Town of Paonia
214 Grand Avenue
Tuesday, July 22, 2025 6:30 PM
Town Board Minutes

Record of Proceedings

Mayor Smith calls the meeting to order at 6:30 PM.

Roll Call

Present:
Mayor Smith
Mayor Pro-Tem Swartz
Trustee Czech
Trustee Heck
Trustee Hunter
Trustee Stelter

Absent:
Trustee Valentine

Approval of Agenda

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

The motion carries unanimously.

Announcements

2025 Build (Raise) Grant Update For 5th & Grand Realignment Project

Town Administrator Wynn announced the Town was awarded an additional $1.8 million in BUILD (formerly RAISE) grant funds for the Fifth &Grand Realignment Project, bringing the total to nearly $3.7 million, with a local match of just over $30,000.

Public Comment

S. Wynn: Speaking as an in-town resident, congratulates the Board of Trustees & Staff on a job well done in the last two years, with their many accomplishments, including an updated Comprehensive Plan.

J. Dervin-Ackerman: comments on fundraising efforts of the NFVCC for Town Events.

Consent Agenda

Trustee Hunter notes a slight correction needed in the minutes for 6/24/2025. Clarifications were also made regarding the description of a disbursement related to an asphalt patching product and feedback on cleaning services. Town Administrator Wynn also explained a procedural update in the disbursement approval process.

Trustee Hunter makes a motion to approve the consent agenda, seconded by Trustee Stelter.

The motion carries unanimously.

Staff Reports

Town Administrator Wynn gives highlights on Departmental Scorecard.

Public Works Director Poulos is present to answer questions about the Public Works Report.

Police Chief Laiminger is present to answer questions about the Police Department report.

Actions & Presentations

1) Consideration of Approval of Contractor for 2MG Tank Rehab
Town Administrator Wynn gives background on the process and presents a comparison chart of the bids received.

The Board discussed the staff and Public Work's recommended contract with Markleys Precision Company (MPC) for $957,750 to rehabilitate the water tank. While their bid was significantly lower than competitors, references were verified and confirmed satisfactory. Concerns about work quality and adherence to project specs were addressed.

Public Comment:

M. Bachran: questions when work will start.

Trustee Stelter makes a motion to approve the contract with Markley's Precision Company (MPC) to rehab the Town's 2-million-gallon (2MG) tank and recoat. And their price not to exceed $957,750 and direct the staff to issue a notice of award, sign the contract, and issue a notice to proceed, seconded by Trustee Hunter.

The motion carries unanimously.

2) Consideration of scheduling a work session in August on Short-term Rental regulations

The Board of Trustees discussed next steps for short-term rental regulations, with suggestions including August work sessions, forming an ad hoc committee, and strategies to ensure inclusive input, clear structure, and alignment with staff capacity and ongoing planning efforts.

Public Comment:

D. Spiegal: comments in favor of consensus committee.

Board discussion: The Board agreed on the need for the creation of an ad hoc committee on STRs, composed of two trustees, one staff member, and two citizen members, as a first step toward renewed public engagement and policy refinement.

Mayor Pro-Tem Swartz makes a motion to create an ad hoc committee to address short term rentals, seconded by Trustee Stelter.

The motion carries unanimously.

Mayor Pro-Tem Swartz makes a motion to have the ad hoc committee be composed of two (2) Trustees, one (1) staff member, and two (2) members of the public, seconded by Trustee Hunter.

Board discussion topics included public notification and involvement.

Voting Aye:
Mayor Pro-Tem Swartz
Trustee Hunter
Trustee Czech
Trustee Heck

Voting Nay:
Trustee Stelter

The motion carries.

Mayor Pro-Tem Swartz makes a motion to have Town Administrator Wynn as the staff representative. Trustee Stelter and herself (Mayor Pro-Tem Swartz) as the two Trustee representatives, seconded by Trustee Stelter.

The motion carries unanimously.

Mayor Pro-Tem Swartz makes a motion that at the August 12th Board of Trustees meeting that this ad hoc committee bring forth who the other two public committee members will be, what the objectives are for the ad hoc committee, and the deadline for bringing something back to the Board of Trustees, seconded by Trustee Stelter.

The motion carries unanimously.

3) Consideration of Resolution 19-2025 - Water Restrictions

Town Administrator Wynn gives background to the need for water restrictions due to the limited capacity of a temporary water tank being installed during rehabilitation. The odd/even day irrigation schedule was selected for its ease of enforcement. The Town will provide purple flags to those using ditch water for clear identification.

Public Comment:

D. Speigal: comments on difficulties of using address numbers for schedules.

M. Bachran: comments in agreement.

J. Poulos: comments on leaving it the same.

S. Yeamans: comments in agreement of changing it to days.

Trustee Stelter makes a motion to approve Resolution 19-2025 Implementing Stage 1 Water Restrictions beginning on August 1, 2025, seconded by Trustee Czech.

Voting Aye:
Mayor Pro-Tem Swartz
Trustee Czech
Trustee Heck
Trustee Hunter
Trustee Stelter

Voting Nay:
None

4) Consideration of Addendum to Wright Water Engineering MSA for Hydrogeological Study - Additional Scope of Work

Trustee Hunter makes a motion for a 5-minute recess, seconded by Trustee Stelter.

The motion carries unanimously.

Mayor Smith resumes the meeting at 7:46 PM.

Town Administrator Wynn reported that staffing changes, access delays, and coordination with the Wildfire Recovery Action Plan expanded the project scope, adding $42,800 and bringing the Wright Water contract total to $240,774.

Trustee Hunter makes a motion to approve the addendum to Wright Water Engineers for the hydrogeological study additional scope of work in the amount of $35,000 for labor, $7,800 for materials, for a total of $42,800 dollars, seconded by Mayor Pro-Tem Swartz.

The motion carries unanimously.

5) CONSIDERATION OF FY 2024 AUDIT AND POTENTIAL SPECIAL MEETING

Town Administrator Wynn presented that he is revising the MD&A and Comprehensive Annual Financial Report to reflect recent changes in the financial statements, including a new statistical section on non-major funds, and while the auditors have issued an unmodified opinion, he recommends a special meeting on July 30 to allow time for final review and ensure the report meets GFOA standards.

Board Discussion centered on the best time for participants.

Mayor Pro-Tem Swartz makes a motion that the Board have a special meeting for consideration of the Fiscal Year 2024 Audit on July 30, 2025, starting at 5:00 PM, seconded by Trustee Stelter.

The motion carries unanimously.

6) CONSIDERATION OF TANK INSPECTION AGREEMENT FOR THE 2MG WATER TANK RELINING PROJECT

Town Administrator Wynn explains that SGM, as the design engineer for the water tank relining project, is requesting board approval to subcontract inspection services, including disinfection oversight, weld and coating inspections, to KLM Engineering, as allowed under paragraph 15 of their contract, since these services fall outside SGM's scope of expertise.

Trustee Hunter makes a motion to accept the proposal from KLM Engineering to provide inspection services for the 2-million-gallon (2MG) tank relining project for an amount not to exceed $97,860, and directs staff to issue the Notice of Award, sign a contract, and issue Notice to Proceed, seconded by Trustee Stelter.

The motion carries unanimously.

Public Hearing

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

Mayor Smith opens the public hearing at 7:55 PM.

Clerk Vetter confirms proper notification.

Town Administrator Wynn gives his presentation for the acceptance of the Comprehensive Plan outlining the timeline and process used in its creation and review, as well as next steps.

Public Comment:

Mary Bachran is sworn to tell the truth and celebrates the completion of an updated Comprehensive Plan

Mayor Smith closes the public comment portion of the hearing and lists out the evidence included in the record. There are no objections to the content of the official record.

Mayor Smith closes the public hearing at 8:02 PM.

Trustee Stelter makes a motion to approve Resolution 18-2025, seconded by Trustee Hunter.

Voting Aye:
Mayor Pro-Tem Swartz
Trustee Czech
Trustee Heck
Trustee Hunter
Trustee Stelter

Voting Nay:
None

The motion carries unanimously.

Mayor & Trustee Reports
None.

Adjournment

Mayor Smith adjourns the meeting at 8:04 PM.

Samira M. Vetter

Samira M. Vetter, Town Clerk

TOWN OF PAONIA SEAL INC 1902 DELTA COUNTY COLORADO

Paige Smith

Paige Smith, Mayor