

Town of Paonia
214 Grand Avenue
Tuesday, February 24, 2026 6:30 PM
Town Board Meeting Minutes

RECORD OF PROCEEDINGS

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

A) Roll Call

Present:

Mayor Smith

Mayor Pro-Tem Stelter

Trustee Mejorado

Trustee Czech

Trustee Hunter

Trustee Tarnow (via Zoom)

Trustee Heck

B) Approval of Agenda

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

The motion carries unanimously.

C) Announcements

Mayor Smith announced an open three-year seat on the Zoning Board of Adjustments, with applications due to the Town Clerk by March 4, 2026, at noon, and advised that the Delta County Independent will host a candidate forum at Town Hall on Friday, March 6, 2026, at 7:00 PM.

D) Public Comment

S. Patterson, in-town resident, speaks towards organizational chart.

E) Consent Agenda

Mayor Pro-Tem Stelter makes a motion to approve the consent agenda. Seconded by Trustee Czech.

The motion carries unanimously.

F) Staff Reports

1) Town Administrator/Treasurer

Town Administrator Wynn provided a first quarter 2026 update highlighting a clean audit and enhanced financial transparency, progress on major water infrastructure and capital improvement projects, a federally delayed but fully funded Fifth and Grand realignment, facility repairs at the Ellen Hansen Smith Center, ongoing policy updates, and recent staffing additions in Public Works and the Police Department.

2) Department Score Card

Town Administrator Wynn provided a Departmental Scorecard update, reflected ongoing progress on key initiatives and other strategic projects currently in progress.

G) Actions & Presentations

1) Consideration of the Disposition of Town Property at 149 Samuel Wade Road, aka Twin Lakes - *Town Administrator/Treasurer Wynn*

Trustee Hunter recuses herself due to a conflict of interest.

Board discussion included concerns about ongoing maintenance costs and liability associated with retaining the site, the potential financial benefit to the Town from a sale, questions about the process and timing for disposition of the property, and considerations regarding the future use and stewardship of the land.

Public Comment:

- A. Thliveris, Out-of-Town Resident, In favor of sale.
- L. Thliveris, Out-of-Town Resident, In favor of sale.
- T. Colberis, Out-of-Town Resident, In favor of sale.
- S. Schmitzer, Out-of-Town Resident, In favor of sale.
- E. Yaari, Out-of-Town Resident, In favor of sale.
- S. Pagano, In-Town Resident, In favor of sale.
- J. Park, Out-of-Town Resident, In favor of sale.
- D. Ullrey, Out-of-Town Resident, In favor of sale.
- A. Bentley, Colorado West Land Trust, In favor of sale.
- B. Hebrew, In-Town Resident, In favor of sale.
- S. Patterson, In-Town Resident, In favor of sale.
- B. Marston, Out-of-Town Resident, In favor of sale.
- H. Topp, Out-of-Town Resident, In favor of sale.
- H. McIntire, Out-of-Town Resident, In favor of sale.
- R. Kimball, Out-of-Town Resident, In favor of sale.
- M. Van Vleet, In-Town Resident, In favor of sale.
- S. Milley, Out-of-Town Resident, In favor of sale.
- J. Schultz, Out-of-Town Resident, In favor of sale.
- A. Likos, Out-of-Town Resident, In favor of sale.
- J. Miller, Residency Not Stated (new resident), In favor of sale.
- K. Sutton, Out-of-Town Resident, In favor of sale.
- J. Willington, Out-of-Town Resident, In favor of sale.
- L. Howe, In-Town Resident, In favor of sale.
- J. Howe, In-Town Resident, In favor of sale.
- R. Corona, In-Town Resident, In favor of sale.
- M. Bachran, In-Town Resident, In favor of sale.
- K. Swartz, In-Town Resident, In favor of sale.
- M. Durlin, In-Town Resident, In favor of sale.
- E. Short, In-Town Resident, In favor of sale.
- C. Paterson, Out-Of-Town Resident, In favor of sale.
- J. Thinnes, In-Town Resident, In favor of sale.
- L. Carroll, In-Town Resident, In favor of sale.

Mayor Pro-Tem Stelter makes a motion for a 10-minute recess. Seconded by Trustee Czech.

The motion carries unanimously.

The Board reconvenes at 8:17 PM.

The Board discussion post-public comments include Town Attorney input on considerations of the Town's financial responsibilities, ongoing maintenance and liability associated with the site, the potential benefits of transferring ownership to a party willing to maintain the property, and the procedural steps required if the Board chose to proceed with disposition of the property.

Trustee Czech makes a motion that the Town's Twin Lakes properties remain a Municipal property at this time. Seconded by Trustee Heck.

The motion and second were withdrawn after questions were raised regarding the clarity of the motion.

Trustee Mejorado makes a motion to potentially sell the land on Twin Lakes.

The motion dies for lack of a second.

Trustee Czeck makes a motion that the Town not decide the disposition of this property at this time. Seconded by Trustee Heck.

Voting Aye:
Mayor Pro-Tem Stelter
Trustee Czech
Trustee Heck
Trustee Tarnow

Voting Nay:
Trustee Meorado

The motion carries.

Trustee Hunter rejoins the meeting at 8:56 PM.

2) Consideration and Discussion of Setting the Board of Trustees Objectives and Deadline for the Ad Hoc Short Term Rental Committee - *Town Clerk Vetter*

The Board discussed providing clearer direction to the Ad Hoc Short Term Rental (STR) Committee by defining specific objectives and establishing a timeline for the committee's work, including identifying topics for review, clarifying the roles of the Board versus the committee, and helping the committee determine the scope of work needed for a potential facilitator and future policy recommendations.

Public Comment:

- M. Durlin, In-Town Resident, speaks about fines.
- E. Short, In-Town Resident, speaks about Ad Hoc committee meetings approach.
- J. Park, Out-Of-Town Resident, speaks about housing.

Mayor Pro-Tem Stelter makes a motion to continue the meeting for 30 minutes beyond 9:30 PM. Seconded by Trustee Hunter.

The motion carries unanimously.

Trustee Hunter makes a motion to direct the Short Term Rental Ad Hoc committee to immediately start their search for a facilitator who would work with the ad hoc committee through the end of 2026 as a starting point. Seconded by Trustee Meorado.

With no further discussion, Trustee Hunter called the question.

The motion carries unanimously.

Trustee Czech makes a motion to ask the ad hoc committee to use the packet outline here for their task to come up with suggestions for the board to vote on. Seconded by Trustee Hunter.

The motion carries unanimously.

3) Consideration of Town's Protest Letter Re: the Draft Q1 EA and Draft FINDING OF NO SIGNIFICANT IMPACT for the BLM's March 2026 Competitive Oil and Gas Lease Sale - *Mayor Smith*

Mayor Pro-Tem Stelter recuses himself due to a conflict of interest.

Discussion included concerns about potential environmental and community impacts of the proposed oil and gas lease sale, the Town's ability to formally express opposition through a protest letter, the contents and tone of the draft letter, and whether submitting the letter would appropriately represent the Town's interests regarding nearby public lands and resource development.

Trustee Hunter makes a motion to approve the letter as written with the one change of removing Mayor Pro-Tem Stelter from the letterhead. Seconded by Trustee Czech.

The motion carries unanimously.

Mayor Pro-Tem Stelter rejoins the meeting at 9:38 PM.

- 4) Consideration of Authorizing a Temporary Beer & Wine License to Good Love LLC dba Stealys while the Transfer of Ownership on the Beer & Wine License from Aspen Yoga dba Louies Pizza my Heart Finishes the Process. - *Town Clerk Vetter*

Town Clerk Vetter explains the pending transfer of the existing beer and wine license from Aspen Yoga (dba Louie's Pizza My Heart) to Good Love LLC (dba Stealys), the need for a temporary license to allow continued alcohol service during the state transfer process, and confirmation that the temporary authorization would bridge the gap until the ownership transfer is finalized.

Mayor Pro-Tem Stelter makes a motion approve the temporary license to Good Love LLC. Seconded by Trustee Meorado.

The motion carries unanimously.

- 5) Consideration of Designating Stefen Wynn as the authorized representative for the Town for the Paonia Ditch Meeting -*Town Administrator Wynn*

Board discussion included the need to formally designate a Town representative to attend and vote at the Paonia Ditch Company meeting, with the Board considering appointing Town Administrator Wynn to represent the Town's interests in matters related to the Town's ditch shares and water rights.

Trustee Hunter makes a motion to approve Administrator Wynn or his designated representative to be authorized to represent the Town at the Paonia Ditch meeting. Seconded by Mayor Pro-Tem Stelter.

The motion carries unanimously.

- 6) Consideration of Approval of a Facility Agreement with North Fork High School for the 2026 Tennis Season - *Town Clerk Vetter*

Town Clerk Vetter explained the agreement with Board discussion including allowing North Fork High School to use the Town's tennis courts for the 2026 tennis season, clarifying scheduling, maintenance responsibilities, and confirming that the agreement continues the Town's ongoing partnership with the school for student athletics.

Lucy Hunter makes a motion to approve the 2026 North Fork High School Facilities Agreement for use of the Apple Valley Tennis Courts for the 2026 North Fork High School tennis season, provided that they list the Town as an additional insurance on the insurance policy. Seconded by Mayor Pro-Tem Stelter.

The motion carries unanimously.

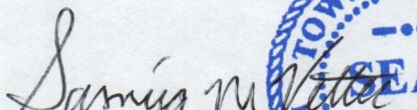
H) Mayor & Trustee Reports

- 1) Ad Hoc Short Term Rentals Committee

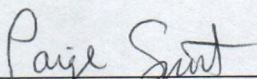
The Board received an update from Mayor Pro-Tem Stelter, who serves on the Ad Hoc STR committee, that the Ad Hoc Short Term Rental Committee had held its initial meeting, begun discussing how to organize its work, and was starting the process of identifying a facilitator and outlining topics the committee would evaluate before bringing recommendations back to the Board.

I) Adjournment

Mayor Smith adjourns the meeting at 9:45 PM.


Samira M. Vetter, Town Clerk




Paige Smith, Mayor

Meeting held at the residence of Mr. J. H. Smith

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