Town of Paonia

214 Grand Avenue

Tuesday, March 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
Trustee Czech
Trustee Heck
Trustee Hunter
Trustee Mejorado
Trustee Tarnow

Absent:
Mayor Pro-Tem Stelter (excused)

B) Approval of Agenda

Mayor Smith suggested modifying the agenda to move Item 6, Board Discussion on Short-Term Rental Topics, before Items 4 and 5, noting that the staff report should be reviewed and discussed prior to considering the resolution and facilitator agreement.

Trustee Hunter makes a motion to approve the agenda with action item #6, Board Discussion on Short-Term Rental Topics, moved to be right after action item #3. Seconded by Trustee Czech.

The motion carries unanimously.

C) Announcements

Mayor Smith announced openings for a three-year Zoning Board of Adjustments seat (no residency required) and a two-year Planning Commission seat (in-town residents only), with application deadlines of April 7 and April 8, respectively.

Trustee Hunter notes the Public Comment section is missing from the agenda and makes a motion to add Public Comment to the Agenda right now, after announcements and before the Consent Agenda. Seconded by Trustee Heck.

The motion carries unanimously.

D) Public Comment

- S. Patterson, in-of-town resident, speaks to concerns on how trustees communicate and express their views.

E) Consent Agenda

Trustee Tarnow makes a motion to approve the Consent Agenda. Seconded by Trustee Heck.

The motion carries unanimously.

F) Staff Reports

Town Administrator Wynn noted that the department scorecard was pulled from the agenda and deferred to the next meeting.

G) Actions & Presentations

1. Consideration of Setting a Work Session for April 14, 2026 at 5 pm to Discuss Smith

Center Operations Agreement - *Town Clerk Vetter*

Town Administrator Wynn presented on the need to gather additional information from stakeholders to draft a comprehensive operations agreement, and clarified that the work session would serve as a collaborative forum for reviewing and refining that draft with all parties involved.

Board discussion included timing considerations, including trustee participation relative to upcoming transitions/sworn-in dates.

Trustee Czech makes a motion to have a workshop on April 14th concerning the Ellen Hanson Smith Community Center at 5:00 PM. Seconded by Trustee Hunter.

The motion carries unanimously.

2. Consideration of Lease-Purchase Agreement for New Street Sweeper and Disposal through Trade-In of Existing Street Sweeper - *Town Administrator/ Treasurer Wynn*

   Town Administrator Wynn stated the item formalized the previously approved street sweeper purchase through a lease agreement, noting minor legal revisions may be needed but approval would allow the Town to proceed.

   Board discussion focused on confirming terms and next steps.

   Trustee Czech makes a motion to approve the lease purchase agreement authorizing the Town Administrator and the Town Attorney to execute all necessary documents. Seconded by Trustee Hunter.

   The motion carries unanimously.

3. Consideration of Change Order #2 for KLM - *Public Works Director Poulos*

   Town Administrator Wynn explained the change order was due to extended inspection time from project delays, noting the project remains under budget overall.

   Board discussion included how inspection costs are calculated (hourly vs. daily), clarified the total not-to-exceed amount, and addressed responsibility for additional costs if delays continue.

   Trustee Hunter makes a motion to approve change order number two for KLM engineering in the amount of $32,928 for a project total not to exceed $163,723. Seconded by Trustee Czech.

   The motion carries unanimously.

6. Board Discussion on Short-Term Rental Topics - *Mayor Smith*

   This item was moved up for discussion during approval of the agenda.

   Mayor Smith clarified and reaffirmed the scope of work assigned to the Short-Term Rental Ad Hoc Committee, emphasizing the distinction between legislative (policy) and administrative functions and directing that the committee remain focused only on the policy topics previously authorized by the Board of Trustees.

   Public Comment:

   - M. Durlin, in-town-resident, speaks towards prior ordinance and approach.

   Trustee Czech makes a motion to reaffirm the tasks assigned to Short-Term Rental Ad Hoc committee. Seconded by Trustee Heck.

   The motion carries unanimously.

4. Consideration of Resolution 04-26 Extending the STR Moratorium - *Town Administrator Wynn*

The Town Administrator explained that the resolution would extend the short-term rental moratorium through the end of 2026, noting additional time is needed for the committee to complete its work and develop a proposed ordinance, with the option to lift the moratorium earlier if an ordinance is adopted.

Board discussion included the timing and flexibility of the moratorium, emphasizing a clear end date while allowing for early termination if an ordinance is adopted, and considering how implementation timing and potential grace periods would align with any future regulations.

Trustee Hunter makes a motion to approve Resolution 04-26. Seconded by Trustee Heck.

The motion carries unanimously.

5. Consideration of Agreement for Facilitator for Ad Hoc Short-Term Rental Committee - *Town Administrator Wynn*

   Town Administrator Wynn explained that the Ad Hoc Short Term Rental Committee could not reach a decision between two qualified facilitators and recommended the Board select one so staff could proceed with an agreement.

   Board discussion included the candidates' qualifications, responsiveness to follow-up questions, relative cost and time commitments, and the need to move forward to support the committee's work.

   Trustee Tarnow makes a motion to ask staff to work with Scott Brown to get an agreement in place for facilitating the short term rental committee's work. Seconded by Trustee Hunter.

   The motion carries unanimously.

7. Consideration of Developing a 'Clean Up Days' Program - *Town Administrator/ Treasurer Wynn*

   The Town Administrator presented a potential cleanup days program using waived landfill tipping fees, outlining logistics and past challenges, and brought the item forward to gauge the Board's interest before developing a formal plan.

   Board discussion included potential benefits to residents, past program misuse, staffing and logistical constraints, and whether current workload capacity supports implementation, with some interest expressed but concerns about feasibility at this time.

   Trustee Tarnow makes a motion to not move forward with planning or implementing the trash Cleanup Day this year, but keep the option open for consideration in years to come. Seconded by Trustee Heck.

   Voting Aye:
   Trustee Heck
   Trustee Tarnow
   Trustee Mejorado

   Voting Nay:
   Trustee Czech
   Trustee Hunter

   The motion carries.

H) Mayor & Trustee Reports

- Ad Hoc Short Term Rentals Committee

Town Administrator Wynn indicated that the topic had already been sufficiently covered during the meeting and had nothing further to add to the summary presented.

I) Adjournment

Mayor Smith adjourns the meeting at 7:46 PM.

Samira M. Vetter, Town Clerk

Paige Smith, Mayor