintaining a balance between natural and built structures, and ensuring project sustainability through public participation.

GOALS AND POLICIES FOR A HEALTHY NATURAL ENVIRONMENT

ENV GOAL 1: Manage our urban “green infrastructure” as an interconnected web of natural elements and spaces that should be evaluated and maintained to continue to provide services such as storm water reduction, carbon capture and storage, reduction of heat island effect, enhance public health and air quality pollution removal, prevent road pavement fatigue, decrease rainwater runoff and enhance plant and animal health and habitats.

ENV GOAL 2: Ensure the Paonia River Park is managed to continue to provide public access to the North Fork of the Gunnison River.

GOAL

ENV GOAL 1: Manage our urban “green infrastructure” as an interconnected web of natural elements and spaces that should be evaluated and maintained to continue to provide services such as storm water reduction, carbon capture and storage, reduction of heat island effect, enhance public health and air quality pollution removal, prevent road pavement fatigue, decrease rainwater runoff and enhance plant and animal health and habitats.



POLICIES

- POLICY ENV 1:** Explore available funding sources carbon capture City Forest Credits developed as an Impact Scorecard www.cityforestcredits.org/impact-certification/impact-standards/. This endeavors, for the first time, to identify the attributes of equity, health, and environmental impacts of urban forest projects. New funding sources and economic potential may be available
- POLICY ENV 2:** Create a plan and follow recommendations of 2021 tree survey by Colorado State Forest Service See appendix [paoniatreeinventoryreport final 2021.pdf](#)
- POLICY ENV 3:** Parking of vehicles, trailers and any equipment should be adequately planned for and not impact the tree-growing zones.
-

GOAL

- ENV GOAL 2:** Ensure the Paonia River Park is managed to continue to provide public access to the North Fork of the Gunnison River.

POLICIES

- POLICY ENV 4:** Work with the community, the Conservation Center and private property owners to create a cohesive vision for the protection, management and use of the River Corridor.
- POLICY ENV 5:** Ensure concerns from all stakeholders are heard to balance the protection of the riparian zone, floodplain, waterway and wildlife habitat.



ECONOMIC DEVELOPMENT

OVERVIEW

The 2022 median household income in Paonia was \$53,646, median earning per worker was \$49,625, and 8.4% of the population was below the federal poverty line. These figures are far below both Colorado and national averages: the 2022 Colorado median household income was \$89,930 and the US median household income was \$74,580. Residents are increasingly in need of good jobs to keep up with rising costs of living, and in particular the cost of housing. According to the 2023 Paonia Housing Needs Assessment & Housing Action Plan, one in five Paonia households is burdened by housing costs, meaning they spend more than 30% of their income on housing. Of these, over 50% of those households are extremely cost burdened, meaning they spend more than 50% of their income on housing. Lack of affordable housing has been identified as a challenge by local business owners who have trouble recruiting and retaining employees in large part due to limited and costly housing stock.

“Jobs and housing are interconnected. The economic success and mix of jobs in a region inform the amount, type, and price point of housing needed to sustain the local economy. Likewise, a sufficiently diverse housing supply is needed to attract and keep quality employees that are invested in the community.”

- Paonia Housing Needs Assessment & Housing Action Plan, 2023

A strong local economy is critical to Paonia’s future; it provides respectable job opportunities for locals, a robust tax base for the Town and its infrastructure systems, and overall, a desirable and livable community. This element focuses on strengthening our local economy, supporting local businesses and local agriculture, maintaining a vibrant downtown, balancing tourism benefits with impacts, and developing a workforce that is skilled in needed areas.

A significant portion of people employed within the Town of Paonia commute from outside of Town, and a significant portion of people who reside within Town limits commute to work elsewhere. This dynamic is due in part to relatively high housing costs paired with relatively low wages in the local economy and is addressed in greater detail in the 2023 Town of Paonia Housing Needs Assessment & Housing Action Plan (source of the data in the chart below).

Commuter Type	Source	% of Workforce
Employed in Town of Paonia, live outside Town	US Census	79%
Employed in Paonia CCD, live outside this area (US Census)	US Census	53%
Employed in Paonia area, live outside this area	2023 Employer Questionnaire from Housing Needs Assessment & Housing Action Plan by Urban Rural Continuum	20%
Live in Town of Paonia, employed outside Town	US Census	77%
Live in Paonia CCD, employed outside this area	US Census	71%



VISION

Paonia's resilient, regenerative, localized economy meets community needs by providing desired goods and services as well as reliable job opportunities that pay living wages. Our economy emphasizes the production of local food and value-added agricultural products, human health and well-being, unique educational opportunities, and the creative and trade industries. Our economy attracts and serves visitors in a way that supports locals. The Town's revenue is strong and steady and the quality of life among residents is constantly improving.

GOALS AND POLICIES FOR ECONOMIC DEVELOPMENT

- ECON GOAL 1:** Ensure economic development aligns with preserving our community's rural and agricultural character and caring for our natural resources.
- ECON GOAL 2:** Encourage the creation and maintenance of local, independent businesses in order to build community wealth and provide opportunities to individuals and families.
- ECON GOAL 3:** Maintain a healthy, vibrant, and beautiful commercial district on and around Grand Avenue.
- ECON GOAL 4:** Encourage economic diversity and resilience to ensure the local economy is not overly reliant on one industry.

GOAL

- ECON GOAL 1:** Ensure economic development aligns with preserving our community's rural and agricultural character and caring for our natural resources.

POLICY

- POLICY ECON 1:** Plan and design trails with considerations around economic development with consideration of the popularity of biking and hiking trails accessible from Town.

GOAL

- ECON GOAL 2:** Encourage the creation and maintenance of local, independent businesses in order to build community wealth.



POLICIES

- POLICY ECON 2:** Support the retention and expansion of locally owned businesses and increase support for entrepreneurship.
- POLICY ECON 3:** Prioritize opportunities for local entrepreneurs or businesses that meet local needs, and operations that support overall local economic development.
- POLICY ECON 4:** Build partnerships that proactively nurture a diverse and resilient economy that prioritizes local needs and is centered in agriculture, health and wellness, tourism, creative industries, and skilled labor and trades.
-

GOAL

- ECON GOAL 3:** Maintain a healthy, vibrant, and beautiful commercial district on and around Grand Avenue.

POLICIES

- POLICY ECON 5:** Focus on encouraging new compatible commercial businesses to build and or relocate in the Paonia downtown core commercial area.
- POLICY ECON 6:** Encourage commercial development that is inconsistent with existing commercial areas within town limits to build and or relocate to the Highway 133 corridor, and utilize the recommendations made in the Town of Paonia Highway 133 Corridor Master Plan adopted August 13, 2019.
- POLICY ECON 7:** Utilize design standards for remodeling or new construction of structures in the downtown corridor.
- POLICY ECON 8:** Encourage the use of shared parking, on-street parking and other strategies to maximize the use of available resources. Use signage and other wayfinding to direct visitors to parking.
- POLICY ECON 9:** Ensure that all public buildings, businesses and event venues plan for and include ADA parking and entrances.
- POLICY ECON 10:** Encourage, enhance, and promote pedestrian access and walkability to and within the Historic Town Core.
-

GOAL

- ECON GOAL 4:** Encourage economic diversity and resilience to ensure the local economy is not overly reliant on one industry.

POLICIES

- POLICY ECON 11:** Support workforce development through skill-based education programs and other efforts to meet more of the community's basic needs like food production, food service, housing construction, skilled trades, energy production, education, and health care.
- POLICY ECON 12:** Encourage businesses that provide access to goods and services that meet real community needs.
- POLICY ECON 13:** Cultivate the integrated and balanced role for tourism in the local economy to allow local businesses, community members, and the Town of Paonia to receive the economic benefit of tourism-while balancing this with housing affordability and the development of year-round, well-paying, place-based jobs for residents.
- POLICY ECON 14:** Support the continuation and expansion of local agricultural production through the establishment of farm-worker housing (which is defined as housing affixed to a permanent foundation as also presented in the *Urban Farm* Future Land Use Category), agricultural education, and value-added food crop processing infrastructure.
- POLICY ECON 15:** Work with Delta County and the North Fork Valley Airport to identify potential revenue streams and economic development opportunities, and support connectivity with regional commercial airport locations.



TRANSPORTATION

OVERVIEW

Paonia sits to the south of State Highway 133, which serves to connect Paonia to Somerset, Crested Butte, and the Roaring Fork Valley to the east/northeast, and to the larger cities of Delta, Montrose, and Grand Junction to the west. A significant portion of people employed in the Town of Paonia commute from outside the Town, and a significant portion of people who reside within Town limits commute to work elsewhere.

Paonia is not connected to any major cities or transportation hubs by traditional public transit. The Town of Paonia supports All Points Transit, a nonprofit organization that supports transit for seniors, people with disabilities, and the general public. Other than All Points Transit, public and private transit options to reach community facilities like schools and healthcare facilities are limited. Lack of regional and local public transportation makes it challenging for individuals without personal vehicles to connect with larger cities and services offered there.

With its compact size and tree-lined streets, the Town of Paonia itself is a naturally walkable and bikeable community. According to Town residents, more than 50% sometimes walk and more than 30% sometimes ride a bike when traveling downtown. Like many towns in the rural West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and later a common speed limit for cars and yield signs at key intersections. As roads have been paved, the traffic system has not formally identified pass-through/commercial traffic routes. However, some streets, in particular 3rd Street and the western portion of 5th Street, already naturally serve as informal mixed traffic, or shared streets, between multiple modes of transit. Much of Paonia's shared transportation streets are supported by the old characteristics of the dirt road system, narrower lanes, and disrepair. These attributes naturally slow motorized traffic.

Paonia has four primary roads that run east to west and approximately 32 streets and alleyways that cross at least two of these longer thoroughfares from north to south. Collectively these equal approximately 22 miles of road, over 98% of which are asphalt roads, some concrete paved roadways, and some single lane gravel roads (largely alleyways or short dead-end branches). Only two of the four east/west streets, "2nd" and "3rd," cross the railroad tracks that separate about one third of the Town to the east, while two thirds, including the downtown, remain to the west of the tracks. The downtown street is "Grand Avenue," not to be confused with "Main" which is one street to the west of the commercial and creative downtown core.

Characteristics of Complete Streets

- Sidewalks
- Bicycle lanes or wide, paved shoulders
- Shared-use paths
- Safe and accessible transit stops
- Frequent and safe crossings for pedestrians, including median islands, accessible pedestrian signals, and curb extensions
- Identified wildlife crossings that connect with green corridors
- Healthy trees and stormwater management
- Lighting for nighttime visibility and safety that complies with Dark Skies best practices



The Town maintains roads within its boundaries: The intersection of 4th and Grand to the north, intersection of Samuel Wade and Highway 133 to the west, the intersection of Mathews Lane and Niagara Ave, intersection of 1st St and Lamborn Mesa Rd, the intersection of Colorado Ave and Meadowbrook Blvd to the south, the intersection of 7th St and Black Bridge Rd to the east. The side streets between Highway 133 and the North Fork of the Gunnison River are the responsibilities of the County.

There are two main connection points from Town to Hwy 133: 4025 Road (also referred to as the “P” Road), which enters to the west of Town and becomes Third Street, and State Highway 187, which follows a southern direction from State Highway 133 and becomes Grand Avenue. Both roads utilize bridges that cross the North Fork of the Gunnison River. Access routes to the Town from the south include Matthew’s Lane from the southwest, 4100 Road from the south and Dry Gulch from the southeast.

According to the 2021 Asset Inventory, while there are some recent sections of newly paved concrete road, “most sections of Paonia asphalt roads exhibit moderate to severe surface wear and defects referred to as raveling and polishing, [while] virtually all sections of the roads exhibit some type of surface cracking. The PASER scale, which is a 1-10 rating system for road pavement condition, was used in asset evaluation which showed that only 4 major street sections were rated in “excellent” condition, 17 in “good” while 68 sections received “poor” or “fair” ratings and 11 section received “very poor” or “failing”.

According to the “Paonia in Motion” Parks, Recreation & Trails Master Plan there are 40 miles of sidewalk area, while less than half of this area has sidewalks installed. Much of the existing sidewalk infrastructure lacks curb ramps and/or ends abruptly at the neighboring yard. A sidewalk fee is currently assessed for all residents and businesses. Even with less than 50% of sidewalk areas paved, this fee does not cover annual maintenance needs. The current patchwork of sidewalk pavement is unnavigable for wheelchairs and dangerous for walking, performs poorly in heavy rain and under icy conditions, and is not designed to be copacetic with urban and street-trees as they continue to grow.

Revenue for the Town of Paonia’s Sidewalk Fund is generated by a \$3.00 per month sidewalk fee, approved in 2013, that is paid by in-town residents. The Town’s Sidewalk Fund is designated for the repair and replacement of existing sidewalks within Paonia. This fee is set to expire in December 2024 unless voters approve a renewal/extension.

AIRPORT

The North Fork Valley airport is located 4 miles outside Paonia on Back River Road and is jointly owned by Delta County and the Town of Paonia. The airport currently offers a low volume of local and recreational flights, with potential to offer connecting commercial flights to regional airports in the coming decade. The Town should work proactively with Delta County to understand the potential to develop the Airport as both an Enterprise account and as a source of tourism income for the area.

RAILROAD

The iconic coal train that runs through Paonia was inaugurated in 1902 as the North Fork Line of the Denver & Rio Grande Railroad. The route was built to service the coal industry, with the added benefit of serving the agricultural regions up and down the valley, including transport of fruit, cattle, and passengers. What is now the North Fork Branch of the Union Pacific Railroad is still utilized to export



coal from the West Elk Mine in Somerset. The North Fork Branch connects Somerset to the City of Delta, where the North Fork Branch ties into the Montrose Branch. The Montrose Branch runs between the City of Montrose and the City of Grand Junction. The anticipated lifetime of the remaining active West Elk coal mine is projected to be less than 20yrs from the date of this Plan's creation. There is both state and national precedent for railways that are no longer in commercial use to be converted to trails. It could also be converted to a commuter rail after the coal mine ceases operation.

VISION

Paonia's streets and sidewalks are well-maintained, safe, accessible, and comfortable thoroughfares for multiple modes of transport and support a rural and easy-paced quality of life for residents. Clear and differentiated routes for commercial and pass-through vehicular traffic and pedestrian and bicycle traffic provide safety and convenience. Paonia residents can access key facilities and services without owning or operating a motorized vehicle. Transportation stakeholders understand and are responsive to the transportation needs of our community.

GOALS AND POLICIES FOR TRANSPORTATION

TRANS GOAL 1: Ensure existing streets and sidewalks are well maintained and are safe and accessible (including ADA accessibility) with ample street-tree presence.

TRANS GOAL 2: Ensure core identified streets and sidewalks are comfortable and safe for all members of our community regardless of whether they drive, walk, bike, or ride horseback.

TRANS GOAL 3: Ensure street redevelopment projects accommodate vehicles, pedestrian and non-motorized transport and are ADA compliant.

GOAL

TRANS GOAL 1: Ensure existing streets and sidewalks are well maintained and are safe and accessible (including ADA accessibility) with ample street-tree presence.

POLICIES

POLICY TRANS 1: Prioritize, plan, and implement street and sidewalk repairs along routes that connect to local schools, parks, and other everyday destinations to improve safety and access for community members who bike, walk, or use other forms of nonmotorized transportation.



- POLICY TRANS 2:** Identify and integrate daily and seasonal wildlife corridors and traffic into consideration when planning and developing new streets, redesigning Highway 133 access and in-Town crossings of motorized streets.
- POLICY TRANS 3:** Ensure that all sidewalk upgrades meet ADA design standards and include features that meet accessibility requirements such as standardized curb ramps at intersection crossings, ample sidewalk width, and an unobstructed pathway clear of overgrowth or tripping hazards.
- POLICY TRANS 4:** Require that new sidewalk construction and existing sidewalk repairs accommodate existing healthy trees and plan for replacement of unhealthy trees requiring removal.
-

GOAL

- TRANS GOAL 2:** Ensure identified streets, alleys and sidewalks are comfortable and safe for all members of our community regardless of whether they drive, walk, bike, or ride horseback.

POLICIES

- POLICY TRANS 5:** Identify specific streets for shared multimodal transportation including motorized travel and nonmotorized travel (pedestrians, bikes, children, wheelchairs, strollers, and the elderly) and enhance these routes through the development of complete designs that can accommodate mixed-traffic using best practice guidelines for rural communities.
- POLICY TRANS 6:** Ensure the Town plans all street improvements in a manner that supports mixed-use transport in appropriate thoroughfares that align with access to parks, schools, and the downtown commercial district, and other everyday destinations.
- POLICY TRANS 7:** Designate and improve appropriate nonmotorized routes for people with disabilities or the mobility-challenged, children attending school, commuter and recreational bicycling, wildlife, and nighttime safety.
- POLICY TRANS 8:** Increase and maintain safety of Paonia's motorized gateways to Highway 133 and include nonmotorized access and safety in related planning and updates.
-



GOAL

TRANS GOAL 3: Ensure street redevelopment projects accommodate vehicles, pedestrian and non-motorized transport and are ADA compliant.

POLICIES

POLICY TRANS 9: Require all new streets, sidewalks, and developments to include a complete-streets approach to construction with curb and gutter collection systems for stormwater, to ensure daily travel for multimodal transportation and increase alternative transit activity to everyday destinations in Town.

POLICY TRANS 10: Identify, align, and incorporate the use of appropriate materials for sidewalks, trails, and walkways that are ADA-compliant, avoid removal of existing trees, and integrate stormwater management.

POLICY TRANS 11: Coordinate and communicate with regional transportation stakeholders, both nongovernmental and governmental, to enhance regional transportation services.



HOUSING AND NEIGHBORHOODS

GREAT NEIGHBORHOODS

Great Neighborhoods

typically have characteristics such as:

- Identity shaped by its physical setting, streets, architecture, history, and Residents.
- Has a mix of housing types to support different needs, preferences, and lifestyles.
- Encourages a healthy economic diversity where a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- Gathering places such as parks, plazas, sidewalks, shops, or dining options, and a discernible center where many activities of daily living can occur within walking distance.
- Easily Accessible and services are readily accessed including recreation, education, public safety, and other amenities that support quality of life.
- Pedestrian Friendly and have mobility options that may include travel by foot, bicycle, transit, or automobile; allowing for independence to those who do not drive such as the elderly and the young.

During extensive community outreach sessions, it was clear that the Residents of the Town of Paonia deeply care about our community and want to ensure its future is created by and for locals. The Town of Paonia seeks to maintain the integrity and variety of existing neighborhoods; maintain existing community character; create inclusive housing opportunities for the community – including housing for people of varying ages, household types, and income levels, and those who want to rent or own; emphasize connectivity of existing and new neighborhoods to amenities, services, and multimodal transportation options; improve the existing housing stock; integrate new infill development housing that fits well with the character of existing neighborhoods; and design and build sustainable homes. Focusing on neighborhoods supports not only the Paonia *Housing Needs Assessment and Action Plan*, but also *The Principles of Good Neighborhood Design* and the Charter of the *Congress for the New Urbanism*.

“Cities [Towns] are cooperative human enterprises that exist to promote the best life possible for their citizens.”

-Phillip Bess, M.Arch.

“Neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.”

– excerpt from the Charter for the New Urbanism

These plan cornerstones are supported by thoughtful design improvements to the public realm, integrated planning for capital investments, focusing on local and community needs, and maintaining the existing community character. Constructed physical elements intentionally designed to provide a safe, attractive, and engaging environment contribute to a community that residents, workers, and visitors can all enjoy. Designing neighborhoods that are sensitive to social, cultural and local contexts also contributes to maintaining a sense of place and is what gives Paonia its identity.

Clearly identifiable gateways and vibrant streetscapes provide a clear and welcoming entrance to our community by reflecting shared values and civic pride. Preserving our sweeping vista views, as well as public art installations and other culturally significant landmarks such as the Miners’ Memorial,

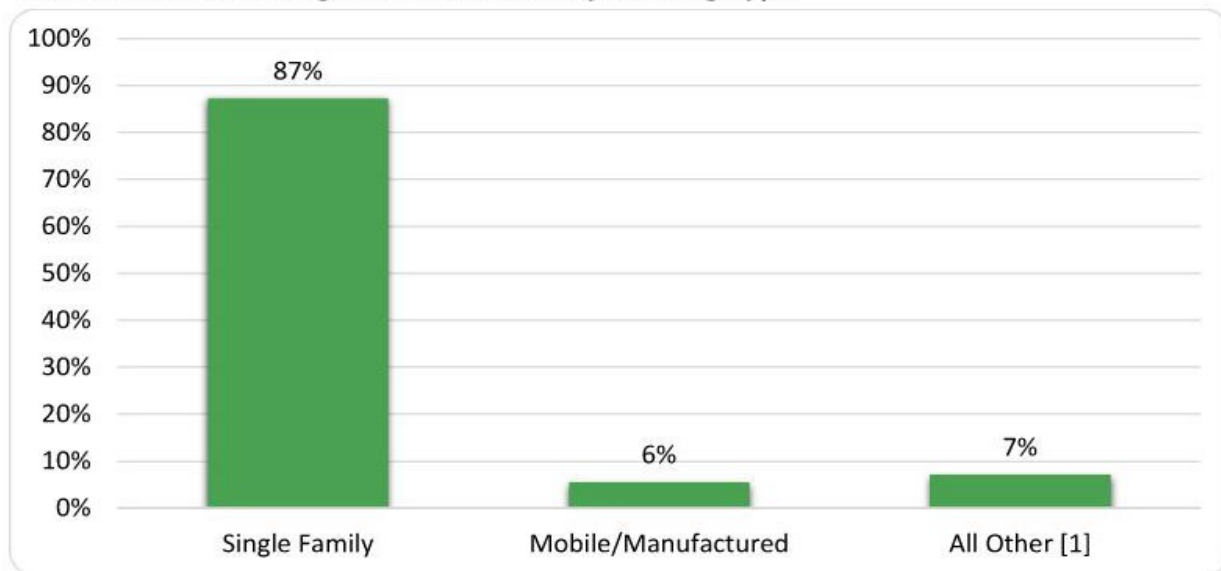


add to Paonia’s sense of history and character. This element is intended to provide policy direction for maintaining and improving Paonia’s physical and visual composition, with emphasis on maintaining high-quality and diverse neighborhoods, sustaining Paonia’s strong community identity, highlighting amenities, and ensuring that a framework is established that meets the intent of the Housing Needs Assessment, “the full range of rental and ownership housing types and prices needed to support household changes over time and ensure Paonia remains a complete and vibrant community.”

OVERVIEW

The Housing and Neighborhoods Element is informed by both the [2023 Housing Needs Assessment](#) and the [2023 Housing Action Plan](#). Most housing in Paonia consists of single-family, owner-occupied homes on single or double lots. Approximately, nine out of ten homes (87%) are either single-family homes or mobile/manufactured homes. Few housing units exist that fall into the category of “missing middle” housing types, like duplexes. Other existing housing types include occasional townhomes, a few multiple tenant housing types, and shared common area/courtyard homes such as the Silver Leaf Co-housing project. Throughout the public input that was gathered by the Housing Needs Assessment, the community expressed a desire to maintain the existing residential character of Paonia, emphasize single-family housing, and increase housing security for locals.

Town of Paonia Housing Unit Distribution by Building Type



[1] 2+ units per building.

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES, CONSULTANT TEAM

Paonia Housing Needs Assessment Pg. 30

According to the Housing Needs Assessment, the majority of homes are owner-occupied, and about 11% are classified as unoccupied or vacant, which includes those for sale or rent, those sold or rented but not yet occupied, vacation homes and short-term rentals, as well as homes not occupied year-round for other reasons (such as being uninhabitable). The same assessment determined that the majority (54%) of existing housing in Paonia’s town limits is 50+ years and older, which is 34% higher than the housing stock in the Paonia Census County Division (CCD), the unincorporated areas of Delta County with a census designation of Paonia (out-of-town areas). The out-of-town areas



experienced very robust housing construction from the 1970s to the 1990s, but like Paonia, new residential construction has been limited since 2000.

For the purposes of this Plan and its goals, the term neighborhood refers to geographic areas throughout Paonia made up of historic additions to the official Town plat. Within Paonia there is a lack of diversity of housing options within different neighborhoods that limit the variety of living environments, housing types, and levels of affordability.

WHAT IS AFFORDABLE & WORKFORCE HOUSING?

- **Affordable Housing:** The 2023 Housing Needs Assessment defined “Affordable” as, “consistent with the federal standard that no more than 30% of a household’s gross income (before taxes) should be spent on housing costs, including utilities.” Housing affordability comes down to the relationship between the price of housing in a region (either for sale or rent) and the incomes of households within that region. The 2023 Housing Needs Assessment discussed in detail the relationship with wages within Paonia and the North Fork Valley and the availability of housing, housing prices and rent costs. When households spend more of their incomes on housing, they have less income to spend on essential services such as healthcare, and even less on discretionary items that benefit the local economy such as eating out at local restaurants.
- **Workforce Housing:** Workforce housing is a subset of affordable housing and generally refers to housing that is affordable to households earning between 80% and 120% of the area median income (AMI). Housing costs for households earning between 80% and 120% of AMI should not exceed 30% of those households’ gross annual incomes. Typically, workforce housing is targeted toward workers who are vital for the everyday function of the community such as teachers, public safety workers, first responders, public works employees, and workers in retail, food/beverage, hotel, and other core industries.

Reflecting broader societal changes, an increasing proportion of housing will need to meet the changing demands for multigenerational, or specialized units, and to provide options for affordable and workforce

“More apartments or accessory dwelling units for singles, low-income folks and elderly are needed.”

- Housing Action Plan
Open House Participant

housing. The 2023 Housing Action Plan identified allowing accessory dwelling units (ADUs) as a top priority for the Paonia community.¹ Contextual and integrated architectural and site design can help to bring together different uses and housing types to promote diversity and variety to build great neighborhoods.

Nothing within this element shall require the Town to allow development that is inconsistent with any vision, goals, and policies described within the Future Land Use Element. The Town of Paonia shall encourage and support the provision of housing for all Residents of the Town in accordance with the Vision, Goals, and Policies identified in this element. The following goals and policies provide direction for all aspects of physical planning. Goals are defined as desired ideals and a value to be sought. Policies articulate a course of action that guides governmental decision making to meet the goal. To further define how policies can be implemented in the short- and long-term specific strategies can be found in the 2023 Housing Action Plan. They are not inclusive of all actions and options.

¹ Colorado House Bill 24-1152 was passed and goes into effect on June 30, 2025, which eases restrictions and burdens on most Colorado residents to build an accessory dwelling unit, CRS §29-35-104.



VISION

To create a thriving, sustainable and inclusive community where all Residents have access to affordable, safe and attainable housing that preserves the Town's unique character and values. By leveraging the Town's resources and strategically utilizing the water tap moratorium as a catalyst, we will leverage our community's resources and foster partnerships to develop a diverse range of affordable housing options that meet the needs of our Residents and ensure that our community remains a vibrant place to live, work, and grow for generations to come.

GOALS AND POLICIES FOR HOUSING AND NEIGHBORHOODS

- HOUSING GOAL 1:** Maintain Paonia as a community that is accessible to a range of income levels, ages, and households by ensuring adequate and affordable housing options are available.
- HOUSING GOAL 2:** Enhance and maintain the character of Paonia's existing residential neighborhoods, balance the need to accommodate infill development.
- HOUSING GOAL 3:** Commit to inclusivity by ensuring a diversity of housing options that meet the needs of residents including those for seniors and residents with special needs.
- HOUSING GOAL 4:** Preserve views of the mountains, natural amenities and scenic vistas from the public realm.
- HOUSING GOAL 5:** Identify, recognize and protect Paonia's unique and irreplaceable historic and cultural heritage.
- HOUSING GOAL 6:** Preserve, protect and stabilize the character and visibility of residential neighborhoods, particularly within areas with natural hazards such as floodplain and steep slope conditions, or require demolition when rehabilitation is not possible nor economically feasible, such as in areas where a significant concentration of substandard housing exists that contributes to negative neighborhood or environmental conditions.
- HOUSING GOAL 7:** Encourage building and construction strategies, methods and practices that promote energy efficiency through low impact design principles, including the use of renewable energy resources in the construction of new homes and the rehabilitation of existing homes.



GOAL

HOUSING GOAL 1: Maintain Paonia as a community that is accessible to a range of income levels, ages, and households by ensuring adequate and affordable housing options are available.

POLICIES

POLICY HOUSING 1: Work with Delta County, private water companies (Consecutive water systems), and developers to develop housing units designed and priced for employees living and working in Delta County, with a primary focus on those living and working in Paonia or the Paonia Census tract².

POLICY HOUSING 2: Promote the use of alternative zoning techniques and mechanisms to provide a mix of housing types within residential neighborhoods.

POLICY HOUSING 3: Encourage approaches such as reducing minimum lots sizes and encouraging accessory dwelling units that may be restricted as long-term rentals with affordable leases.

POLICY HOUSING 4: Provide fast-track processing and other incentives for proposed housing developments intended for persons with special housing needs including the elderly (persons aged 60 years or older), the handicapped, low-income residents, and large families.

POLICY HOUSING 5: Acknowledge the role of the private sector as a necessary partner in addressing the community's affordable and workforce housing needs.

POLICY HOUSING 6: Use annexations as an opportunity to expand Paonia's supply of affordable and workforce housing and continue to require pre-annexation agreements for new construction within the Growth Management Area as a condition of getting domestic water service.

POLICY HOUSING 7: Support the development of housing options designed to accommodate multi-generational needs to allow residents the opportunity to age in place.

POLICY HOUSING 8: Take advantage of all opportunities to add needed affordable and workforce housing to Paonia and the surrounding area while being mindful of the Town's desire to avoid overconcentration and overly dense construction in any one neighborhood.

² Census tract is defined as a small, relatively permanent geographic area within a county that is used to present data from the census and other statistical programs.

GOAL

HOUSING GOAL 2: Enhance and maintain the character of Paonia’s existing residential neighborhoods, balance the need to accommodate infill development.

POLICIES

POLICY HOUSING 9: Support enhancement programs and efforts to strengthen existing or aging residential neighborhoods.

POLICY HOUSING 10: Support flexibility in building design and type to allow neighborhoods to continue meeting the needs of community such as senior housing, intergenerational families, and special needs housing.

GOAL

HOUSING GOAL 3: Commit to inclusivity by ensuring a diversity of housing options that meet the needs of residents including those for seniors and residents with special needs.

POLICIES

POLICY HOUSING 11: Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.

POLICY HOUSING 12: Support the development of a range of housing options, as may be appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and limited small-scale apartments or condominiums.

POLICY HOUSING 13: Support strategies that help local residents maintain resident-occupied housing, rather than housing occupied by second homeowners.

POLICY HOUSING 14: Expand the supply of housing that is accessible to seniors, people with disabilities, or persons with mobility limitations through the use of universal design and visitability³ principles in the construction of new housing and the rehabilitation of existing homes.

POLICY HOUSING 15: The Town shall discourage redevelopment and demolition practices that significantly reduce existing housing stock in older neighborhoods and that result in the displacement of very low, low, and moderate-income residents or special needs households.

³ Visitability is defined as a single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

- POLICY HOUSING 16:** The Town shall monitor all redevelopment and demolition activity to ensure that comparable relocation housing is available in accordance with federal regulations, regardless of whether federal monies are used in the activity, and the Town shall ensure that all adopted and proposed regulations maintain and encourage diversity in housing types that will support adequate relocation housing as required.
- POLICY HOUSING 17:** Expand housing options for the aging population to facilitate aging in place such as ADUs and intergenerational households and housing products for downsizing households.
- POLICY HOUSING 18:** Support a continuum of care from independent living to assisted living to transitional facilities.
-

GOAL

- HOUSING GOAL 4:** Preserve views of the mountains, natural amenities and scenic vistas from the public realm.

POLICIES

- POLICY HOUSING 19:** Maintain scenic vistas from rights of way, public facilities and public lands to Open Spaces, Jumbo Mountain, Mount Lamborn, Landsend Peak, the Core Commercial District of Downtown Paonia, as shown on the map entitled “Viewshed, Gateways, and Historic Context.”
- POLICY HOUSING 20:** Ensure views designated on the map entitled, “Viewshed, Gateways, and Historic Context,” are integrated into planning for new development. This may include dedication of land, setbacks, height restrictions, modified building orientations or modified placement on a lot.
-

GOAL

- HOUSING GOAL 5:** Identify, recognize and protect Paonia’s unique and irreplaceable historic and culture heritage.

POLICIES

- POLICY HOUSING 21:** Protect historic and cultural resources for the aesthetic, cultural, educational, environmental, and economic contribution they make to maintaining and constructing Paonia’s identity and quality of life.



POLICY HOUSING 22: Acknowledge and support Paonia’s artisan, artistic and multi-cultural heritage and community diversity in planning Town facilities, programs, events, and resources.

GOAL

HOUSING GOAL 6: Preserve, protect and stabilize the character and visibility of residential neighborhoods, particularly within areas with natural hazards such as floodplain and steep slope conditions, or require demolition when rehabilitation is not possible nor economically feasible, such as in areas where a significant concentration of substandard housing exists that contributes to negative neighborhood or environmental conditions.

POLICIES

POLICY HOUSING 23: Commercial uses that are adjacent to residential districts may expand if the expansion will not have an adverse impact on the character or viability of the surrounding neighborhood, or if the expansion will not substantially increase non-residential traffic in the surrounding neighborhood.

POLICY HOUSING 24: Support and encourage individual homeowners and developers to increase reinvestment that improves resilience, stormwater and groundwater management, and water conservation type improvements to landscape and/or structures on private property, as well as enhancing the design, structural quality, and aesthetic conditions of existing housing and the neighborhoods through the pursuit of building form standards in future updates to the Town’s Land Development Code, as may be required from time to time, which ensure that new development and redevelopment preserve the existing community character.

POLICY HOUSING 25: Support efforts of and communicate with community-based organizations, Home Owners’ Associations and neighborhood improvement initiatives which contribute to the stabilization, conservation, enhancement, and improvement of existing housing, structures, and other physical facilities within neighborhoods.

POLICY HOUSING 26: The Town will create programs and/or develop code to reduce substandard housing; defined as, "a condition that puts the safety, health or welfare of occupants at risk."



GOAL

HOUSING GOAL 7: Encourage building and construction strategies, methods and practices that promote energy efficiency through low impact design principles, including the use of renewable energy resources in the construction of new homes and the rehabilitation of existing homes.

POLICIES

POLICY HOUSING 27: Encourage individual homeowners and private developers to use currently acceptable green housing specifications as made available from the U.S. Green Building Council for the rehabilitation of existing housing structures and the construction of new homes.

POLICY HOUSING 28: Promote and enforce efficient design and construction standards as these become adopted as part of the International Building Code. The Town shall also promote commercial and residential standards, such as passive houses, that are promulgated from time to time by the Colorado Green Building Guild.

POLICY HOUSING 29: Ensure that all energy efficient designs and construction contemplate both noise trespass and light trespass.



PARKS, RECREATION, & TRAILS

OVERVIEW

Paonia is home to a beautiful park system consisting of three major parks—Paonia Town Park, Apple Valley Park, and Paonia River Park (which is owned and operated by Western Slope Conservation Center, a local nonprofit)—and several smaller parks and green spaces. Volunteer Park, a popular field for youth sports, is outside Town limits on Matthews Lane, owned by Delta County, and maintained by volunteers. Surrounding the Town are undeveloped public, private, and agricultural lands with diverse wildlife populations and ample opportunities for recreation. Paonia's access to nature and park and recreational assets are important to the well-being and character of the community. These assets provide immense value to the community and require care including long-term planning and ongoing investment.

"Easy access to green space contributes to the quality of life that's key to attracting and keeping residents and businesses, [and] research has shown that people who regularly use parks get more and better exercise than people who don't. A park close by can improve the well-being of everyone from a child managing ADHD to a senior recovering from hip surgery."

- The Trust for Public Land

Recreational opportunities in Paonia are growing but are still limited for youth and elderly people. Amenities that support these age-groups are critical to ensuring good health and well-being and maintaining Paonia's attractiveness as a place to raise a family or retire. Area-recreational opportunities, in particular hunting, mountain biking, and hiking, already attract visitors. In response to feedback from the Comprehensive Plan community engagement process, this Plan addresses tourism separate from recreation in the Economic Development element.

The 2022 Paonia, Recreation and Trails Master Plan (PRTMP, Paonia in Motion) convened community members and local recreation leaders to define priorities for parks and recreation. The PRTMP, Paonia in Motion provides a detailed plan for the development of Paonia's parks, recreation, and trails and is considered an element of this Comprehensive Plan. The Vision, Goals, and Policies below were developed by the public in addition to the PRTMP, Paonia in Motion.

VISION

Paonia's parks, recreation amenities, and trail system are well-maintained, adequately funded, and recognized for the value they provide to the community first and to recreational visitors second.

GOALS AND POLICES FOR RECREATION

RECREATION GOAL 1: Maintain, enhance, and increase parks, trails, and other recreation amenities, prioritizing the needs and desires of youth, elders, and residents.



RECREATION GOAL 2: Maintain and improve safe access to parks, open space, and opportunities for a full range of recreational uses.

RECREATION GOAL 3: Ensure that planning and budgeting procedures for parks, recreation assets, and trails are included during the annual budgeting process.

GOAL

RECREATION GOAL 1: Maintain, enhance, and increase parks, trails, and other recreation amenities, prioritizing the needs and desires of youth, elders, and residents.

POLICIES

POLICY REC 1: Increase capacity and resources for local parks, recreation amenities, and trails through partnerships with community volunteer organizations, relevant local and regional organizations and government agencies, and private landowners.

POLICY REC 2: Prioritize development initiatives that preserve and enhance community access to open space.

POLICY REC 3: Require that new large-scale developments, and Planned Unit Developments (PUDs) include recreational, greenspace and other like components within their plan.

POLICY REC 4: Integrate park and trail development into land use activities that take place in key areas or corridors of connectivity.

POLICY REC 5: When developing new, or considering new uses for parks or recreational assets, collaborate with land managers and agency professionals to implement best practices that minimize the impact on wildlife (e.g., seasonal closures, habitat improvement/mitigation, and stewardship).

POLICY REC 6: Integrate trail development and nonmotorized connectivity into development/land use requirements for properties in key transportation corridors.

POLICY REC 7: Focus on implementation of the Paonia, Recreation and Trails Master Plan.

POLICY REC 8: In alignment with Delta County's Recreation and Trails Master Plan, proactively plan and coordinate with stakeholders and other government agencies to reuse or convert the existing coal-train railroad track to regional



rail or trail system that can serve members of the public and visitors should coal-train operations cease in the future.

GOAL

RECREATION GOAL 2: Maintain and improve safe access to parks, open space, and opportunities for a full range of recreational uses.

POLICIES

POLICY REC 9: Increase and maintain accessibility of parks, trails, and sidewalks by ensuring ADA standards are met when appropriate and feasible.

POLICY REC 10: Preserve and enhance safe access for all public lands that connect to the river, riparian corridor, and wildland while implementing seasonal restrictions as appropriate to protect wildlife and avoid human/wildlife encounters.

POLICY REC 11: Support and enhance the recreational use of rivers and creeks in local parks by improving safe public access while providing for sustainable flow for recreation and/or wildlife needs. Where open channels are unsafe, provide habitat mitigation and safe open water areas when re-engineering.

POLICY REC 12: Ensure that all parks include ADA parking and entrances.

GOAL

RECREATION GOAL 3: Ensure that planning and budgeting procedures for parks, recreation assets, and trails-are included during the annual budgeting process.

POLICIES

POLICY REC 13: Discuss and decide all in-town parks and recreation amenities, including River Park additions or maintenance projects in the Town budget are adopted only after the Town has solicited public feedback typically through public meetings.



POLICY REC 14: Ensure Town staff can reasonably manage and finance the long-term maintenance of existing parks, trails, open spaces, and facilities prior to dedicating, building, or assuming ownership or maintenance responsibilities of additional amenities.



GOVERNANCE & COMMUNITY PARTICIPATION

OVERVIEW

Good governance and informed community participation are essential to the Town of Paonia's ability to implement the vision and values of this Comprehensive Plan. Fostering cooperative and respectful interactions between the public and the Town at public meetings will support long-term engagement and success. Clear and regular public communication designated transparent access to decision-makers, and regular outreach by Board of Trustee members to the community will enhance trust and improve accuracy of information-sharing.

VISION

Paonia's governance processes and operations are effective and efficient, breeding trust and buy-in from Town residents. Relevant information is easily accessed by Town residents to help them engage regularly and in constructive manner. The Town practices responsible regionalism, regularly engaging with regional partners.

GOALS AND POLICIES FOR GOVERNANCE AND COMMUNITY PARTICIPATION

- GOV GOAL 1:** Maintain a culture of respect, healthy communication, cooperation, transparency, trust and accountability within and between Town staff, elected and appointed officials, and community members.
- GOV GOAL 2:** Maintain constructive and informed community engagement, communication and partnerships.
- GOV GOAL 3:** Ensure town staffing is adequate, and the Town can retain qualified, professional employees.
- GOV GOAL 4:** Engage in regional cooperation and coordination.

GOAL

- GOV GOAL 1:** Maintain a culture of respect, healthy communication, cooperation, transparency, trust and accountability within and between Town staff, elected and appointed officials, and community members.



POLICIES

- POLICY GOV 1:** Build citizen capacity through well-managed community engagement and providing volunteer pathways for interested citizens.
- POLICY GOV 2:** Prioritize filling any vacant elected and appointed positions such as the Planning Commission and Tree Board.
- POLICY GOV 3:** Ensure consistent interpretation and enforcement of existing code and resolutions to build trust in Town governance and accountability.
- POLICY GOV 4:** Prioritize and support implementation of adopted community plans.
- POLICY GOV 5:** Provide opportunities for the community to learn about local government functions and services, including opportunities to participate in government decision-making processes.
-

GOAL

- GOV GOAL 2:** Maintain constructive and informed community engagement, communication and partnerships.

POLICIES

- POLICY GOV 6:** Provide accessible information to the public on key issues (e.g., larger infrastructure projects and policy discussion) to promote effective participation.
- POLICY GOV 7:** Ensure planning and budgeting processes are transparent and informed by professionals to appropriately prepare for the future.
- POLICY GOV 8:** Engage with local Non-Governmental Organizations to help create platforms to engage the public and utilize the expertise that exist within the community.
- POLICY GOV 9:** Create dedicated public communication from the Town and members of the Board.
- POLICY GOV 10:** Create and publish regular, professional communication outwardly to citizens via newsletters and text messages, social media, local print media and other means of direct contact.
- POLICY GOV 11:** Ensure consistent usage of the Town logo, letterhead and announcements to clearly identify what is official Town business.



GOAL

GOV GOAL 3: Ensure town staffing is adequate, and the Town can retain qualified, professional employees.

POLICIES

POLICY GOV 12: Build Town capacity by maintaining adequate and qualified staff and ensuring proper funding, training and resources.

POLICY GOV 13: Maintain public works and police departments that have the staff, resources, and training necessary to provide the community with the desired level of public safety and Code Enforcement Services.

GOAL

GOV GOAL 4: Engage in regional cooperation and coordination.

POLICY

POLICY GOV 14: Proactively engage with regional, state, and federal partners including but not limited to those below. Ensure local plans and policies account for and are coordinated with relevant partners.

- Delta County
- Private water companies (*Consecutive water systems*) receiving Town provided treated domestic water
- North Fork Valley Creative Coalition
- North Fork Chamber of Commerce
- Other Local Chambers of Commerce
- Delta County School District
- Delta County Libraries
- One Delta County
- Delta County Tourism Cabinet
- Region 10
- All Points Transit
- Delta Montrose Electric Association (DMEA)
- Gunnison Basin Roundtable
- Colorado Department of Transportation (CDOT)
- Colorado Department of Health and Environment (CDPHE)
- Bureau of Land Management (BLM)
- United States Forest Service (USFS)
- Other state and federal agencies

APPENDICES



PHOTO CREDIT: AVERIE CECILE

APPENDIX A, ECONOMIC DEVELOPMENT

PAONIA INCOME, JOBS, & WORKFORCE

Due to the nature of the food, agricultural, and entertainment businesses located here, and the associated increase in tourists that these businesses also bring in, many of Paonia's current wage jobs are seasonal. During the public process for this plan, it was clear that the community is motivated to diversify its economic functions.

The age of residents is important to the local economy. The share of residents who are in their prime working years, those aged 25 to 54 as defined by the Colorado Department of Labor and Employment, has declined from 37% in 2010 to 33% in 2020. The aging population of both the state and the Town of Paonia is pronounced. The median age of residents was 41 in 2000, 44 in 2010, and 49 in 2020. This same trend is occurring in Delta County at large. A decline in the prime working-age cohort coupled with an increase in seniors creates a challenging economic environment, and local employers report difficulty recruiting and retaining workers. At the same time, industries aimed at supplying the goods and services required by a retired population are primed to thrive if they can be successfully cultivated. Housing access is another factor contributing to labor availability and is discussed in detail in the Town of Paonia Housing Needs Assessment & Housing Action Plan, an element of this Comprehensive Plan.

Economic Development Capacity & Planning

One Delta County was formed in 2020 as an investor-based non-profit economic development agency for Delta County and has representation from the County and each municipality. Current key initiatives include workforce education, industrial park expansion and a large workforce housing development in the City of Delta. Beginning in 2015, its predecessor, Delta County Economic Development, commissioned an economic assessment, market assessment, and economic development strategy to better understand how to adapt to a changing economic climate. The strategy was never officially adopted, but consistent with the recommendations of the Region 10 Regional Economic Development Strategy, it argues for focusing on export-oriented sectors including organic agriculture, manufacturing, and to a lesser degree tourism.

Recently the Hotchkiss Chamber of Commerce has been rebranded as the North Fork Chamber of Commerce to serve Hotchkiss, Crawford and Paonia. In addition, several industry-specific groups and shared artist spaces exist. The North Fork Chamber of Commerce and existing county-level economic development efforts like One Delta County may serve as resources for Paonia businesses if engaged regularly by Paonia leadership. In addition, some Paonia businesses take advantage of business development opportunities through Region 10.

Fossil Fuel Extraction

Historically, coal mining was a major employer and economic driver; local reserves of "clean coal" are valued for their relatively low ash and sulfur content. The town experienced significant economic impacts with the closure of two of the area's three mines in 2004 and 2014. The remaining West Elk Coal Mine in neighboring Somerset is the most productive mine in Colorado and still employs several hundred people and has no known plans to scale back. This mine is also the largest single industrial point source of methane emissions in Colorado. Many residents are also concerned about impacts on local water quality from upstream fracking for natural gas. The importance of the fossil fuel industry



to the local economy and its simultaneous negative impacts on other industries that are dependent on stable climate and ample clean water access—in particular farming and ranching—is an ongoing tension within the economic fabric of the Paonia community.

FUTURE ECONOMIES

Agriculture, Arts, & Tourism

Paonia is known throughout the state for its excellence in organic, regenerative and biodynamic agriculture. The North Fork Valley's West Elks American Viticultural Area (AVA) is one of only two recognized AVAs in Colorado. The draft Delta County Economic Development Strategy calls for the County to rebrand its economy as an Organic Center of Excellence as the cornerstone of a strategy focused on uplifting the entire agricultural industry and enhancing its synergies with tourism, manufacturing, and education. Though the Delta County EDS was never adopted, it provides a useful framework to inform the development of Paonia's own agricultural economy.

A key element of this approach is investing in agritourism. Agritourism is any recreational or educational activity on a working farm or ranch which consumers can access. It is a nationally recognized entrepreneurial activity that can diversify market outlets for local agricultural businesses and simultaneously stimulate rural development of surrounding communities. The average agritourism visit provides a surplus from \$93 to \$164 per person per trip for primary purpose travelers according to data from Colorado State University. Agritourism creates economic opportunity rather than competition for agricultural producers, because an agritourism destination attracts visitors who will likely want to visit other agritourism destinations. Local restaurants and bakeries, caterers, food trucks, pop-ups, farm and farmers' markets, and value-added businesses are positive examples of farm-to-table enterprise and retail manufacturers that serve locals and attract tourists to enjoy the rural aesthetic and purchase organic value-added agricultural products. Opportunities exist to incubate, strengthen and expand more traditional working farms as well as agritourism-related enterprises in Paonia and the NFV, including developing a regional food hub and expanding value-added food processing facilities.

The Paonia area is also home to many organic, biodynamic and climate smart or regenerative farms with highly skilled farmers. Another opportunity for economic development may lie in the cultivation of educational programs focused on these growing areas of agriculture that utilizes the existing Hotchkiss USDA and Colorado State University Organic Research Station, and the knowledge and practice based in the North Fork Valley. Similar to the successful Solar Energy International, such a school could be located within Town boundaries and would increase economic value for area residents employed as teachers as well as attracted out-of-town visitors and students. The Colorado Workforce Development Council has indicated that agricultural and farmer education is one of its primary areas of focus and has funding available to support the development of such programming. The State of Colorado's 2023 Talent Pipeline Report emphasizes the agricultural sector as one of the key areas of economic development for the state. In particular, it notes that "bringing the next generation of workers into the agricultural industry is important to the sustainability of rural economies and Colorado's agricultural sector."

Wellness Tourism, Outdoor Recreation, & Retirement Services

Tourism is a large and fast-growing industry, however unbalanced by regular year-round well-paying and placed based jobs, deplete a community and lock out locals from housing. This is a major



challenge for many communities in Colorado. However, a rapidly growing subset of tourism called, “wellness tourism” offers a less extractive and more beneficial impact on the communities that develop it. Unlike traditional tourism, wellness tourism is largely based on the authenticity of a place and the continuation of natural local attributes that our community values such as dark skies, clean water and local food. Furthermore, it has been shown to bring in more revenues and create more permanent jobs for the local population than regular tourism. Wellness tourists are high-yield tourists who bring greater economic impacts than traditional tourists and their desire for local healthy food as part of their experience can be a complement to our focus on sustaining and growing local agriculture.

Paonia boasts abundant opportunities for outdoor enthusiasts, offering a wealth of activities such as hiking, mountain biking, fishing, hunting, cross-country skiing, snowmobiling, backpacking, and much more. Tourists and visitors who are attracted to recreational opportunities at the North Fork of the Gunnison River, adjacent BLM land (Jumbo), Grand Mesa, Black Canyon National Park, and Kebler Pass also patronize local restaurants, wineries, lodging and gear shops. The Parks, Recreation and Trails Master Plan details potential economic benefits of outdoor recreation.

Colorado has the fourth fastest growing 65+ age group in the US and Paonia over the past several decades has become known as a retirement community. This is also a potentially important source of future economic activity for the Town and relates to the wellness industry with regards to trained services providers in both allopathic and complementary medicine and the food service industries. Retired seniors consume large amounts of local goods and services and thus require a year-round workforce to support their needs. The growth in retirees will impact every age bracket in the labor force, causing robust demand for replacement workers and increased need for caregiving occupations such as direct care workers. The population of the greater Paonia CCD is also aging. Just under half (48%) of residents in this part of the valley are aged 55+, a much higher share of residents than in 2000 (29%) and 2010 (40%). Paonia currently lacks several key services that would benefit this population, including a pharmacy, walk-in clinic, and in-home care services. These services would also generate stable, year-round jobs.

Downtown & Creative District

In 2013, Paonia became a Certified Colorado Creative District with a unique emphasis on arts and agriculture. A primary goal of this designation is to attract more tourists. Several organizations exist to support the arts and agriculture and to connect these sectors with the tourism industry, including the North Fork Valley Creative Coalition (which manages the Creative District designation), Valley Organic Growers Alliance, and the West Elks American Viticulture Association. The North Fork Valley Creative Coalition has contributed to the vitality of the downtown economic corridor through creative placemaking, wayfinding and signage, events and programming. In recent years new businesses, workspaces, boutiques and galleries have also opened downtown, yet as of January 1, 2024 there are approximately eight empty commercial locations along Grand or in the downtown core. At the same time, there are days when downtown food trucks’ average wait times for food range between 20-40 minutes, suggesting strong demand.

In recent years the growth of music events and festivals has grown with Big B’s summer music series and Pickin in the Park. These events bring out locals and bring in tourists from the area and around the state. They can also attract other business to come and vend in Town, however, Paonia does not currently collect sales tax for vendors who are selling in Town limits but not registered here. Lodging



businesses see boosts during these times, however the overuse of short-term rentals, especially in summer months to accommodate visitors has presented a challenge for both year-round Paonia residents and seasonal workers in need of housing.

Trades & Skilled Labor

The absence of a business that provides year-round, living-wage jobs—other than the remaining coal mine—is felt in the local economy. A key growth opportunity for the local economy is in workforce development, particularly in skilled labor and trades.

Skilled labor is generally characterized by advanced training (expertise attained through experience and certifications or licenses in their specific fields) and likewise generally corresponds with higher wages. Three converging factors—an aging workforce (both Paonia and Colorado have a majority of workers in the aging category), the rural nature of the Town, and what is projected to a rapid rise in automation of the US workforce by AI technology—provide a background for a focus on developing trade and skilled labor education. Solar Energy International (SEI) offers an excellent example of this with their training program. SEI also is an example of the kind of business that brings in people year-round for training.

The State of Colorado has emphasized the need to invest in the infrastructure workforce, advanced manufacturing workforce, medical workforce to support an aging population, and rural workforce. These careers can be stable and lucrative. According to the Bureau of Labor Statistics, many of the fastest-growing career fields in the US are skilled trades.

“Rural communities have often had a difficult time retaining younger generations for number of reasons, including wages, education, and social issues. Communities depend on younger, more educated workers and leaders to grow and survive, this poses a serious risk.”

- Report: Rural Economic Resiliency in Colorado (Colorado Office of Economic Development & International Trade)

Construction

Since 2020, housing construction has been constrained by the moratorium on water taps. Despite the moratorium, General Contractors, carpenters, electricians, plumbers and other related trades are in demand. The Town of Paonia Housing Needs Assessment & Housing Action Plan calls for 100 new homes to be built in and around Paonia over the next five years, with 25-35 units built “as quickly as possible” after the moratorium is lifted. Further, much of Paonia’s housing stock is considered “extremely old” and will require repairs. Skilled tradespeople will be increasingly needed as construction accelerates over the coming decades.

CHALLENGES

Central to the continued sustainable development of the art, service, agricultural, and tourism sectors will be policies aimed at regulating short term rentals and the creation of affordable housing to ensure that artists and wage workers can continue to reside within the community. The tension between growth in tourism and housing for locals due to the rise of short-term-rentals is detailed in the Housing Needs Assessment & Housing Action Plan.



The success of export industries such as agriculture and tourism depend largely on macro-economic and ecological trends. Both the Delta County Tourism Board Marketing Plan and the Region 10 Economic Development Strategy point to the negative economic impacts of natural disasters (fire, drought, fluvial hazards, etc.). Pollution from fossil fuel extraction and other heavy industries could seriously damage the region's reputation for organic excellence. Thus, protecting and caring for the watershed and ecosystems that underpin Paonia's economy, as detailed in the Infrastructure Element of this Plan, is an essential strategy for economic resilience.

RESOURCES

Delta County is designated an enhanced rural enterprise zone by the State of Colorado. This designation allows local businesses to receive state income tax credits and sales and use tax exemptions for specific business investments. Taxpayers who contribute to enterprise zone projects may also earn income tax credits. Taking advantage of these tax credits and exemptions could help existing businesses become more viable as well as incentivize and lower the barrier to entry for new businesses.

The Colorado Rural Resiliency and Recovery Roadmaps program provided technical assistance and grants for regional teams of rural communities to drive economic relief, recovery, diversification, and long-term resilience.

The Rural Technical Assistance Program (RTAP), formerly known as Colorado Blueprint 2.0, provides free technical assistance, consulting, and funding to help rural communities create economic development strategies

The Career Development Incentive Program, or Career Development Success Program, provides financial incentives for school districts and charter schools that encourage high school students, grades 9-12, to complete qualified industry credential programs, pre-apprenticeships and apprenticeships, and internships.

The Northwest and Rocky Mountain Regional Food Business Center supports a more resilient, diverse, and competitive food system. This Center is designed to be a node for our region's small and mid-tier food and farm businesses and local and regional food sector development initiatives by supporting cross-regional collaboration, providing and analyzing relevant and timely data, and serving as a gateway for USDA programs and other third-party funding opportunities, with a focus on underserved farmers, ranchers, and food businesses.



APPENDIX B, TRANSPORTATION

“The size, shape and speed of automobiles have changed. There is more interest in the walkability of the Town and we see more bicycles, e-bikes, skateboards and scooters on Grand Ave. With an aging, yet active, population there are more people walking and riding bikes than ever. Sidewalks and crosswalks must accommodate wheelchairs and walkers.”

- CDOT Revitalizing Main Street, Interim Report 2021

GETTING TO PAONIA

The nearest international airports are in Denver (4.5 hours) and Salt Lake City (5.5 hours), with regional airports located in Montrose (1 hour) and Grand Junction (1 hour 20 min).

Amtrak train stations are located in Glenwood Springs (1 hour 30 min) and Grand Junction (1 hour 15 minutes).

The shortest route to reach Paonia from I-70 or Roaring Fork Valley (Aspen, Snowmass Village, Basalt, Glenwood Springs, and Carbondale) to the north is by crossing McClure Pass (elevation 8,755 ft), which is occasionally closed for hours or days due to inclement weather, particularly in the winter. In late spring/early summer 2023, damage from a sinkhole caused Highway 133 north of Paonia to be closed for nearly two months, severely impacting tourism and commuting between the North Fork Valley and Roaring Fork Valley until the highway was repaired by Colorado Department of Transportation (CDOT). Following this incident, CDOT began a \$33.4 million slope stabilization project to reduce erosion and improve highway safety and functionality. Alternate routes from Denver to Paonia are via Grand Junction or Gunnison, adding an additional 50 minutes to 1.5 hours of travel time.

From nearby cities, Carbondale and Delta, there are no regular public transit options available to reach Paonia, nor are there any taxis or commercial ride sharing services in Paonia or the surrounding areas. Travelers without a car can hitch, rideshare, or pay for a private ride to Delta or Glenwood Springs and then utilize the Bustang public bus service operated by CDOT, which travels along I-70 to and from Denver and between Grand Junction and Durango. Currently there are no known plans to expand Bustang service to the North Fork Valley. From Glenwood Springs or Carbondale travelers can also utilize the Roaring Fork Transportation Authority bus system to reach Aspen Airport.

HEALTHCARE ACCESS

Lack of regional and local public transportation makes it challenging to connect Paonia and the North Fork Valley to larger cities where hospitals are located. EMS ambulance services are provided by North Fork EMS, a local five-member board special district funded by a mill levy. The ambulance service is responsible for responding to all 9-1-1 calls in a 1,500-square-mile area over three counties as well as maintaining three stations in the region. The nearest nonemergency healthcare clinic is in neighboring Hotchkiss (9 miles/17 minutes). This location does not provide 24-hour services. The nearest hospital and emergency room with 24hr services is in Delta (26 miles/39 minutes), with more specialized care available in Montrose (50 miles/1 hour) and Grand Junction (71 miles/1 hour 20 min). Several private taxi services exist which accept insurance and Medicaid to pay for travel to



healthcare visits. Health First Colorado (Colorado’s Medicaid program) operates its own Med-Ride service available 24/7 for nonemergency healthcare visits. In addition, the nonprofit All Points Transit offers low-cost trips predominantly for seniors and disabled people (healthcare visits can be covered by Medicaid) and the North Fork Senior Connections nonprofit runs Neighborly Connections, a volunteer-based program to help seniors get to their healthcare visits.

SCHOOL ACCESS

Delta County Joint School District 50J buses students from Paonia to North Fork High School, the area’s only public high school, located in Hotchkiss (11 miles/20 minutes from Paonia); and to the North Fork Montessori School, located in Crawford (16 miles/25 minutes) from Paonia). The Paonia K-8 school, and the North Fork School of Integrated Studies are both located within walking distance of downtown Paonia.

WALKABILITY & BIKEABILITY

Like many towns in the West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and then a common speed limit for cars and yield signs at key intersections. As roads have been paved, the traffic system has not formally evolved to control for speed or passthrough/commercial traffic routes. Neither has it formally incorporated other means of transportation such as biking or pedestrians. While surveys have shown that many people in Paonia ride their bikes to school, to do errands or to social outings, or reach the Mount Jumbo trail system, there are no designated bike lanes on Paonia’s streets. Likewise, there are no dedicated bike paths nor bike lanes to connect Town residents to Big B’s or other businesses along Hwy 133, nor to Volunteer Park on Mathews Lane which is heavily used for youth sport leagues and other activities. There is no continuous system of sidewalks or routes for residents to walk downtown or for children and youth to walk to school.

“Do everything possible to promote responsible, progressive, growth. Walking-friendly towns tend to promote excellent business opportunities, which is what I want to see more of in this town.”

- Participant in the 2020 CDOT Main St Revitalization Survey

In addition to repairing and maintaining sidewalks, walkability and bikeability can be enhanced by dedicating routes and building new pathways for these modes of transport. There is a prime opportunity to support measures that encourage biking and walking along 3rd Street while funneling non-residential vehicle traffic to 2nd Street. 3rd Street is almost entirely residential east of Onarga Avenue and is already heavily used by pedestrians and cyclists accessing the parks and schools, while 2nd Street is currently zoned commercial and light industrial from Main Street to Oak Avenue. At a Town of Paonia Board meeting in June 2023, citizens requested that the Town of Paonia reduce the speed limit while improving signage and enforcement for safety purposes, particularly on 3rd Street and Rio Grande Avenue near Apple Valley Park. In addition, the Parks, Recreation & Trails Master Plan provides recommendations for a trail along Mathews Lane to improve safety and connectivity between Town and Volunteer Park. Clearly directing vehicular and nonmotorized traffic along distinct, designated routes—supported by well-maintained sidewalks, and bike lanes, and trails; appropriate speed limits and signage; and safe crossings—would improve safety and traffic flows through Town.



Key Takeaways from the 2020 CDOT Main St Revitalization Interim Report:

- Strong perception of inadequate parking on Grand Ave
- Lack of awareness of alternate parking options (side streets, public lots, etc.)
- General support for more trees, flowers, green space, benches, bike racks, and art in the downtown economic corridor

PARKING & SIGNAGE

A community survey from the 2020 CDOT-funded Main Street Revitalization study identified a strong perception of inadequate parking on Grand Ave coupled with a lack of awareness of alternate parking options (side streets, public lots, etc.) as one of the main limitations of the downtown business and creative district.



APPENDIX C, REFERENCE & RESOURCE DOCUMENTS

- American Planning Association's Comprehensive Plan Standards for Sustaining Places, 2015
- Asset Inventory and Capital Improvement Plan, SGM, 2021
- Bottom-Up Delta County Economic Development Goals, 2011
- CO 133 Paonia Slope Stabilization, Colorado Department of Transportation, 2023
- CO Creative Districts
- Colorado Bike Law
- Colorado Department of Transportation Main Street Revitalization Grant Application, 2022
- Colorado Department of Transportation Main Street Revitalization Grant Town of Paonia Interim Report, 2021
- Colorado Department of Transportation Main Street Revitalization Grant, 2020
- Colorado Growing Water Smart Guidebook: The Water Land-Use Nexus
- Colorado State Demographer Office Paonia Profile, 2023
- Comprehensive Plans. Colorado Department of Local Affairs, 2023
- Connected Communities: Local Governments as a Partner In Citizen Engagement and Community Building, 2010
- Delta County Economic Assessment, 2015
- Draft Delta County Economic Development Strategy, 2015
- Delta County Land Use Code & Zoning Maps
- Delta County Market Assessment, 2015
- Delta County Tourism Marketing Plan, 2017
- Developing a Sediment Management Plan for Paonia Reservoir, Kent Collins, Hydraulic Engineer, Bureau of Reclamation, Denver, Colorado
- DOLA Affordable Housing Guide for Local Officials
- Draft Paonia Master Plan, 2018
- Draft Paonia Master Plan, Barbara Peterson, 2012
- Draft Paonia Master Plan, EMB Consultants, 2021
- Economic Power of Heritage and Place
- EPA Water Quality Scorecard
- Global Energy Monitor Wiki, West Elk Coal Mine
- Growth Management Agreement for the Unincorporated Areas Surrounding the Town of Paonia, 2010
- Highway 133 Corridor Plan, 2010
- Impact of wetland change on local climate in semi-arid zone of Northeast China. Liu, Y., Sheng, L. & Liu, J., 2015
- JDS Hydro Water System Evaluation, 2021
- Land Use Law presentation by Leslie Klusmire
- Land Use Planning in Colorado
- Local Government Land Use Authority in Colorado
- Master Plan Primer, DOLA
- Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 1, 2018
- Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 2, 2018
- North Fork Valley and Terraces Groundwater System, Delta County, Colorado, 2013



- North Fork Valley Heart & Soul Project, 2014
- North Fork Valley Vision, 2020
- Paonia Comprehensive Plan, 1996
- Paonia Housing Needs Assessment and Action Plan
- PRTMP, 2022
- Paonia Municipal code (Ord. No. 2014-04, § 1, 1-13-2015)
- Paonia Tree Inventory Report Final, 2020
- Region 10 Comprehensive Economic Development Strategy
- Ridgway Master Plan, 2019
- Rural Economic Resiliency in Colorado
- Snoflo.org, 2023
- Snowpack Sublimation - Measurements and Modeling in the Colorado River Basin, 2009
- Spatial variation of snowmelt and sublimation in a high-elevation semi-desert basin of western Canada, Scott I. Jackson, Terry D. Prowse, 2009
- Summary of Town of Paonia Community Strategic Planning Session, 2022
- Summary of Town of Paonia Draft Water/Wastewater Capital Improvement Plan
- Town of Paonia Community Strategic Planning Session, 2022
- Town of Paonia Housing Needs Assessment & Housing Action Plan, 2023
- Town of Paonia Source Water Protection Plan, 2010
- Town of Paonia Zoning Map, 2017
- Water for the Recovery of Climate – A New Water Paradigm, Kravčík et al., 2007
- Water from air: an overlooked source of moisture in arid and semiarid regions Theresa A. McHugh, Ember M. Morrissey, Sasha C. Reed, Bruce A. Hungate & Egbert Schwartz, 2015
- What Matters Most: Voices & Values of CO's NFV (Heart & Soul Project), 2014



APPENDIX D, PUBLIC COMMENTS

Please see Paonia Comprehensive Plan (2024) Public Comments Document for all public comments submitted during this planning process.

4/27/2023 1ST PUBLIC ENGAGEMENT SESSION

ALL COMMUNITY MEMBERS ARE INVITED
Reception at 5pm w/ free pizza (first come, first served)



COMMUNITY ENGAGEMENT SESSION 1st of 2

WHEN Thursday, April 27th
5:30pm - 8:00pm

WHERE Paonia Town Hall Meeting Room
214 Grand Ave, Paonia, CO

WHAT An inclusive and interactive community discussion to craft vision, values and priorities for Paonia's Master Plan.



Visit bit.ly/paoniainmasterplan to learn more about the Paonia Master Plan.

Email your comments and ideas for the Master Plan at paoniainmasterplan@gmail.com

Risks, Resilience, & Emergency Preparedness

We value:

1. Proactive hazard & threat identification for our community - 2 dots
2. Individual & community preparation - 5 dots
3. Protection of existing constructed & natural infrastructure - 3 dots
4. Nature-based solutions & green infrastructure - 17 dots
5. Private/public efforts to identify & co-address critical factors for food, energy, & water - 7 dots

Your Values & Vision for Emergency Preparedness & resilience

- More low-water & edible landscaping
- Protection & Priority for our town water infrastructure
- With freedom comes responsibility - be responsible! Quit worrying.
- Climate/Carbon plans vs responding to each individual emergency
- Very Large water reservoir
- Get cows & fire out of watershed
- Plant natives
- Regular transit to/from Delta medical
- Drought education & contingency. Plan for it actually happening as much as trying to prevent it (mitigation & adaptation)
- Climate change is real
- Public transit
- Shared transportation
- Car free zones
- Aggressively encourage walking & biking
- Discourage flush toilets
- Colder Climate Year-round / More rain/floods / Survival w/in lower degrees



- Use local wisdom & experience for public projects
- Transparency & communication for critical infrastructure
- Centralized Resource for community to come together & participate in educational activities to prepare, prevent, & plan
- Develop a really good resource management & resilient community program by involving k-12 (grades 7-12) using Arc GIS
- Active education, programs & incentives for water efficiency in landscape
- Be responsible with the budget & try to be as nature based in your solutions as possible
- A clear detailed plan for fire emergencies for the town
- Drought tolerant ed for garden & open space
- Resilience is also about getting back to normal quickly - economic & nature
- Residents & tourists understand the natural hazards & risks
- Protect our water source from wildfire
- Biodiversity
- The town understands the resources available to reduce & mitigate risks
- Beaver BDA's
- Earthworks to catch water
- Build with fire resistant natural materials

What are the policies, actions, and goals that go into this?

- Water Catchment strategies = abundance
- Provide education & resources to increase soil health & water retention
- Educational programming & risk awareness
- Individual Action Support
- Tree pruning - make old trees more capable of weathering the storms
- Wildfire & Watershed Resilience combined plan
- Source water protection plan
- Formal risk assessment (likelihood, impact, response) feeds into Plan
- Emergency Plan (exit routes, medical centers/first aid, transport & power back-up)
- Trees are low priority, town always looks at streets first. Use Pothole tax for tree care
- Set up CERTs - Community Emergency Response Teams

Given the Vision & Values that have support:

What are the opportunities?

- To learn permaculture design to create earthworks to catch water for use in the event of a fire

What are the hurdles?

What's needed in the next 5-10 years?

- Water, Water, Water
- Shifting our understanding of water use



What's needed for long term resilience?

- Public transportation
- Intergenerational education

Water & Infrastructure

We Value:

1. Consistent quality service & maintenance of essential community services & infrastructure - 10 dots
2. Comprehensive & forward thinking (10-20 yrs) & financial planning to ensure resources are available to support service & infrastructure - 15 dots
3. A healthy watershed that supports quality & supply - 12 dots
4. Investments in hard & green infrastructure that supports quality of life, economic prosperity, & continued capacity for residents business, agriculture, recreation, & wildlife - 18 dots

Vision

- Water Catchment strategies
- Conservation of water
- Rainwater catchment program
- smarter/stricter irrigation
- Abundant water, clean & safe for all
- Stop piping all the ditches
- Regenerative farming bioregion
- Independence energy, food, & governance
- Communicate when & which visions will be enacted
- Stop trying to be showy and live more quietly
- Slow & sustainable community growth
- Soil improvement = more water in the system
- Replace all old water lines & give homeowners assistance to replace clay pipes
- Renewables where possible & sensible
- I don't want to see aging infrastructure hurdles preventing town staff from doing "the rest" of their jobs (ie constant water line fixing vs street repair)
- Fireflies! They live in Paonia by the river. Restore their habitat.
- Compost & zero waste goals
- Composting/chipping of yard waste to be sold back or used on town properties
- Town recycling
- Peace & quiet
- Courage to stand for the well-being of all



- #4 Education: Healthy environment, community engagement, agreement based on civil discussion
- #5 Build community, build connections, build resilience
- #6 Bias & prejudice are hurdles, lack of imagination, lack of action & human failure
- Sustainable planning
- Reduce waste
- Renewable energy
- Share & Care
- #1 Intimate knowledge of place
- Infrastructure is more sustainable
- Opportunities for natural farms, beef, & ag
- Health is wealth
- #2 Success looks like contentment
- More community focus on the river
- #3 In person & via social media
- Community Included dialogue & education (remove all control from the water buffaloes)
- Anticipate greater growth & impact on infrastructure (#5)

Values

- Communication, Communication, Communication
- Effective teamwork
- Integrity, Brotherhood, Unity
- Unified Criteria
- Community Interest over individual interest
- Unified Vision
- Paradigm Shift
- Housing was built in town with 1. No building permits 2. No water taps 3. No inspection - where is the oversight? Where is the “value” this lack of water (or any other) oversight?
- Water catchment & retention
- Climate stabilized by regenerative practices
- Stable climate by new water paradigm
- Watersheds becoming water catchments
- Beavers!
- Beaver dams
- Beaver bioregion
- Plan for drought as much as we work to prevent it
- Bioregion interest over gov & corporate interests
- City works to relocate beavers
- City builds beaver delivery & fences on culverts where there is beaver conflict
- Everyone uses too much water = conserve!



- Beavers
 - Bioregions
 - Regenerative farming
 - Water Catchment
 - Syntropic agroforestry
 - Green & resilient infrastructure development, less concrete!
 - Re-green the desert! Reforest!
 - Gratitude for water & what we have
-
- Let's do a big drinking water update, it's worth the cost & build in an honest assessment of how many taps are supportable
 - Repair & replace current water system
 - Aging infrastructure (water/sewer pipes)
 - No water being wasted on something we don't value
 - We know how much water there is and how it's being used
 - Affordable water rates
 - Continuously & repeatedly apply for grants to fix our water system infrastructure
-
- Preserve healthy water & a fine-tuned infrastructure before more growth
 - Ecosystem over money
 - Slow, sink, spread water
 - Local sustainability overgrowth
 - Resilient watershed
 - Healthy & resilient watershed
 - Watershed bioregional identity
 - Resilient watershed
 - Keep updated infrastructure resources
 - Protect & conserve water
 - Water must be #1 priority in any conservation about growth & future planning
 - Educate & activate citizens to protect our watershed by understanding risks & building resilience
 - Watershed implicit in the infrastructure that shapes our daily lives
 - Celebration of the vibrant green infrastructure that makes Paonia awesome & cool
 - Community coordination & education on watershed protection & planning - increasing benefits for wildlife & people & environment, especially mutual benefits
 - Tree maintenance - they don't need to be removed! Maintain before they fall or break in the winds
 - Town \$\$ to match homeowners for pruning
 - More trees, less concrete
 - Plant new trees in vacant tree strips before any more removal happens
 - Budget for maintenance of right of way trees by town



- Alternative sidewalk materials in use - value preservation & green infrastructure
- Taking care of & accommodating ancient beauties (100-year-old trees!)

Land Use & Housing

We Value:

1. Preservation of open space, agricultural land, and rural character. - 23 dots
2. Walkability - 5 dots
3. Need to maintain affordable housing options - 10 dots
4. Maintain town's Historic Character - 4 dots
5. Clear planning for growing community - 10 dots

Vision

- Approve ADUs and limit all short-term rentals to min 30 days
- Where is the oversight & management for housing?
- Community land trust for affordable & natural build housing
- Private property rights
- Allow forms of waste that work (human-oves, etc)
- Support small Agriculture
- More apartments
- Consider 2nd home tax (e.g. crested butte)
- Local org to promote owner builders
- Create barriers for 2nd/vacation homes & rentals
- Recognize current housing emergency
- Affordable housing must include energy efficiency & beauty. It must be built to house & inspire the spirit
- We can't keep subdividing farms
- Airbnb limits
- Ban on short term renting of single-family homes
- So important to preserve open space & ag lands & rural character in a way that does not lead to stratospheric housing prices & losing locals
- Innovative land share, community cohousing projects
- No more destruction of 100s of acres of farmland covered with solar panels
- Neighborhoods with people living in all the houses on the block
- Affordable, sustainable housing with people who live & vote here as tenants
- Not just affordable housing but also using alternative building materials
- Prioritize selling homes to those already here
- Community Land Trust
- Water drinking fountain on Main Street
- Homes made from local sustainable materials built by local contractors



- Prioritize natural building & housing locals
 - Not wasting space on unnecessary things
 - Protect our wildlife & increase conservation area
 - All types of housing available
 - Flexible land codes for various sizes & types of housing for various affordability
 - Affordable living for current home owners
 - Homes built to suit this environment: cob, earthships, strawbale, geoship
 - We recently had in town building with no: building permits, no water taps, no inspections, no parking
 - Town council support for new businesses
 - Energy efficient housing
 - Solarize the town
 - Community owned & managed housing
 - No restrictive covenant-based development
 - Short term rental moratorium
 - Affordable housing for locals
 - Keep Paonia cultural from becoming a resort feeling community
 - Small starter home options
 - Promote local/family home ownership over investors
 - High school students building tiny homes in school (grades 9-12)
 - Creating an attractive natural tiny homes community. Designate land for this use.
 - No more development
 - Cohousing
 - community gardens
 - Short term (30 days or less) food & housing with referral service for employment, & housing for long term
-
- Orientate new and old homeowners to where they are situated on the watershed
 - Dark sky lighting - beautiful, safe, healthy
 - Porchfest - town festival, everyone has party porches/performance/art
 - A Paonia Garden Show Event!
-
- More public open spaces- bike trails, Safe bike lanes on the highway, foot paths connecting open space (not sidewalks)
 - Maintenance & tree pruning to withstand winds/weather & new climate. Save old trees!
 - More local walks
 - Plant more trees
 - Bike paths throughout Town of Paonia
 - More public pathways
 - Bike paths through town
 - Utilize Mercantile land as a community garden



- No cement sidewalks, ground cover instead
- Bike path to Hotchkiss
- Extend river walkway
- Get more access to long walking/biking paths
- Increase bikeability
- Bike paths
- Sidewalks
- Trees
- Upgrade skatepark & community garden

Given Values & Vision:

1. Where in town could you see an increase in density (housing)?
 - Limit subdivision of farms
 - Don't let residentially zoned and platted subdivisions in town be turned into conservation easements. Are conservation easements an allowed land use?
 - No more construction obstructing wildlife corridors
 - Not next to my property
 - Facilitate ADUs for local housing
 - No more Hawk's Haven elite gated estates
 - No high density building or housing
 - NIMBY - private owned single-family homes only!
2. What viewsheds (vistas) are important to the town character?
 - All of them equally
 - Vistas? Really? How does that sustain the future?
3. Where should we focus on commercial or industrial businesses?
 - Commercial businesses on 3rd between Niagara & Grand. And Samuel Wade to Bridge. Not to 133.
 - Commercial businesses on grand & to the bridge
 - Near the highway
 - More industrial away from the current location of the tracks toward the northeast because industrial cuts through residential because of the old fruit packing industry
4. What activity, space, or industry is missing from Paonia?
 - Energy from oil, gas, & coal resources
 - Infill before sprawl
 - Maintain core business district
 - Encourage long-term rentals.
 - Limit ADUs to long term rentals
 - I wish we didn't feel driven to fill up all the space, like at the park. And paint all surfaces (like ugly murals). I'd rather see nothing.



- Food production & manufacturing
- Clothing & shoe manufacturing
- Coal, gas, oil industry
- Bring back Rodeo & Carnival
- Light manufacturing
- More value-added foods
- A common gathering space where people can speak freely & debate without WW III
- A tiny home subdivision
- Football field
- Baseball field
- Ice Hockey rink @ volunteer park

CULTURE & CHARACTER – FACILITATOR NOTES

To be a real and authentic town - meaning we have a butcher, baker and candlestick maker and they can all afford to live here.

— public comment from CE #1

Increase cultural, social and racial diversity. Increase understanding and acceptance. Create policies that ensure rights and protections for all. — public comment from CE #1

1. Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.

Focus on long-term resilience and cultivating a sense of place

Education and support for watershed, foodshed, fibershed Bioregionalism - gatherings, festivals, art, rituals

Public trails easily accessible from town

A big annual gardening event

Continued support for dark skies

2. Our small town, community feel (welcoming, safe, respectful, inclusive and affordable).

Support for social, cultural and racial diversity

Proactive leadership in the area of respect, diversity, and inclusion

Open dialogue spaces for controversial issues

Affordable housing. Housing for low-income families.

3. Our community resources and offerings (library, radio station, festivals, art and cultural creatives, churches, etc).

Community makers spaces

Support for collectives and coops

Participation in Creative Corridor



Develop a public art committee

Walkable. Safe for children to walk and bike
Keep it funky and child friendly

More support for the library district

4. Our history and heritage (including the newer, funkier forms)

Policies/Goals/Action Item Outliers:

Appropriately scaled **economic development**
Increased marketing support for small businesses
Support local interdependence of small scale ag, manufacturing and commerce

Good Governance

Strengthen the capacity and ability of Town government to lead
Increase constructive community engagement and partnerships
Utilize volunteers, core teams and advisory committees
More proactive focus on topics such as art, culture, recreation and inclusivity
Model healthy, inclusive communication

Scott's Notes

Seems that overall there was support for the four values offered. History and Heritage only got one dot while Rural and Natural Environment got 24. This is probably a reflection of who was and wasn't there and also, perhaps, changing demographics. History and Heritage was the strongest aspect of the Heart and Soul project that included a lot of more rural folks so it seems it still needs to be included. Maybe it's easier to take for granted than the others and you will notice my addition to it of the newer, funkier forms of our heritage.

In terms of goals, policies, actions, there was heavy focus on affordable housing, the arts, being welcoming and inclusive, and cultivating a sense of place.

Also the leadership vacuum which advisory committees (what someone was calling core teams) could probably really help with. Council members need a lot more support and public cover. This topic probably cuts across all our chapters so let's decide how to best include it.

Community Engagement Session #1 Final Harvest Notes

Land Use & Housing

- Values:
 - Top Value - strong support for preservation of open space, ag land, & rural character
 - Not strong desire for density, though people want to limit sprawl
 - Want town to stay the same size
 - Walkability
 - Housing crisis - limited by supply & demand and water taps

- Support for sustainable/water resilient/natural building materials
- Goals, Policies, Actions:
 - How do we create policy & programs to address housing crisis?
 - Keep businesses primarily on Grand & 3rd, keep residential core walkable

Housing

- Values:
 - Balance of short-term rentals & long term housing
 - Recognition that we are in a housing EMERGENCY
 - Generations are leaving
 - Huge number of homes are investment vehicles
 - Water & housing are tied
 - What does housing look like?
 - Prioritize lowering real estate costs
 - Direction we are heading in is million-dollar homes
- Goals, Policies, Actions:
 - Support for Community Land Trusts to combat land speculation and housing emergency

Land Use/Zoning

- Values:
 - Equal amounts/Balance housing & open space
- Goals, Policies, Actions:
 - Developable land?
 - Zoning to support light manufacturing (input received via from Economic Development section)
- Other:
 - Water taps are limiting building in the town - so how are folks getting water to houses outside town limits?

Culture & Character

- Values:
 - Preserving watershed/foodshed, night sky, small town feel
 - Rural & natural environment connection to the land
 - Recreation, land, agriculture
 - Keep it funky & weird
- Goals, Policies, Actions
 - Quality communication between Town govt & residents
 - Hurdles:
 - Tone & tenor of Town meetings
 - Vacuum of leadership in govt



- Vision & communication of town govt
- Opportunities:
 - Creative Coalition & partnerships
 - Being part of regional efforts

Economic Development

- Values:
 - Balance economic development/industry with protecting rural & agricultural character
 - Vibrant & beautiful downtown
 - Prioritize locally owned businesses
 - Mixed feelings about prioritizing tourism as a driver for economic development
 - Want to see more businesses that help meet/give access to local needs (goods & services)
 - Democratize economy - public banks, participatory budgeting, worker co-ops, CLTs, etc.
 - Town should take care of providing basic services to support these businesses
 - Sustainable/Regenerative Economy: planting trees, caring for watershed/foodshed/fibershed
 - Transparent community process around new businesses
- Goals, Policies & Actions:
 - Downtown parking an issue
 - Support for light manufacturing, with zoning to support that

Tourism & Recreation

- Values:
 - Prioritize recreation amenities for locals (over tourism)
 - How to balance this?
 - If we do things for ourselves and that attracts tourists, great!
 - Recreational opportunities for youth
 - Safe streets, skate parks, parks
- Goals, policies, actions:
 - Stop waiting for grants to pay for recreation amenities.
 - Short-term lodging tax, development tax are ways other communities pay for recreation without burdening locals
 - Prioritize easements
 - Incentivize connectivity
 - Teen center
 - Childhood recreation
- Other:



- We already have an abundance of recreational opportunities, close to public land, etc.
- Conflicting tourism/local needs (what are they?)

Risks, Resilience & Emergency Preparedness

- Values:
 - Water availability & reliability a concern
 - Watershed resilience
 - Fire preparedness
 - Education on risk awareness for all ages
- Goals, Policies & Actions:
 - Emergency response plan
 - Risk assessment to identify priority risks
 - Source water protection plan

Water & Infrastructure

Values:

- Ecosystem health
- Watershed Resilience
- Climate resiliency
- Natural green infrastructure as a priority part of our water system
 - Beavers
- Transparency
 - Community knows where the \$ goes that the Town receives in loans (and water rates?)
 - Communication & community engagement
 - Increasing representation for folks outside of town

Goals, Policies & Actions:

- Green infrastructure - public tree care program to take burden off homeowners for protecting
- Alternative materials for sidewalks (to protect street trees)
- Policies to promote sustainable growth of water supply/system and subsequent development
- Update source water protection plan so Town has a clear vision of what needs to be protected
- Continue Community Water Committee

Good Governance

Values:

- Transparency & communication with public
 - Transparent community process around new businesses & development



- Town should take care of providing basic services to support economic development

Transportation Comments From Community Engagement Session 4/27/24:

- No stoplights
 - Address downtown parking
 - Pedestrian friendly downtown
 - Non-motorized trails/connections
- 1) Complete Streets & Non-motorized Connections (safe for bikes & Pedestrians)
 - a) Low-impact recreation - non-motorized, nature-friendly, environment-friendly
 - b) Car-free zones, public & shared transportation
 - i) Consider closing Grand Ave to motorized traffic



6/24/2023 2ND PUBLIC ENGAGEMENT SESSION



Water & Infrastructure Priorities:

Phase 1 capital improvement, metering springs, allocation

Representation for out-of-town water users: short & long term, board of out of town users

Holistic planning for water, sewer, street trees & sidewalks

Mapping the watershed: who owns the land? We can facilitate conversation (around regeneration?) with watershed landowners

Increase capacity for management and completion of tasks & projects

Land Use Priorities:

Housing needs assessment

Increasing density in existing zones

Preserving & growing open space

Increasing access to river

Keeping commercial corridor in existing places

Desire for historic core to be preserved as it is

Green space/corridor along rail lines (Rails to Trails)

Zoning study

Address short-term rentals

Create design standards, including historic designation for downtown

Economic Development Priorities

Business directory

Website, etc. paonia.com - businesses, service providers, events

Regular meeting of business owners - determine needs & offer trainings & support

Town position for community economic development - need a specific paid position to coordinate

Culture & Character/Governance & Participation Priorities

Monthly public lunch with administrator

Get to know the government day - monthly

Free trainings & resources on good/healthy governance

Productive & healthy town council meetings

Meetings that are easier for both Council & public to engage in and show up to (shorter meeting packets)

Government affairs committee

Improve accessibility to information

Educating the public on how to meaningfully participate in the local democratic process

Overarching:

Paonia is a unique and welcoming small town with strong ethics of self-reliance and care for our families and neighbors. We honor and respect Paonia's rich history and heritage, including arts, agriculture, mining, and the original inhabitants of this land, the Ute.

We balance growth and development with the values of maintaining a small town feel, economic and cultural creativity and diversity, and existing community resources.

We share a deep connection to our rural landscape and natural resources, and support opportunities to cultivate ecological regeneration and stewardship, protection of wildlands, healthy living, and a thriving place-based economy.

Notes from Community Engagement Session #2

Deep connection to land opportunities

Community self-reliance

Families

Local economy - beyond quality food

Creative opportunity for the north fork

Paonia is a unique and welcoming small town where we value community self-reliance. Center of creative opportunity - anchor/catalyst of the NFV

Care, respect, regeneration = same principles apply to how we raise our community/families/children

Roots to weather the storm/turbulence

A fair and equitable community that takes a place-based approach to protracted growth planning.

Paonia, a community representing the needs, desires & interests of our population, focusing on sustainability, overall quality of life, & the unique character of Paonia. Avoid growth that does not benefit our population & future needs.

We strive to maintain our small-town feel, welcome newcomers and honoring legacy residents. Our streets are bike and pedestrian friendly and there are numerous delays as we stop and enjoy touching base with each other. Neighborly contact is far more important than our destination. Our local government consistently engages in best practices at all levels. Our volunteer engagement thrives as we support those in need. Our local economy thrives as it adapts to change and we focus on supporting local businesses and educate our kids to prepare for new local business opportunities. Honoring the Ute forefunders.

May we take Paonia forward as a regenerative, nourishing, locally thriving community which honors the hard-working collective character of the past, cultivating integrity, communication and mutualizing resources, all sustained in a culture of care and respect.

The Town of Paonia is a place of community collaboration, organic culture, community, and interconnectedness with nature.

The Town of Paonia welcomes a diverse population and offers a healthy sustainable environment of small businesses, creative collaborations, education and recreational opportunities. Residents work together to support the health and well-being of all. Self-sustaining.

Self-sufficiency, regenerative, resiliency, adaptable

Historical legacy - hard work, working together, Ute
Small town
Land connection - rural, natural resources
Care for all ages & all stages of life
Culture of respect

Rural traditions, organic farming, family, art, innovation, accessibility, public lands, safe streets, balance of growth & development w/ maintaining rural small-town traditions. To welcome, support, and find balance between economic diversity and development, small-town rural traditions, organic farming, and accessible public lands. Honor roots. Thriving community relationships.

Resilience: in that each home has the means to grow a garden and have fruit trees. New homes built by local companies. Homes are sustainable: pest-proof, wind and snow-proof, self-cooling, solar-powered. Within the town limits is a public food forest by the river (Riverbank property). Thriving: We all know the watershed we live in. Regenerative: preserve the wild, self-sufficiency in food, wild in schools, sustainable architecture, future development maintains small-town feel.

Regenerative, resilient, self-sufficient, food security, slower pace of life, friendly, agriculture & wilderness, slow streets, trees & parks, creativity & arts, connection to the land, seasons, food, artisans. A diverse but tight-knit community connected to the land, history and the creative community.

Land Use

Short-term rentals are addressed
Maintain housing affordability
Residential land use occupied by locals
Community-sponsored housing
Maintain view & agriculture
Not dependent on tourism
Bioregional learning center: housing, agriculture, education, arts

Water & Infrastructure

Water & infrastructure systems are clearly organized, well-funded, well-staffed, and affordable (to users?)
Valuing & managing gray & green infrastructure
Bundling infrastructure upgrades & maintenance
Water system education
Metering

Economic Development

Protecting community assets

Taking care of local needs
Enabling forward-looking development
Catalyzing local entrepreneurship to meet local needs, widespread benefit in alignment with local ethics & values

Culture & Character

Create a shared sense of identity & belonging
Adaptive, self-reliant, building resiliency
Cultivate respect, care & communication

Parks & Recreation

Parks & rec are built on the nature of the landscape on which stewardship reciprocates outdoor opportunities
Honor accessibility for all ages & abilities
Safe streets
Promote healthy lives & encourage volunteerism to support our collective resources

6/24/2023 3RD PUBLIC ENGAGEMENT SESSION



Amu's rep meeting Next 2 wks
weekly plan 10-12 date
3/13 going forward
3/24 on town
4/3 website
4/23
5/1
5/28
6/5
planning
mishy

Demol, w/ the context
of water avail
today.

jet streams
polar.

Mid
latitude
jet
stream

between
g. mesa
uncompagre -- unique
climate.

subtropical

who
else lives
here?

Land Use Element Worksheet

Paonia Comprehensive Plan

Planning Commission & Public Draft Review March 3rd 2024

Workshop Agenda

1. Welcome
2. Project Update, and Overview of Land Use
3. Introduction of the Land Use Element
4. Review of Land Use Policies and Actions
5. Review of Future Land Use Map
6. Next Steps
7. Closing

Vision

Paonia's rural character and slower pace of life are interconnected with the landscape, the seasons, and the thriving community life. Urban agriculture thrives, the community feels connected to the surrounding farmland and natural landscape. Wildlife corridors, greenways and viewsheds are protected and cherished. The Town contains walkable, tree-lined streets that surround a small but vibrant historic downtown. The historic core neighborhoods are celebrated, while "gentle" growth harmoniously adds to the character of the Town and provides housing for all walks of life that make up the diverse local community.

Values

- Open space, agricultural land, and interconnection with nature.
- The Town's rural character and historic heritage.
- Clear planning for a growing community.
- A diverse and accessible community of all ages, incomes, family status, race, religion or creed.

Policies & Actions

Policies provide guidance for decision making by the Town Board, Planning Commission, and Staff including day-to-day decisions and big picture decisions.

Actions are specific steps or strategies that can be taken to support implementation of the policies and the plan in general.

Together policies and actions provide guidance for how the Town will work toward achieving the Community's vision and values in the plan.

Paonia Comprehensive Plan Draft Land Use Element Worksheet

1

Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

[Handwritten scribble]

Would you remove any policies?

How would you propose to edit any of the policies?

*fol 7+ create new corridors where possible
fol 6 - Rerouting/reforesting... can we incorporate indigenous
version here?*

Paonia Comprehensive Plan Draft Land Use Element Worksheet

2



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *With strong awareness of Town Natural resources (water)*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

define
POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors. *- How?*

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

- Encourage small manufacturing + non-retail commercial
Preserving + Prioritizing current residence NOT
a policy to attract New growth
Would you remove any policies? ** How to assure "Starter" Homes*
ADUS might create rental but do not make more starter homes available

How would you propose to edit any of the policies?

It's important to make this town work for those who live here now - Before we invite more growth. - People might actually stay if they were able to create a business.

Paonia Comprehensive Plan Draft Land Use Element Worksheet



ART coal mine taps is Big Picture Apache

Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *accountability.*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

Would you remove any policies?

How would you propose to edit any of the policies?

Add accountability in policy 2

Paonia Comprehensive Plan Draft Land Use Element Worksheet

commercial tax Needs Discussion 2



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

ADUs - Subsidizing and encouraging off grid ADUs
Airbnbs - Only allowed to have unless you live on the property

Would you remove any policies?

laws that make it more difficult to live ecologically ^(recycling) i.e. no use of grey water and we are not allowed to have composting toilets.

How would you propose to edit any of the policies?

We would be incentivized to live greener maybe a discount on town bills

Paonia Comprehensive Plan Draft Land Use Element Worksheet

2



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

Preserve & protect the Town's source water
for our drinking water supply

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, ~~economic growth~~, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

"Economic Development"
The Town has a "growing tourist economy" which provides necessary sales tax revenue, and should be encouraged. And local employment

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

Policy LUF-1 - If you get a lot of infill economic growth, housing, redevelopment, etc, you will lose the rural character. I'm from Boulder & I've heard the whole narrative about smart growth, gentle growth etc. Now, the whole Front Range is ruined, a concrete jungle. **Would you remove any policies?** It is not affordable, in spite of mega-building.

Policy LUF-4 - Paonia will remain a complete & vibrant community as long as it remains relatively undeveloped. Development ruins every area it envelopes. People are trying to escape high density urban environments.

How would you propose to edit any of the policies?

Policy LUF-4 - If you build more to try to get more affordable housing, it just attracts more people & the price keeps going up - look at the Front Range!! So why build at all? Why not try something new? The price of housing will go up no

Paonia Comprehensive Plan Draft Land Use Element Worksheet

21
2021



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

LEADY PROHIBIT GROWTH IN TOWN (OF LONG TERM RESIDENTS) IN FAVOR SHORT TERM

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

I'm glad "ARTS" was NOT included in vision and values.

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

*you talk about rural character -
agriculture development - subdividing*

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

MAINTAIN + ENCOURAGE SUPPORT OF ARTS
& THE ARTS COMMUNITY

Would you remove any policies?

How would you propose to edit any of the policies?



Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Community Input:

Would you add any policies and what would they say?

Promote art & music and cultural scene

Would you remove any policies?

How would you propose to edit any of the policies?



* Maintain Dark skies Paonia
so that if a Home Depot goes up in the pink space
Delta County wants to develop - all lights off. No parking lot
lights.

Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *strong awareness of towns existing policies.*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

clarifying this price.
POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors. *be accountable*

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Take care of people here 1st
Community Input:

*there is a LOT
of wildlife
in the
areas outlined
for development.*

Would you add any policies and what would they say?

*WHY DO WE
NEED THE DEVELOPMENT*

Would you remove any policies?

How would you propose to edit any of the policies?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

*Economic Development
Short term would support the tourist economy
and provide employment for local residents
there is not enough housing for tourists during
festivals*

Would you remove any actions?

How would you propose to edit any of the actions?

Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

Would you remove any actions?

How would you propose to edit any of the actions?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

Indigenous guardians - Koonal forest. These strategies should be informed by higher local wisdom
ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

Would you remove any actions?

How would you propose to edit any of the actions?

Add upkeep standards to Action 7? bumping roads, lots of junk in yards exposed. Any way to improve the aesthetic standards in town?
Paonia Comprehensive Plan Draft Land Use Element Worksheet
Action 4 - can we go further than protecting existing space and add more?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

Definitely limit short term rentals — they make housing less affordable by taking housing off the regular rental market.

Would you remove any actions?

If the water moratorium stays in place & no growth occurs, why would our water bills be so much higher — without the moratorium, the springs would be serving many more taps — why would that be less expensive than fewer taps?

How would you propose to edit any of the actions?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

*HISTORIC ARCHITECTURAL DESIGNATION
PROTOCOL?*

Would you remove any actions?

How would you propose to edit any of the actions?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

Consider the impacts & changes
predestined on the hundreds of acres
of coal Co. land &
the hundreds of water tags
Growth pays its own way

Would you remove any actions?

How would you propose to edit any of the actions?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

Would you remove any actions?

How would you propose to edit any of the actions?



Actions

Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

Community Input:

Would you add any actions and what would they say?

* Make downtown a walking (business) mall with a park like feel, w/ cheap permits to sell in ~~a~~ small ~~at~~ popup.
Have a vacancy fine for housing left empty

Would you remove any actions?

Make sure affordable housing is integrated with all other housing so 'blums' or the poor or wealthy are not concentrated

How would you propose to edit any of the actions?

I Don't
want
Paonia
to
grow -
I don't
support
development
No
new
commercial
districts
No annexed spaces

Land Use Map

needs to be
defined

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

Riverbank property - preserve as animal
wildlife corridor

Does the oval generally represent the Historic Town Core well? Would you adjust it?

yes

Where do you see residential density being added within Paonia?

es.
Only in town core - in current infrastructure, churches.

What areas should not have increased residential density?

At 2 entrances to Paonia! At Riverbank
property.

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

i wouldn't encourage any more commercial
growth

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

What areas should not have increased residential density?

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

What areas should not have increased residential density?

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

All areas not currently developed.

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

Residential density diminishes quality of life—more traffic, less green space. In Denver + Boulder densification has not resulted in greater affordability!

What areas should not have increased residential density?

Every area should not be more dense.

Exceptions are Indigo Avenue, the Refinery. The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Most of the new stores downtown are yuppie-hippie T-shirt + gift shops, not stores where you can buy necessities. We lost the drug store (Hays drug). This is what happened in Boulder.

Are there other areas you would add commercial uses or mixed uses?

I live on Poplar near the car wash. I'm scared to death my neighborhood (residential) will turn commercial.

Paonia Comprehensive Plan Draft Land Use Element Worksheet

4



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

improve viewshed along Grand Ave and San. roads
some eyesores along these gateways

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

What areas should not have increased residential density?

Most of the historic town core

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Mostly, but maybe need to improve character along 2nd instead
of promoting commercial growth... would need design standards

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

I would love to see along 132 remain ag land or ag related business, i.e. cateries, farm stands, U-pick, etc.

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Yes,

Where do you see residential density being added within Paonia?

I'm open to some ADUs in town original, mixed use, and traditional. I think new dev makes sense in mixed use.

What areas should not have increased residential density?

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Yes

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

Backyard off grid Adu's

What areas should not have increased residential density?

Urban Sprawl

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Are there other areas you would add commercial uses or mixed uses?



Land Use Map

Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

Community Input:

Where are areas that need to be preserved for open space or agricultural use?

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

What areas should not have increased residential density?

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Are there other areas you would add commercial uses or mixed uses?

Retail Commercial Development on the Highway 133 corridor should not be encouraged as it will draw revenue away from Historic Downtown and losing sales tax revenue.

Paonia Comprehensive Plan Draft Land Use Element Worksheet



Future Land Use Categories

1. **Downtown Commercial Core** – The vibrant commercial heart of Paonia with a unique historic character. This area is oriented towards local businesses and pedestrian access. Its restaurants and the Paradise Theater are the gravitational center of community life. Commercial activities are generally limited to small scale retail, professional offices, and restaurants and food trucks. Maintaining local core businesses that serve the community's daily needs in this district is a key step to preserving the small town feel and sense of self-reliance.

Primary Uses: Small scale retail, restaurants, professional offices, and other compatible commercial uses

Supporting Uses: Institutional, civic and government facilities, parks and recreational facilities, residential

2. **Mixed Use** – This category is intended to support a range of uses that serve and complement the Downtown Core while blending with lower density residential areas. The commercial, residential mix, and light industrial mix contributes to maintaining access to services and provides diverse housing options. Mixed Use areas are walkable and connected to nearby amenities, parks, and open space.

Primary Uses: Mixed residential, light industrial, home office, art studios, commercial, restaurants, public

Supporting Uses: Small scale manufacturing, institutional

*areas near library
also near where
public works is if
the Voc.
Building
is bought*

3. **Downtown Neighborhood** – Part of the oldest residential neighborhood in the historic town grid, this area is predominantly defined by historical architecture styles and single-family housing. Slightly higher residential density than other residential areas is located here due to its proximity to Grand Ave and the Town's most vibrant commercial axis. Maintaining the historic character and scale while allowing for increased density is the focus in this area.

Primary Uses: Residential including one, two and three family housing

Supporting Uses: Home office/studio, parks, institutional, ADUs

4. **Town Original Neighborhood** – This district encompasses the central residential neighborhood in the historic town grid, characterized by tree-lined streets and an older architecture (turn of the century to 1940's). Its historic architectural character, walkability and small neighborhood feel are highly valued by the community. Maintaining walkability by sidewalk improvement, tree maintenance and off-street parking solutions is key in this area.

Primary Uses: Residential, single family

Supporting Uses: Home office/studio, ADU, institutional

5. **Traditional Neighborhood** – This district defines a more recent residential part of the Town (post 1950), with mostly single-family homes properties. It represents a transition from the historic core residential and mixed use areas towards the lower density residential districts that border agricultural land and open space. Residential density in this area will increase gradually over time with the addition of new ADUs or two family dwellings.

Primary Uses: Residential single family

Supporting Uses: Senior apartments, Two family dwellings and ADUs



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character.
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor – The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards – Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

I don't like the idea of commercial ^{or industrial} development in the gateway areas – not inviting (Farnsworth is an eyesore). Residential if done right would be better – subdivide into small "farms" or vineyards etc.



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

please avoid commercial
development on gateways into town.



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character.
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

- Need to Revisit Conservation Neighborhood as the trailer park is ~~to~~ located there, which is high density. The trailer park is affordable housing and supplies workforce with critical employees.
- Paonia is such a innovative place would be cool to have an innovative housing zone(s)

Paonia Comprehensive Plan Draft Land Use Element Worksheet

7



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

I value undeveloped open space, green space of every kind, such as back yards. If back yards are used for additional development, it diminishes greenspace + contributes to global heating. You have to have more paved parking with additional development.

Paonia Comprehensive Plan Draft Land Use Element Worksheet

7



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character.
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

The town could offer a lot of legal leeway for property zoned as something else or used as something else to be turned into housing where ever possible.

~~The town could offer a lot of legal leeway for property zoned as something else or used as something else to be turned into housing where ever possible.~~



Gateways – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character.
- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

Wildlife/River Corridor - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

Natural Hazards - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

Additional Feedback

- Jumbo Trail need additional parking, maybe past the gate at Trailhead.
 - Include Mathews Lane and Mesa farms in urban Farmland.
 - Trailer park
- Paonia Comprehensive Plan Draft Land Use Element Worksheet
- I Think Main St is good place?



Town could use
eminent domain to:

- 1) connect Pan American &
dc. vista -
- 2) Provide adequate parking
area for Jumbo -

Plz. recommend allowing
dwelling units by right in
industrial zone - currently
industrial does not allow dwelling
by right -

more mixed use further east
on 2nd St -



APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

SUMMARY OF HOUSING ELEMENT SURVEY RESULTS BEGINS ON NEXT PAGE

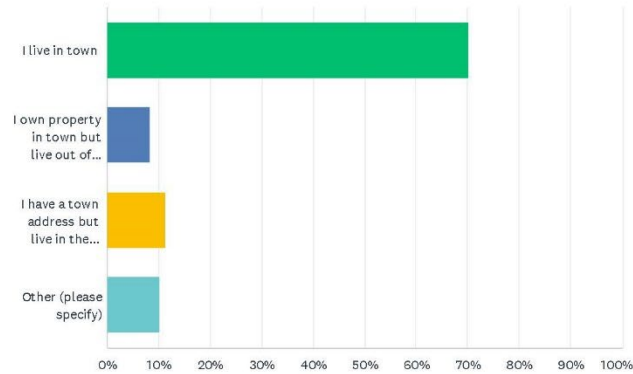


APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

Town Housing and Neighborhoods Survey

Q1 What is your relationship to the town?

Answered: 97 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in town	70.10%	68
I own property in town but live out of town	8.25%	8
I have a town address but live in the county	11.34%	11
Other (please specify)	10.31%	10
TOTAL		97

Town Housing and Neighborhoods Survey

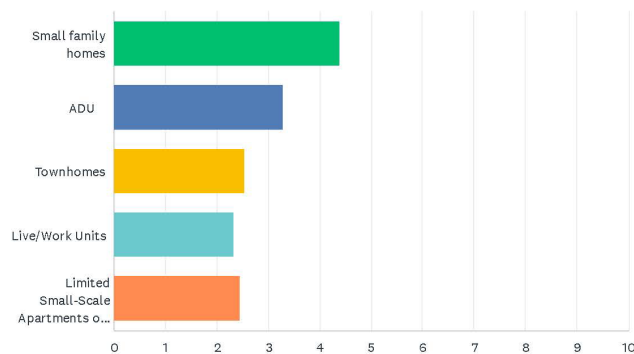
Q2 What do you want to see for housing and neighborhoods in the next 20 years?

Answered: 80 Skipped: 17

Town Housing and Neighborhoods Survey

Q3 How would you rate the following; 1= most important, 5=least importantPolicy Housing -11 : Supporting the development of a range of housing options, as may be appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and limited small-scale apartments or condominiums.

Answered: 96 Skipped: 1



APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

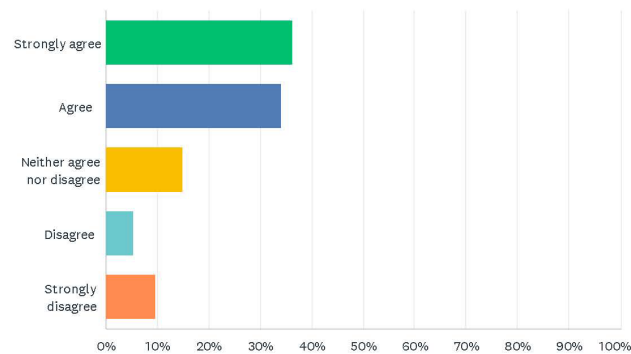
Town Housing and Neighborhoods Survey

	1	2	3	4	5	TOTAL	SCORE
Small family homes	63.54% 61	21.88% 21	7.29% 7	5.21% 5	2.08% 2	96	4.40
ADU	20.83% 20	31.25% 30	14.58% 14	21.88% 21	11.46% 11	96	3.28
Townhomes	3.13% 3	17.71% 17	31.25% 30	26.04% 25	21.88% 21	96	2.54
Live/Work Units	0.00% 0	13.54% 13	32.29% 31	27.08% 26	27.08% 26	96	2.32
Limited Small-Scale Apartments or Condominiums	12.50% 12	15.63% 15	14.58% 14	19.79% 19	37.50% 36	96	2.46

Town Housing and Neighborhoods Survey

Q4 Do You Agree, Disagree, or Have Some Other Opinion About the Following Statement: Policy Housing -16: Expand housing options for the aging population to facilitate aging in place such as ADUs and intergenerational households and housing products for downsizing households.

Answered: 94 Skipped: 3



ANSWER CHOICES	RESPONSES
Strongly agree	36.17% 34
Agree	34.04% 32
Neither agree nor disagree	14.89% 14
Disagree	5.32% 5
Strongly disagree	9.57% 9
TOTAL	94

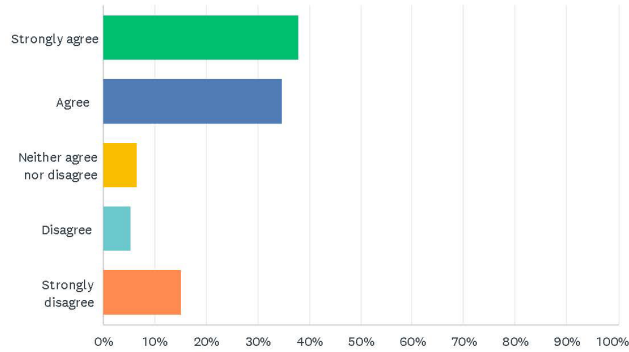


APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

Town Housing and Neighborhoods Survey

Q5 Do You Agree, Disagree, or Have Some Other Opinion About the Following Statement:Policy Housing - 7: Take advantage of all opportunities to add needed affordable and workforce housing to Paonia and the surrounding area while being mindful of the Town's desire to avoid overconcentration and overly dense construction in any one neighborhood.

Answered: 92 Skipped: 5



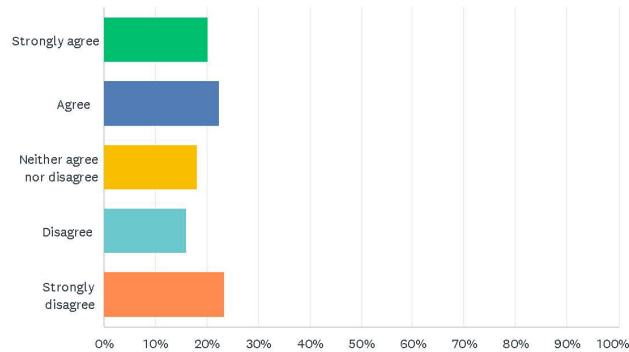
Town Housing and Neighborhoods Survey

ANSWER CHOICES	RESPONSES	
Strongly agree	38.04%	35
Agree	34.78%	32
Neither agree nor disagree	6.52%	6
Disagree	5.43%	5
Strongly disagree	15.22%	14
TOTAL		92

Town Housing and Neighborhoods Survey

Q6 Do You Agree, Disagree, or Have Some Other Opinion About the Following Statement:Policy Housing -25: The Town will create programs and/or incorporate tools within its Land Development Code to reduce substandard housing that will also help to identify specific structures and/or general areas for rehabilitation, redevelopment, and, if appropriate, demolition.

Answered: 94 Skipped: 3



APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

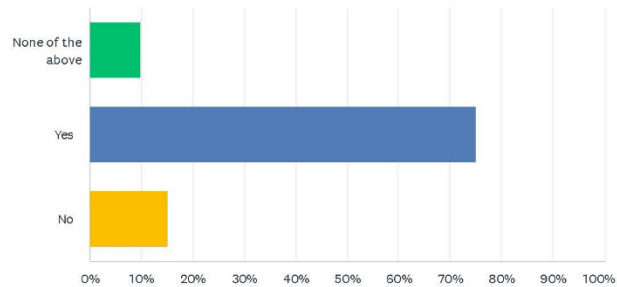
Town Housing and Neighborhoods Survey

ANSWER CHOICES	RESPONSES	
Strongly agree	20.21%	19
Agree	22.34%	21
Neither agree nor disagree	18.09%	17
Disagree	15.96%	15
Strongly disagree	23.40%	22
TOTAL		94

Town Housing and Neighborhoods Survey

Q7 Do you want to see connected neighborhoods to multiple types of transportation such as walking, cycling as well as the automobile?

Answered: 92 Skipped: 5



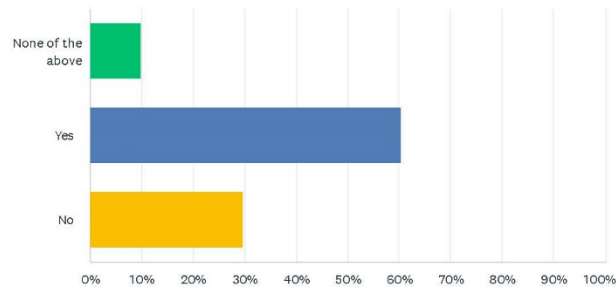
ANSWER CHOICES	RESPONSES	
None of the above	9.78%	9
Yes	75.00%	69
No	15.22%	14
TOTAL		92



Town Housing and Neighborhoods Survey

Q8 Are you in favor of encouraging accessory dwelling units that may be restricted as long-term rentals with affordable leases.

Answered: 91 Skipped: 6

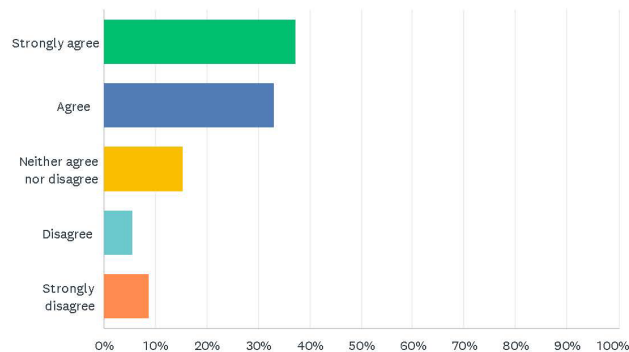


ANSWER CHOICES	RESPONSES
None of the above	9.89% 9
Yes	60.44% 55
No	29.67% 27
TOTAL	91

Town Housing and Neighborhoods Survey

Q9 Do You Agree, Disagree, or Have Some Other Opinion About the Following Statement: Policy Housing – 29: Ensure that all energy efficient designs and construction contemplate both noise trespass and light trespass.

Answered: 91 Skipped: 6



ANSWER CHOICES	RESPONSES
Strongly agree	37.36% 34
Agree	32.97% 30
Neither agree nor disagree	15.38% 14
Disagree	5.49% 5
Strongly disagree	8.79% 8
TOTAL	91

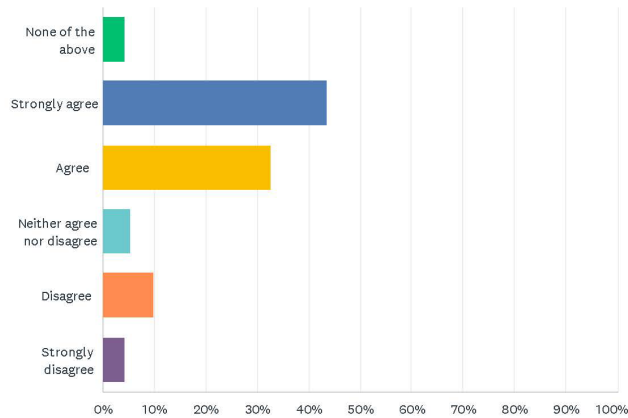


APPENDIX E, SUMMARY OF COMMENTS FROM THE HOUSING ELEMENT SURVEY CONDUCTED IN JANUARY 2025

Town Housing and Neighborhoods Survey

Q10 Do You Agree, Disagree, or Have Some Other Opinion About the Following Statement: Goal Housing 4 & Policy Housing- 19: Preserve views to the surrounding mountains, natural amenities and scenic vistas from the public realm; ensure views are integrated into planning , for new development. This may include dedication of land, setbacks, height restrictions, modified building orientations or modified placement on a lot.

Answered: 92 Skipped: 5



Town Housing and Neighborhoods Survey

ANSWER CHOICES	RESPONSES	
None of the above	4.35%	4
Strongly agree	43.48%	40
Agree	32.61%	30
Neither agree nor disagree	5.43%	5
Disagree	9.78%	9
Strongly disagree	4.35%	4
TOTAL		92

Town Housing and Neighborhoods Survey

Q11 Are there any policies that you believe should be included in the housing element, or any policies that should be removed and why?

Answered: 40 Skipped: 57

Town Housing and Neighborhoods Survey

Q12 Please provide any other comments that you may have here:

Answered: 35 Skipped: 62

