



Town of Paonia
214 Grand Avenue
Tuesday, July 28, 2026 6:30 PM
Board of Trustees Agenda
<https://us02web.zoom.us/j/87866920616>
Meeting ID: 878 6692 0616

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.

A) Roll Call

B) Approval of Agenda

C) Announcements

D) Public Comment

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

E) Consent Agenda

1) June 9, 2026, Regular Board Meeting Minutes

2) Special Event Liquor License:

Pickin' in the Park
Mountain Harvest Fest

3) July 28, 2026 Disbursements

F) Staff Reports

1) Town Administrator/Treasurer

G) Public Hearing

1) Public Hearing to consider an application from the Carl E. Berg Foundation for rezoning of the property located at 218 4th Street, Paonia, CO 81428 from Public District (P) to Community Commercial District (C-2).

2) Public Hearing to consider an application from the Carl E. Berg Foundation for a special use review permit to allow mixed use of the property, currently under contract to be purchased, at 218 4th Street, Paonia, CO 81428 to be developed as an informal Education & Cultural Center

H) Actions & Presentations

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

- 1) Presentation of the Audit
 - 2) Citizens of a Healthy Community Invitation - Natasha Leger
 - 3) Consideration of a Request to Expand the Scope of the Ad Hoc Short-Term Rental Committees Recommendation Work
 - 4) Extension of Facilitators Contract and Potential Revised Scope
 - 5) Consideration of Resolution 26-13 Declaring a Vacancy for Mayor of the Board of Trustees
 - 6) Consideration of Approving Resolution 14-26 Meeting Decorum
 - 7) Consideration of Designating a Primary and an Alternate Member to the Colorado Municipal League Policy Committee.
 - 8) Consideration of Designating a Back-Up Chair until a New Mayor is Appointed
 - 9) Consideration of Setting a Special Meeting for August 5, 2026 to select an Executive Search Firm.
- I) Mayor & Trustee Reports
- 1) Ad Hoc Short Term Rentals Committee
- J) Adjournment

Town of Paonia
214 Grand Avenue
Tuesday, June 9, 2026 6:30 PM
Town Board Meeting Minutes

RECORD OF PROCEEDINGS

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

A) Roll Call

Present:

Mayor Smith

Trustee Czech

Trustee Hunter

Trustee Fischer

Trustee Ostrander (via Zoom)

Absent:

Trustee Foster (excused)

B) Approval of Agenda

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

The motion carries unanimously.

C) Announcements

Mayor Smith announced volunteer openings for a two-year Planning Commission seat, open to town residents with applications due June 17th, and a three-year Zoning Board of Adjustment seat, for which town residency is not required.

D) Public Comment

- B. Brunner comments on dismissal of case and concerns of Town management.
- M. Bachran disputes Mr. Brunner's comments and speaks in support of Town's management.
- P. McCarthy comments on the former Administrator's harassment complaints, free speech, and Board past actions.
- S. Patterson comments on former Administrator's absence.

E) Consent Agenda

The Board corrected the May 26 meeting minutes to reflect that Trustee Hunter was excused and not present.

Trustee Hunter makes a motion to approve the consent agenda with the aforementioned changes to the May 26 meeting minutes. Seconded by Trustee Czech.

The motion carries unanimously.

F) Staff Reports

1) Town Administrator/Treasurer

Town Administrator Wynn reported that Town finances remained stable, departments were generally under budget, grant-funded projects were progressing, and enterprise funds remained healthy.

2) Police Chief

Sergeant Henderson reported completion of required annual training, implementation of a new Taser platform, the Town's transition to a .gov email domain, and completion of training for Officer Bradley White.

3) Public Works

No formal report was presented. Utility & Permit Coordinator Bachran provided brief updates on Smith Center mold remediation and drainage maintenance that helped resolve basement flooding concerns.

G) Actions & Presentations

1) Consideration of Approving a Proposal for RFP 26-02 Raw Water Monitoring - *Town Staff*

Water Operator Redden reported that only one complete proposal was received and the engineer's review was not completed in time for the meeting packet. The Board discussed postponing consideration to a special meeting on June 16, 2026, at 6:30 p.m., immediately before the scheduled water work session.

Public Comment:

No public comment received on this topic.

Trustee Ostrander makes a motion to set aside this agenda item until the special meeting on June 16, 2026, at 6:30 PM. Seconded by Trustee Fischer.

The motion carries unanimously.

2) Consideration of Alternative Camera Systems - *Town Staff*

The Board reviewed three camera options, discussed cloud storage concerns, installation and power requirements, and the number of cameras needed at critical infrastructure and Public Works facilities. Staff indicated that solar and cellular-

powered cameras would remain operational during power outages and may be preferable to hardwired systems.

Public Comment:

- E. Brown comments on cameras and offers his help if needed.
- P. McCarthy comments on camera locations and Verkada system.

Board discussion included comparing pricing, installation requirements, system access, camera quantities, and the benefits of using one adaptable system. Trustees generally favored the Reolink option because it was affordable, easy to install, and capable of operating independently of Town power and Wi-Fi.

Trustee Fischer makes a motion to direct the staff to purchase the Reolink system after assessing how many cameras in total are needed, not to exceed 10 cameras. Seconded by Trustee Ostrander.

The motion carries unanimously.

3) Consideration of Approving Resolution 26-07: Declaring a Vacancy on the Board of Trustees - *Town Clerk Vetter*

Town Clerk Vetter explained that Resolution 26-07 formally declared the vacancy created by former Trustee Mejorado's resignation and authorized staff to seek applications and letters of interest, with the Board required to fill the seat within 60 days or proceed to a special election.

Public Comment:

No public comment received on this topic.

Board discussion clarified the application, interview, and appointment process, including that applicants would be considered publicly and the selected person would serve until the 2028 municipal election.

Trustee Hunter makes a motion to approve Resolution 26-07 declaring a vacancy on the Board of Trustees and authorize staff to advertise for applications and letters of interest to fill the vacancy. Seconded by Trustee Czech.

The motion carries unanimously.

4) Selection of a Mayor Pro-Tem - *Town Clerk Vetter*

Town Clerk Vetter explained that a Mayor Pro-Tem was needed promptly to provide continuity, serve as an authorized signer, and act during the Mayor's absence. The Board briefly reviewed current committee assignments, and Trustee Fischer volunteered to serve.

Public Comment:

No public comment received on this topic.

There was no additional substantive Board discussion.

Trustee Hunter makes a motion to appoint Trustee Fischer as Mayor Pro-Tem. Seconded by Trustee Czech.

The motion carries unanimously.

5) Consideration of Approval of Resolution 08-26: Authorized Signatories - *Town Clerk Vetter*

The Board noted that the authorized-signatories resolution needed to be completed following the Mayor Pro-Tem selection. Following Trustee Fischer's selection as Mayor Pro Tem, Resolution 08-26 was needed to add her as an authorized Town signatory.

Public Comment:

No public comment received on this topic.

There was no additional substantive Board discussion.

Trustee Hunter makes a motion to approve Resolution Number 08-26 Authorized Signatories, with the inclusion of Trustee Fischer as Mayor Pro-Tem. Seconded by Trustee Czech.

The motion carries unanimously.

6) Consideration of Approval for RFP 26-03 for an Executive Search Firm - *Mayor Smith*

Mayor Smith presented the draft RFP and recommended using a professional executive search firm to manage recruitment, ensure an organized and impartial process, and incorporate community input.

Public Comment:

- Demarest comments in interest in Administrator position.
- S. Patterson comments against spending on a search firm.
- P. McCarthy comments on separation of duties and hiring locally.
- Unidentified Speaker comments on potential search firm bias.
- E. Brown comments on hiring locally even if applicant requirements are not met.
- C. Patterson comments on slowing the process down.
- M. Bachran comments in support of hiring a search firm.
- J. Redden comments in favor of an outside process rather than personal relationships.
- D. Bachran comments on allowing equivalent experience in place of

formal education and knowledge of Paonia.

Board discussion reaffirmed support for a professional search firm while emphasizing community involvement and consideration of equivalent experience. Trustees also suggested extending the desired hiring deadline from November 30, 2026, to February 1, 2027, to avoid rushing the process.

Trustee Hunter makes a motion to approve the draft RFP with the one modification of changing the date listed in scope of services, item 12, page 3, from November 30, 2026, to February 1, 2027, with changes throughout the document as needed. Seconded by Trustee Czech.

The motion carries unanimously.

7) *Appointing a Trustee to the Ad Hoc Short-Term Rental Committee - Town Clerk Vetter*

Town Clerk Vetter explained that former Trustee Mejorado's resignation created a vacancy on the Ad Hoc Short-Term Rental Committee and that another trustee needed to be appointed. Trustee Ostrander volunteered to serve.

Public Comment:

No public comment received on this topic.

There was no additional substantive Board discussion.

Trustee Hunter makes a motion to appoint Trustee Ostrander to the Ad Hoc Short-Term Rental Committee. Seconded by Trustee Hunter.

The motion carries unanimously.

8) *Consideration of USGS Agreement 26REJFACO111 - Operator Redden*

The Board reviewed the cost and purpose of the seasonal USGS river gauge, clarified outstanding invoices, and discussed its value for maintaining historical streamflow data, future drought and flood planning, grant applications, and possible wastewater permitting needs.

Public Comment:

- S. Patterson comments on usefulness of the gauge.

Board discussion clarified that the gauge measures river flow rather than water quality and is not currently required for the Town's wastewater permit but agreed the long-term data could be valuable and costly to recreate if discontinued.

Trustee Czech makes a motion to continue this agreement with the USGS about the gaging station. Seconded by Trustee Hunter.

The motion carries unanimously.

H) Mayor & Trustee Reports

1) Ad Hoc Short Term Rentals Committee

Town Clerk Vetter reported that the committee's latest meeting functioned primarily as a work session because only two members attended and the recording failed; an executive summary had been received and would be posted, with further decisions deferred until more members were present.

I) Adjournment

Mayor Smith adjourns the meeting at 8:52 PM.

Samira M. Vetter, Town Clerk

Paige Smith, Mayor



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

AGENDA ITEM:	Consent Agenda - Special Event Liquor Licenses
SUBMITTED BY:	Samira Vetter, Town Clerk
DATE:	July 28, 2026
BACKGROUND:	The North Fork Valley Creative Coalition has submitted Special Event Liquor License applications for Pickin' in the Park and Mountain Harvest Festival. Required fees have been paid, all paperwork has been submitted, and the plans are in line with previous years. Public Works has indicated there are no issues with the licenses being issued. The North Fork Valley Creative Coalition also sits down with the Administrative Office, Public Works, and the Police Department to finalize plans at a pre-event meeting.
BUDGET:	\$350.00 revenue to 10-32-01 Liquor Licenses.
RECOMMENDATION:	Staff recommends approval of the Special Event Liquor Licenses for the North Fork Valley Creative Coalition for Pickin' in the Park and Mountain Harvest Festival as part of the Consent Agenda.
ATTACHMENT:	Pickin' in the Park Application; Mountain Harvest Festival Application.

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Town of Paonia
PO Box 460
214 Grand Avenue
Paonia CO 81428-0460

Receipt No: 1.000191707

(970) 527-4101

Jul 8, 2026

NORTH FORK VALLEY CREATIVE COALITION

Previous Balance:		.00
App. Fees, Licenses - SEL - PICKN' IN THE PARK LIQUOR		200.00
Total:		200.00
Check	Check No: 3425	200.00
Total Applied:		200.00
Change Tendered:		.00

07/08/2026 3:19 PM

PAID

JUL - 8 2026

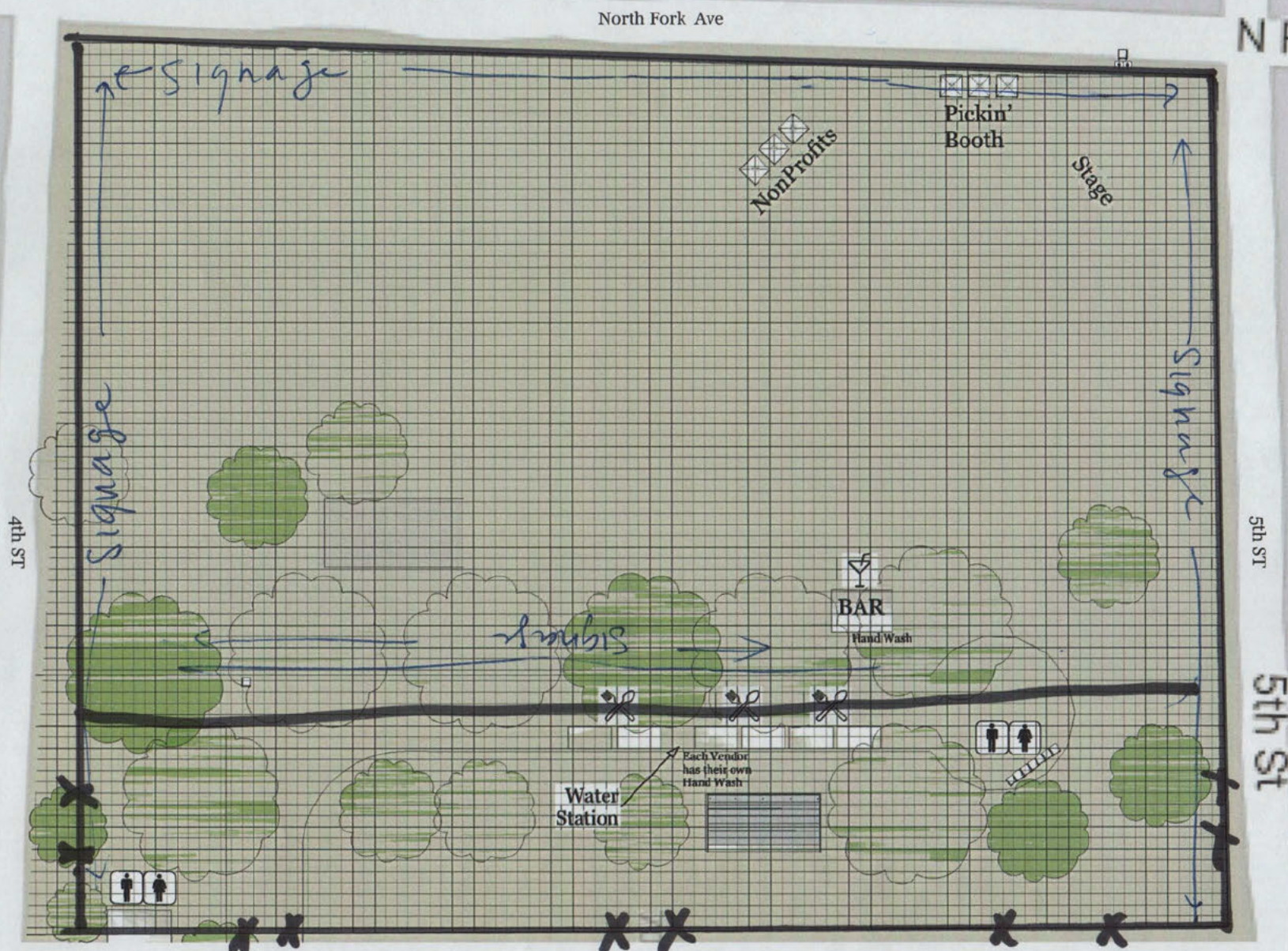
TOWN OF PAONIA
214 GRAND AVENUE



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

Pickin' In the Park 2025

Alcohol Control Zone



A_{0.1}

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 legal requirements of this office, and is in good standing with this office. This entity has been assigned an identification number 20121427405 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 06/25/2026 that have been posted, and by documents delivered to this office electronically through 07/06/2026 @ 13:12:48 .

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 07/06/2026 @ 13:12:48 in accordance with applicable law. This certificate is assigned Confirmation Number 18753074 .



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 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."



Lillia McClure
NFVCC Event Director
970-417-3952
events@northforkcreative.org
P.O Box 143 Paonia CO 81428

SAFETY PLAN

Pickin' in the Park
August 6, 13, 20, 27 2026

Medical

- North Fork EMS hired to be on site:
 - Paonia Town Park weekly from 6-9pm
- Written notification of dates given to Paonia Police Department (see attached)
- Complete First Aid Kit and water station on site at NFVCC information booth.

Weather

- Monitor Weather for lighting. If needed, we will advise participants to seek shelter in the Teen Center, bathroom building, and/or cars.
- Vendors will be required to properly weigh down all tents and in the case of winds over 25 mph they will be asked to lower tents.

Alcohol

ALCOHOL SAFETY PLAN -

NFVCC will serve alcoholic beverages in compliance with the State of Colorado at Town Park. The Event will be in compliance with applicable laws associated with operation under licenses required for sale and consumption of alcoholic beverages. A perimeter will be established in Paonia Town Park, with clear signage. All persons wishing to purchase and consume alcohol within these perimeters will have IDs checked and required to wear a 21+ wristband while consuming or purchasing alcohol. We will have volunteers and/or security watch these perimeters.

Parking & Traffic

- Event attendees will park on city streets, and walk/bike to the event.

Sanitation

Town Park

- We will use the town trash cans to collect trash. WSCC is providing a recycling sorting service.
- We will recycle any glass we produce at the bar in the service of wine.
- We request the town empty all trash cans in town park as well as the dumpsters before the start of our event.

Notice to Paonia Police Department

July 9, 2026

Dear Chief Laiminger,

On behalf of the North Fork Valley Creative Coalition, I am writing to you to inform you of the following special event information for Pickin' in the Park in Paonia. We expect between 1000-1500 attendees each Thursday in August. I will be your point person for the event should anything arise during the event that requires coordination. Please see our attached Event Safety plan that includes information about Medical, Weather, Alcohol, and Parking & Traffic planning.

On site we will have:

- First Aid Kit
- Water hydration station
- Two EMTs and North Fork EMS Ambulance at Paonia Town Park each week from 6-9pm.

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

Sincerely,

Lillia McClure

Event Director, North Fork Valley Creative Coalition

events@northforkcreative.org

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- ☐ Appropriate fee.
- ☐ Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions.
Note: If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- ☐ Copy of deed, lease, or written permission of owner for use of the premises.
- ☐ Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- ☐ If not incorporated, a NONPROFIT charter; **or**
- ☐ If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- ☐ Application must first be submitted to the local licensing authority (city or county) at least thirty (30) days prior to the event.
- ☐ The premises to be licensed must be posted at least ten (10) days before a hearing can be held. (44-5-106 C.R.S.)
- ☐ An approved application must be received by the liquor enforcement division at least ten (10) days prior to the event.
- ☐ Check payable to the Colorado Department Of Revenue

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

If an event is cancelled, the application fees and the day(s) are forfeited.

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 06/25/2026 that have been posted, and by documents delivered to this office electronically through 07/06/2026 @ 13:12:48 .

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Jena Griswold

Secretary of State of the State of Colorado

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Town of Paonia
PO Box 460
214 Grand Avenue
Paonia CO 81428-0460

(970) 527-4101

Receipt No: 1.000191708

Jul 8, 2026

Previous Balance:	.00
App. Fees, Licenses - SEL - MOUNTAIN HARVEST LIQUOR	150.00
Total:	150.00
Check Check No: 327	150.00
Total Applied:	150.00
Change Tendered:	.00

07/08/2026 3:31 PM

PAID

JUL - 8 2026

TOWN OF PAONIA
214 GRAND AVENUE

WC

Town of Paonia

Payment Approval Report - Board of Trustees Disbursement Approval
Report dates: 7/17/2026-7/31/2026

Page: 1
Jul 24, 2026 10:45AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
ADP, INC								
725680220								
1352	ADP, INC	725680220	Admin Payroll	07/10/2026	54.08 ✓	✓	10-41-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	725680220	PD Payroll	07/10/2026	63.74 ✓	✓	10-42-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	725680220	WasteWater Payroll	07/10/2026	25.11 ✓	✓	70-51-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	725680220	Water Payroll	07/10/2026	25.11 ✓	✓	60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	725680220	Sanitation Payroll	07/10/2026	25.11 ✓	✓	80-52-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 725680220:					193.15 ✓			
726031730								
1352	ADP, INC	726031730	Admin Payroll	07/17/2026	44.90 ✓		10-41-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	726031730	PD Payroll	07/17/2026	52.92 ✓		10-42-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	726031730	WasteWater Payroll	07/17/2026	20.85 ✓		70-51-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	726031730	Water Payroll	07/17/2026	20.85 ✓		60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
1352	ADP, INC	726031730	Sanitation Payroll	07/17/2026	20.83 ✓		80-52-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 726031730:					160.35 ✓			
Total ADP, INC:					353.50 ✓			
All Copy Products Inc								
5039427780								
1268	All Copy Products Inc	5039427780	COPIER - ADMIN	07/10/2026	191.34 ✓		10-41-31 DUES & SUBSCRIPTIONS	07/31/2026
1268	All Copy Products Inc	5039427780	COPIER - WATER	07/10/2026	191.33 ✓		60-50-31 DUES & SUBSCRIPTIONS	07/31/2026
1268	All Copy Products Inc	5039427780	COPIER - WASTEWATER	07/10/2026	191.33 ✓		70-51-31 DUES & SUBSCRIPTIONS	07/31/2026
1268	All Copy Products Inc	5039427780	COPIER - SANITATION	07/10/2026	191.33 ✓		80-52-31 DUES & SUBSCRIPTIONS	07/31/2026
Total 5039427780:					765.33			
Total All Copy Products Inc:					765.33 ✓			
Alpha Plumbing & Heating								
2026-18160								
1485	Alpha Plumbing & Heating	2026-18160	town hall expenses	06/16/2026	806.10 ✓		10-42-73 BUILDING IMPROVEMENTS	07/31/2026
Total 2026-18160:					806.10			
Total Alpha Plumbing & Heating:					806.10 ✓			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
City Of Grand Junction								
106419								
673	City Of Grand Junction	106419	PROF SERV	07/17/2026	138.00 ✓		70-51-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 106419:					138.00			
Total City Of Grand Junction:					138.00 ✓			
Consor North America, Inc.								
D253254CO.00 - 5								
1491	Consor North America, Inc.	D253254CO.00	GRANT PROJECTS	07/14/2026	16,636.25 ✓		10-45-75 GRANT PROJECTS	07/31/2026
Total D253254CO.00 - 5:					16,636.25			
Total Consor North America, Inc.:					16,636.25 ✓			
Delta County Independent								
8DFD59D8-0142								
1183	Delta County Independent	8DFD59D8-014	PUBLISHING	07/13/2026	22.68 ✓		10-41-30 PUBLISHING & ADS	07/31/2026
Total 8DFD59D8-0142:					22.68			
Total Delta County Independent:					22.68 ✓			
EAGLE WASH								
1027								
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	158.43 ✓		10-42-23 VEHICLE EXPENSE	07/31/2026
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	13.22 ✓		10-45-23 VEHICLE EXPENSE	07/31/2026
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	13.22 ✓		10-46-23 VEHICLE EXPENSE	07/31/2026
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	13.21 ✓		60-50-23 VEHICLE EXPENSE	07/31/2026
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	13.21 ✓		70-51-23 VEHICLE EXPENSE	07/31/2026
1367	EAGLE WASH	1027	VEHICLE	07/21/2026	13.21 ✓		80-52-23 VEHICLE EXPENSE	07/31/2026
Total 1027:					224.50			
Total EAGLE WASH:					224.50 ✓			
Empower Trust Company LLC								
457B PLAN 2026 RENEWAL								
1190	Empower Trust Company LLC	457B PLAN 20	PROF SERV	07/01/2026	50.00 ✓		10-41-20 LEGAL, ENGINEERING & PR	07/31/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
1190	Empower Trust Company LLC	457B PLAN 20	PROF SERV	07/01/2026	50.00	✓	10-42-20 LEGAL, ENGINEERING & PR	07/31/2026
1190	Empower Trust Company LLC	457B PLAN 20	PROF SERV	07/01/2026	50.00	✓	60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
1190	Empower Trust Company LLC	457B PLAN 20	PROF SERV	07/01/2026	50.00	✓	70-51-20 LEGAL, ENGINEERING & PR	07/31/2026
1190	Empower Trust Company LLC	457B PLAN 20	PROF SERV	07/01/2026	50.00	✓	80-52-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 457B PLAN 2026 RENEWAL:					250.00	✓		
7-24-2026 PAYROLL								
1190	Empower Trust Company LLC	7-24-2026 PAY	Retirement Plan PPE	07/24/2026	4,170.23	✓	10-0220 RETIREMENT PLAN	07/31/2026
Total 7-24-2026 PAYROLL:					4,170.23			
Total Empower Trust Company LLC:					4,420.23	✓		
Fire & Police Pension Assn.								
7-24-2026 PAYROLL								
63	Fire & Police Pension Assn.	7-24-2026 PAY	Payroll Ending	07/24/2026	5,152.09	✓	10-0219 FPPA	07/31/2026
Total 7-24-2026 PAYROLL:					5,152.09			
Total Fire & Police Pension Assn.:					5,152.09	✓		
Grand Junction Media Inc								
2026 RENEWAL								
1104	Grand Junction Media Inc	2026 RENEWA	DUES & SUBSCRIPTIONS	07/01/2026	118.00	✓	10-41-31 DUES & SUBSCRIPTIONS	07/31/2026
Total 2026 RENEWAL:					118.00			
Total Grand Junction Media Inc:					118.00	✓		
Greg Sund								
JUNE TO JULY 2026								
1519	Greg Sund	JUNE TO JULY	PROF SERV	07/15/2026	1,813.92	✓	10-41-20 LEGAL, ENGINEERING & PR	07/31/2026
1519	Greg Sund	JUNE TO JULY	PROF SERV	07/15/2026	1,813.91	✓	60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
1519	Greg Sund	JUNE TO JULY	PROF SERV	07/15/2026	1,813.91	✓	70-51-20 LEGAL, ENGINEERING & PR	07/31/2026
1519	Greg Sund	JUNE TO JULY	PROF SERV	07/15/2026	1,813.91	✓	80-52-20 LEGAL, ENGINEERING & PR	07/31/2026
Total JUNE TO JULY 2026:					7,255.65	✓		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total Greg Sund:					7,255.65 ✓			
Mail Services, LLC.								
2032627								
645	Mail Services, LLC.	2032627	Postage	06/30/2026	194.85 ✓		60-50-17 POSTAGE	07/31/2026
645	Mail Services, LLC.	2032627	Postage	06/30/2026	189.12 ✓		70-51-17 POSTAGE	07/31/2026
645	Mail Services, LLC.	2032627	Postage	06/30/2026	189.12 ✓		80-52-17 POSTAGE	07/31/2026
Total 2032627:					573.09			
Total Mail Services, LLC.:					573.09 ✓			
Mile High Accessibility								
1216								
1461	Mile High Accessibility	1216	PROF SERV	07/01/2026	5,150.00 ✓		10-45-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 1216:					5,150.00			
Total Mile High Accessibility:					5,150.00 ✓			
Morris Plumbing & Heating, LLC								
138868								
1522	Morris Plumbing & Heating, LLC	138868	MAINTENANCE	07/10/2026	232.75 ✓		10-41-22 REPAIRS & MAINTENANCE	07/31/2026
Total 138868:					232.75			
Total Morris Plumbing & Heating, LLC:					232.75 ✓			
Peak Water Services LLC								
INVPWS5628								
1473	Peak Water Services LLC	INVPWS5628	PROF SERV	07/06/2026	2,324.00 ✓		60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
Total INVPWS5628:					2,324.00			
Total Peak Water Services LLC:					2,324.00 ✓			
Pinnacle Glass Company								
19294								
1123	Pinnacle Glass Company	19294	MAINTENANCE	07/10/2026	388.00 ✓		10-41-22 REPAIRS & MAINTENANCE	07/31/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total 19294:					388.00			
Total Pinnacle Glass Company:					388.00 ✓			
PV Business Solutions								
59011								
1523	PV Business Solutions	59011	OFFICE SUPPLIES	07/02/2026	59.70 ✓		10-45-15 OFFICE SUPPLIES	07/31/2026
1523	PV Business Solutions	59011	OFFICE SUPPLIES	07/02/2026	59.70 ✓		10-46-15 OFFICE SUPPLIES	07/31/2026
1523	PV Business Solutions	59011	OFFICE SUPPLIES	07/02/2026	59.70 ✓		60-50-15 OFFICE SUPPLIES	07/31/2026
1523	PV Business Solutions	59011	OFFICE SUPPLIES	07/02/2026	59.70 ✓		70-51-15 OFFICE SUPPLIES	07/31/2026
1523	PV Business Solutions	59011	OFFICE SUPPLIES	07/02/2026	59.70 ✓		80-52-15 OFFICE SUPPLIES	07/31/2026
Total 59011:					298.50			
Total PV Business Solutions:					298.50 ✓			
Rhinehart Oil Co.								
IN-285882-26								
1224	Rhinehart Oil Co.	IN-285882-26	OPERATING	07/10/2026	427.50 ✓		10-45-16 OPERATING SUPPLIES	07/31/2026
1224	Rhinehart Oil Co.	IN-285882-26	OPERATING	07/10/2026	427.50 ✓		10-46-16 OPERATING SUPPLIES	07/31/2026
1224	Rhinehart Oil Co.	IN-285882-26	OPERATING	07/10/2026	427.50 ✓		60-50-16 OPERATING SUPPLIES	07/31/2026
1224	Rhinehart Oil Co.	IN-285882-26	OPERATING	07/10/2026	427.50 ✓		70-51-16 OPERATING SUPPLIES	07/31/2026
1224	Rhinehart Oil Co.	IN-285882-26	OPERATING	07/10/2026	427.50 ✓		80-52-16 OPERATING SUPPLIES	07/31/2026
Total IN-285882-26:					2,137.50			
Total Rhinehart Oil Co.:					2,137.50 ✓			
Salt Lake Wholesale Sports								
22021								
1285	Salt Lake Wholesale Sports	22021	OPERATING	07/21/2026	2,946.84 ✓		10-42-16 OPERATING SUPPLIES	07/31/2026
Total 22021:					2,946.84			
Total Salt Lake Wholesale Sports:					2,946.84 ✓			
Santiago, Ruben								
CMCA INSTITUTE 2026								
1295	Santiago, Ruben	CMCA INSTIT	TRAINING	07/17/2026	435.45 ✓		10-41-26 TRAVEL, MEETINGS & TRAI	07/31/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
Total CMCA INSTITUTE 2026:					435.45			
Total Santiago, Ruben:					435.45	✓		
The Place I Go								
TPIG 10492								
897	The Place I Go	TPIG 10492	PROF SERV	07/06/2026	45.00	✓	10-42-20 LEGAL, ENGINEERING & PR	07/31/2026
Total TPIG 10492:					45.00			
Total The Place I Go:					45.00	✓		
The UPS Store #5734								
42607205734B001161								
1256	The UPS Store #5734	42607205734B	PROF SERV	07/20/2026	442.31	✓	60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 42607205734B001161:					442.31			
Total The UPS Store #5734:					442.31	✓		
Timothy Wegelin								
PHYSICAL REIMBURSEMENT								
1524	Timothy Wegelin	PHYSICAL REI	PROF SERV	07/13/2026	89.50	✓	10-45-20 LEGAL, ENGINEERING & PR	07/31/2026
1524	Timothy Wegelin	PHYSICAL REI	PROF SERV	07/13/2026	89.50	✓	80-52-20 LEGAL, ENGINEERING & PR	07/31/2026
Total PHYSICAL REIMBURSEMENT:					179.00			
Total Timothy Wegelin:					179.00	✓		
United Companies Inc								
88022796								
162	United Companies Inc	88022796	CAPITAL OUTLAY	04/27/2026	1,612.01	✓	10-45-70 CAPITAL OUTLAY	07/31/2026
Total 88022796:					1,612.01			
Total United Companies Inc:					1,612.01	✓		
Viaflex								

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
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Board Meeting Date: _____

Town Administrator: _____

Finance Committee/Mayor: _____

Finance Committee/Trustee: _____

Trustees: _____

Date Reviewed: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account and Title	GL Period Date
60001801								
1466	Viaflex	60001801	TANK RELINING	07/07/2026	11,250.00	✓	60-50-72 CAP OUTLAY-Water Tank Reli	07/31/2026
Total 60001801:					11,250.00			
Total Viaflex:					11,250.00	✓		
WRIGHT WATER ENGINEERS, INC.								
77182								
1385	WRIGHT WATER ENGINEERS, I	77182	PROF SERV	07/16/2026	23,712.72	✓	60-50-20 LEGAL, ENGINEERING & PR	07/31/2026
Total 77182:					23,712.72			
Total WRIGHT WATER ENGINEERS, INC.:					23,712.72	✓		
WYNN, STEFEN								
SHIPPING REIMBURSEMENT								
1334	WYNN, STEFEN	SHIPPING REI	POSTAGE	07/15/2026	3.36	✓	10-41-17 POSTAGE	07/31/2026
1334	WYNN, STEFEN	SHIPPING REI	POSTAGE	07/15/2026	3.36	✓	60-50-17 POSTAGE	07/31/2026
1334	WYNN, STEFEN	SHIPPING REI	POSTAGE	07/15/2026	3.36	✓	70-51-17 POSTAGE	07/31/2026
1334	WYNN, STEFEN	SHIPPING REI	POSTAGE	07/15/2026	3.36	✓	80-52-17 POSTAGE	07/31/2026
Total SHIPPING REIMBURSEMENT:					13.44			
Total WYNN, STEFEN:					13.44	✓		
Grand Totals:					87,632.94			

Town of Paonia, Colorado

Memorandum

To: Mayor and Board of Trustees
From: Greg Sund
CC: N/A

Subject: Town Administrator's Report July 28, 2026 Regular Meeting

a. **West Loop Project** – on July 23, Jordan, Derek, and I met by Teams with James and B.J. about the West Loop Project. The reason for the meeting was to discuss the layout of the proposed water transmission line from its beginning on the mountain to the end of the proposed new line. Our goal is to put the proposed line in existing easements and right of ways to the extent possible and thereby reducing the number of easements needed. Today, we accomplished this with a stretch of the line that goes across a field before we reach a County Road right of way. We also talked about setting the line in the County right of way until it reaches a point where we will need an easement due to other utilities in the right of way and not sufficient room to lay the line due to an existing wall. We plan to meet with the owner of the property in question as soon as possible. We are hoping he will provide a signed easement soon. We also plan to continue our discussion with RESPEC reps on July 29. This relook at the alignment of the project started with our meeting with the County Engineer and Road and Bridge Superintendent.

b. Data Center Moratorium Resolution – I have been working with Trustee Ostrander to develop a resolution for Board consideration. We hoped to get it on this agenda, but because we were first able to visit and edit a draft resolution on July 23, but by the time we were done talking and I had incorporated the edits into the document, I learned the agenda for this meeting had already been published. Hence, we now plan to place it on the first regular agenda in August. The resolution calls for a moratorium in addressing any applications for data centers until after December 31, 2027. It also provides that during the interim, we will learn as much as we can about data centers and how other governments are addressing them so we are able to draft an ordinance regarding how Paonia will address applications for data centers.

c. 2 Million Water Tank Rehabilitation Project – We recently published notice of our intent to close out this project recently. To ensure the two companies in the area who notified us some time back that they were not being paid by the contractor, I reached out to both of them to say we are closing the project. One said they have been paid in full. The other has not yet called back. The reason for publishing the notice was to let subcontractors know of our intent to close and for them to go after the contractor's performance bond if they have not been paid in full.

d. Lee's Trailer Court Water Main, Service Lines, and Meter Replacement Project – When I read the grant application for this project, It was clear to me that the original intent was to do the construction on this project in-house. I also learned that no plans were drawn for the project. I think this is a bad idea. We do not have sufficient staff to do construction projects. I have worked in much larger jurisdictions and never had the staff construct projects. It is far more efficient to do projects with engineers. Our first action will be to have an engineering firm develop plans for the project and then bid it. This project is partially funded through a Watersmart grant.

e. Town Hall Water Fountain – We have determined the work that needs to be done to replace the current water fountain and sought bids. We received bids from three plumbing firms. We have selected the bid

from Morris Plumbing. I am hoping they can install the new refrigerated water fountain with a bottle filler in the near future.

f. 2027 Budget – Department Heads and I have started working on the 2027 Budget. It was recently identified that it would be nice to add a line item to track fuel purchases in each department budget.

g. Houses with Septic Tanks in Town – We have learned we have some houses in town that were allowed to put in septic systems in the early 1970's and about 2-3 years later the Town constructed sewer mains in the area. Although it appears the sewer mains were constructed, it appears the Town never required the properties with septic systems connect to the sewer. Hence, now, 50 or more years later, we still houses on fairly small lots with operating septic systems. Generally, septic systems should not be installed on properties smaller than two acres because a septic system puts wastewater into the soil and if the lot is too small, it can either overwhelm the soil or the water may find another path out of the area. Sometimes there is sufficient vegetation to take up the water, but if there isn't the water may find another path such as finding its way to the river. Because these lots have been on septic systems for 50 years or more and there is a sewer main in close proximity to their lots, I propose waiving the sewer connection fee for these properties in order to address a problem that should have been addressed many years ago.

h. Grant Opportunity from the WRAP Project – This is a project that studied the watersheds in this area currently and is also working to determine potential effects post-fire in order to better plan protection of the watersheds. It appears there will be State grants available to assist local governments in planning/implementing projects that will help protect watersheds and water resources. One project that Paonia could look at is protection of our springs to better ensure they will continue to function after a fire. As more information is available, I will report further to the Board.

Greg Sund
Interim Town Administrator

TOWN OF PAONIA
COMBINED CASH INVESTMENT
JUNE 30, 2026

COMBINED CASH ACCOUNTS

09-0102	UBB PAYROLL	7,190.43
09-0103	UBB MMKT ACCOUNT	3,568,229.84
09-0105	UBB INTERNAL GRANT ACCT	40,912.00
09-0106	UBB - OPS CHECKING ACCT (0733)	295,859.92
09-0107	UTILITY CASH CLEARING ACCOUNT	(195.74)
TOTAL COMBINED CASH		3,911,996.45
09-0109	A/R CLEARING ACCOUNT	(984.67)
09-0111	XPRESS DEPOSIT ACCOUNT	14,677.63
09-0114	COLOTRUST-UNRESTRICTED	640,066.97
09-0115	COLOTRUST-WATER #8005	530,645.77
09-0116	UBB GRANT PASS THROUGH	25,025.00
09-0117	UBB CONSERVATION TRUST FD	20,376.97
09-0100	CASH ALLOCATED TO OTHER FUNDS	(5,141,804.12)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	447,141.32
22	ALLOCATION TO STREET CAPITAL FUND	1,129,512.97
26	ALLOCATION TO SIDEWALK DEPARTMENT	170,235.00
40	ALLOCATION TO CONSERVATION TRUST FUND	22,159.58
50	ALLOCATION TO CAPITAL IMPROVEMENT FUND	1,261,393.22
60	ALLOCATION TO WATER FUND	1,628,568.17
70	ALLOCATION TO WASTEWATER FUND	318,668.11
80	ALLOCATION TO SANITATION FUND	164,125.75
TOTAL ALLOCATIONS TO OTHER FUNDS		5,141,804.12
ALLOCATION FROM COMBINED CASH FUND - 09-0100		(5,141,804.12)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

GENERAL FUND

ASSETS

10-0100	CASH IN COMBINED CASH FUND	447,141.32	
10-0103	CASH W/CO. TREASURER	78,106.62	
10-0109	COLOTRUST-BRIDGE RESERVE	707,766.95	
10-0140	PROPERTY TAX RECEIVABLE	195,004.00	
10-0143	OTHER A/R	107,434.68	
TOTAL ASSETS			1,535,453.57

LIABILITIES AND EQUITY

LIABILITIES

10-0213	ACCRUED WAGES & BENEFITS	37,024.89	
10-0218	UNEMPLOYMENT TAX	(75.67)	
10-0219	FPPA	(368.59)	
10-0223	HEALTH/LIFE INSURANCE	(8,595.60)	
10-0225	AFLAC COVERAGE	(97.08)	
10-0226	THE HARTFORD	519.82	
10-0275	DEFERRED BRIDGE RESERVES	320,000.00	
TOTAL LIABILITIES			348,407.77

FUND EQUITY

10-0280	FUND BALANCE	1,167,282.18	
10-0282	DEFERRED PROPERTY TAXES	195,004.00	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(175,240.38)	
BALANCE - CURRENT DATE		(175,240.38)	
TOTAL FUND EQUITY			1,187,045.80
TOTAL LIABILITIES AND EQUITY			1,535,453.57

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>TAXES</u>						
10-31-01 PROPERTY TAXES	152,329.63	118,134.93	10,431.80	140,357.38	160,000	87.7
10-31-02 SPECIFIC OWNERSHIP AUTO TAXES	9,515.41	11,258.32	2,439.07	11,716.60	20,200	58.0
10-31-03 SALES TAX - TOWN	251,857.18	277,447.20	41,249.87	262,476.19	575,000	45.7
10-31-04 SALES TAX - COUNTY	55,554.86	92,819.78	.00	.00	150,000	.0
10-31-05 SALES TAX - STATE MARIJUANA	7,035.40	3,307.17	267.71	4,780.45	5,000	95.6
10-31-06 CIGARETTE TAX	541.01	497.34	98.06	493.55	800	61.7
10-31-07 FRANCHISE TAX	33,858.42	33,998.58	3,138.20	32,505.64	55,000	59.1
10-31-08 PENALTY & INTEREST	33.54	59.25	13.36	24.17	500	4.8
10-31-11 MARIJUANA OCCUPATIONAL TAX	.00	.00	6,650.00	31,560.00	65,000	48.6
TOTAL TAXES	510,725.45	537,522.57	64,288.07	483,913.98	1,031,500	46.9
<u>LICENSES AND PERMITS</u>						
10-32-01 LIQUOR LICENSES	4,047.50	3,802.50	1,150.00	4,371.25	5,500	79.5
10-32-02 MISCELLANEOUS PERMITS	6,100.00	4,720.00	75.00	1,480.00	5,500	26.9
10-32-03 BUILDING PERMITS	13,175.31	9,600.22	3,057.84	13,141.34	42,250	31.1
10-32-04 SPECIAL REVIEWS	1,350.00	.00	250.00	750.00	1,000	75.0
10-32-05 ZONING VERIFI & ADMIN REVIEW	250.00	500.00	50.00	650.00	700	92.9
10-32-06 VIN INSPECTIONS	500.00	840.00	120.00	558.00	1,300	42.9
10-32-07 PRE-APPLICATION MEETINGS	.00	.00	.00	.00	500	.0
10-32-09 SPECIAL EVENT PERMIT FEES	.00	.00	.00	.00	2,200	.0
10-32-10 MARIJUANA LICENSING FEE	.00	.00	.00	2,375.00	3,300	72.0
TOTAL LICENSES AND PERMITS	25,422.81	19,462.72	4,702.84	23,325.59	62,250	37.5
<u>INTERGOVERNMENTAL REVENUES</u>						
10-33-01 HIGHWAY USERS TAX	41,784.90	27,725.07	4,990.70	28,200.16	52,000	54.2
10-33-02 MOTOR VEHICLE - \$1.50	596.41	716.00	132.74	734.85	1,500	49.0
10-33-03 MOTOR VEHICLE - \$2.50	1,441.13	1,742.47	282.37	1,766.05	3,500	50.5
10-33-05 DELTA COUNTY SHARED SALES TAX	.00	.00	15,451.01	91,712.94	0	.0
10-33-07 SEVERANCE TAX	.00	.00	.00	.00	3,500	.0
10-33-08 MINERAL LEASING	.00	.00	.00	.00	8,500	.0
10-33-10 ROAD & BRIDGE	5,073.37	5,679.56	439.30	5,877.05	7,000	84.0
TOTAL INTERGOVERNMENTAL REVENUES	48,895.81	35,863.10	21,296.12	128,291.05	76,000	168.8

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>FINES AND FORFEITURES</u>						
10-34-01 COURT FINES	1,075.00	522.50	125.00	671.91	1,000	67.2
10-34-02 POLICE FINES	3,591.50	5,630.00	820.00	6,966.00	8,500	82.0
10-34-03 MISCELLANEOUS FINES-BONDS	80.00	195.00	35.00	1,937.75	500	387.6
10-34-04 OTHER AGENCY CONTRIBUTIONS-PD	82,247.03	126,697.46	21,438.82	128,297.43	255,000	50.3
10-34-05 DOG TAGS	150.00	440.00	20.00	190.00	500	38.0
10-34-06 CODE ENFRCMNT VIOLATIONS	.00	.00	.00	.00	1,500	.0
TOTAL FINES AND FORFEITURES	87,143.53	133,484.96	22,438.82	138,063.09	267,000	51.7
<u>MISCELLANEOUS REVENUES</u>						
10-35-01 RENTS & ROYALTIES	9,001.02	23,022.23	.00	18,247.38	30,000	60.8
10-35-04 INTEREST INCOME	100,976.21	91,499.99	1,557.54	13,294.56	156,000	8.5
10-35-05 PENALTIES & LATE CHARGES	3,503.36	2,586.66	469.66	2,896.05	4,750	61.0
10-35-06 OTHER INCOME	15,583.79	5,746.62	.23	8,070.89	1,250	645.7
10-35-10 OTHER AGENCY CONTRIBUTIONS	.00	.00	.00	.00	500	.0
10-35-13 BRIDGE RESERVE	.00	.00	.00	.00	6,500	.0
10-35-15 REFUND OF EXPENDITURES	9,542.08	6,762.68	75.00	8,953.33	7,500	119.4
10-35-16 RESTITUTION	3,748.46	4,926.55	62.28	3,982.94	5,500	72.4
10-35-18 SALES OF ASSETS	.00	.00	.00	.00	20,500	.0
10-35-20 GRANT REVENUE	55,535.86	6,130.62	.00	12,500.00	3,468,278	.4
TOTAL MISCELLANEOUS REVENUES	197,890.78	140,675.35	2,164.71	67,945.15	3,700,778	1.8
TOTAL FUND REVENUE	870,078.38	867,008.70	114,890.56	841,538.86	5,137,528	16.4

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>ADMINISTRATION DEPARTMENT</u>						
10-41-01 MAYOR & TRUSTEES	4,572.00	4,200.00	800.00	4,300.00	2,400	179.2
10-41-02 TOWN ADMIN/CONTRACT LABOR	22,687.93	15,615.73	2,455.88	15,963.22	33,000	48.4
10-41-03 SALARIES & WAGES	29,834.91	34,839.43	7,649.41	42,033.43	93,500	45.0
10-41-04 EMPLOYER FICA	3,512.83	3,691.05	542.25	3,301.31	8,300	39.8
10-41-05 EMPLOYER MEDICARE	799.25	863.20	147.04	874.30	2,050	42.7
10-41-06 UNEMPLOYMENT TAX	110.24	140.97	20.28	111.41	300	37.1
10-41-07 INSURANCE BENEFITS	10,978.27	11,522.39	2,380.82	12,023.35	32,000	37.6
10-41-08 PENSION BENEFITS	2,256.27	2,241.66	413.73	2,042.95	6,250	32.7
10-41-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	325	.0
10-41-10 WORKMENS COMPENSATION	466.64	600.00	177.36	584.19	1,575	37.1
10-41-13 OVERTIME	596.80	1,498.01	330.15	2,623.84	3,800	69.1
10-41-15 OFFICE SUPPLIES	1,260.27	1,334.86	238.37	1,317.51	2,000	65.9
10-41-16 OPERATING SUPPLIES	2,767.16	165.69	92.88	1,370.98	2,900	47.3
10-41-17 POSTAGE	963.37	740.93	256.16	1,211.94	1,100	110.2
10-41-20 LEGAL, ENGINEERING & PROF SVCS	28,536.56	20,169.56	2,957.63	22,594.94	50,000	45.2
10-41-21 AUDIT & BUDGET EXPENSE	4,500.00	1,300.00	2,930.00	2,930.00	7,000	41.9
10-41-22 REPAIRS & MAINTENANCE	188.48	287.45	.00	133.20	1,000	13.3
10-41-23 VEHICLE EXPENSE	.00	.00	28.30	86.36	750	11.5
10-41-25 TOWN HALL EXPENSE	2,153.67	364.25	175.89	545.84	3,600	15.2
10-41-26 TRAVEL, MEETINGS & TRAININGS	1,656.97	3,716.40	1,595.99	3,775.59	7,500	50.3
10-41-27 INSURANCE & BONDS	5,040.28	5,171.62	2,676.62	8,029.87	10,000	80.3
10-41-28 UTILITIES	1,486.62	1,570.96	340.53	2,041.16	5,000	40.8
10-41-29 TELEPHONE & INTERNET	439.92	982.74	325.92	1,621.27	2,800	57.9
10-41-30 PUBLISHING & ADS	1,494.41	233.79	7.11	82.71	2,400	3.5
10-41-31 DUES & SUBSCRIPTIONS	23,005.16	6,646.07	142.33	3,496.00	37,700	9.3
10-41-33 DATA PROCESSING	272.21	1,467.91	4,239.51	6,009.01	8,500	70.7
10-41-40 MISCELLANEOUS	18,877.12	40.87	.00	801.62	1,000	80.2
10-41-43 CULTURAL EVENTS	.00	.00	.00	.00	500	.0
10-41-44 HUMAN SERVICES	2,983.05	6,100.00	.00	8,100.00	7,500	108.0
10-41-73 BUILDING IMPROVEMENTS	591.54	.00	.00	1,034.20	50,000	2.1
10-41-74 MACHINERY & EQUIPMENT	1,628.25	1,707.67	835.08	5,627.73	14,500	38.8
10-41-75 GRANT PROJECTS	40,634.61	.00	12,563.90	19,841.57	8,500	233.4
10-41-78 GRANT PROJECT-CODE REVISION	.00	.00	.00	.00	20,000	.0
10-41-90 TREASURER'S FEE	5,858.37	6,740.41	938.93	7,261.84	14,300	50.8
TOTAL ADMINISTRATION DEPARTMENT	220,153.16	133,953.62	45,262.07	181,771.34	442,050	41.1

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>LAW ENFORCEMENT DEPARTMENT</u>						
10-42-02 CONTRACT LABOR (JUDGE)	2,520.00	3,300.00	550.00	3,300.00	7,500	44.0
10-42-03 SALARIES & WAGES	214,275.28	237,151.40	37,245.03	243,936.29	520,000	46.9
10-42-04 EMPLOYER FICA	1,744.00	1,893.87	289.26	1,839.22	35,750	5.1
10-42-05 EMPLOYER MEDICARE	3,118.70	3,433.09	533.32	3,442.57	8,400	41.0
10-42-06 UNEMPLOYMENT TAX	430.15	495.43	73.56	443.20	1,150	38.5
10-42-07 INSURANCE BENEFITS	29,380.47	39,283.98	8,546.29	44,069.52	107,000	41.2
10-42-08 PENSION BENEFITS	4,567.83	5,455.16	699.06	4,821.81	12,500	38.6
10-42-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	1,300	.0
10-42-10 WORKMENS COMPENSATION	5,055.20	6,500.00	2,704.68	7,933.56	16,050	49.4
10-42-11 FPPA PENSION	18,703.54	21,824.06	3,757.99	23,505.60	49,000	48.0
10-42-12 FPPA D&D	5,112.91	8,238.82	1,366.54	8,480.47	17,500	48.5
10-42-13 OVERTIME	2,191.36	5,682.06	921.69	5,615.83	20,150	27.9
10-42-15 OFFICE SUPPLES	135.78	661.31	.00	217.59	1,250	17.4
10-42-16 OPERATING SUPPLIES	1,937.63	1,910.87	71.40	1,968.00	3,750	52.5
10-42-17 POSTAGE	.00	220.37	44.80	223.44	500	44.7
10-42-19 UNIFORMS	.00	.00	188.90	3,616.11	10,000	36.2
10-42-20 LEGAL, ENGINEERING & PROF SVCS	1,833.00	2,740.00	2,998.75	14,909.00	15,000	99.4
10-42-22 REPAIRS & MAINTENANCE	.00	598.70	65.99	738.81	1,500	49.3
10-42-23 VEHICLE EXPENSE	4,269.54	5,565.99	2,017.20	8,428.20	18,000	46.8
10-42-26 TRAVEL, MEETINGS & TRAININGS	1,195.40	1,783.71	.00	1,009.98	3,500	28.9
10-42-27 INSURANCE & BONDS	27,588.22	26,909.82	13,823.73	41,471.20	60,500	68.6
10-42-28 UTILITIES	907.81	1,273.64	155.04	1,209.26	2,800	43.2
10-42-29 TELEPHONE & INTERNET	393.30	2,458.46	780.03	3,851.53	6,000	64.2
10-42-30 PUBLISHING & ADS	.00	.00	3.24	3.24	0	.0
10-42-31 DUES & SUBSCRIPTIONS	1,246.57	4,010.15	20.38	1,347.53	7,500	18.0
10-42-33 DATA PROCESSING	479.05	827.01	4,239.51	6,009.01	3,500	171.7
10-42-42 CONTRACT SERVICES	6,918.32	32,756.76	7,791.48	24,020.33	22,000	109.2
10-42-44 HUMAN SERVICES	590.70	540.00	.00	400.00	2,000	20.0
10-42-73 BUILDING IMPROVEMENTS	2,004.47	250.00	.00	30.68	15,000	.2
10-42-74 MACHINERY & EQUIPMENT	1,163.40	831.80	.00	1,677.38	70,600	2.4
TOTAL LAW ENFORCEMENT DEPARTMENT	337,762.63	416,596.46	88,887.87	458,519.36	1,039,700	44.1

<u>BUILDING DEPARTMENT</u>						
10-43-02 CONTRACT LABOR	5,437.50	.00	.00	.00	0	.0
10-43-15 OFFICE SUPPLIES	.00	13.02	.00	.00	0	.0
10-43-16 OPERATING SUPPLIES	.00	.00	.00	11.46	0	.0
10-43-20 LEGAL, ENGINEERING & PROF SVCS	15,711.00	13,760.00	9,000.00	13,900.00	42,250	32.9
10-43-27 INSURANCE & BONDS	497.08	.00	.00	.00	0	.0
10-43-28 UTILITIES	239.85	.00	.00	.00	0	.0
10-43-30 PUBLISHING & ADS	.00	96.52	.00	.00	0	.0
10-43-31 DUES & SUBSCRITPIONS	160.00	613.29	.00	.00	0	.0
10-43-33 DATA PROCESSING	685.90	.00	.00	.00	0	.0
10-43-73 BUILDING IMPROVEMENTS	44.57	.00	.00	.00	0	.0
10-43-74 MACHINERY & EQUIPMENT	.00	13.00	.00	.00	0	.0
TOTAL BUILDING DEPARTMENT	22,775.90	14,495.83	9,000.00	13,911.46	42,250	32.9

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>STREETS DEPARTMENT</u>						
10-45-03 SALARIES & WAGES	52,056.65	38,739.58	7,598.63	46,861.69	100,000	46.9
10-45-04 EMPLOYER FICA	3,248.26	2,364.86	475.10	2,960.24	6,600	44.9
10-45-05 EMPLOYER MEDICARE	759.67	553.08	111.12	692.31	1,550	44.7
10-45-06 UNEMPLOYMENT TAX	104.77	76.27	15.32	89.33	225	39.7
10-45-07 INSURANCE BENEFITS	9,036.72	5,785.34	1,567.81	7,184.76	19,000	37.8
10-45-08 PENSION BENEFITS	2,522.48	1,462.11	296.93	1,882.12	4,975	37.8
10-45-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	325	.0
10-45-10 WORKMENS COMPENSATION	2,733.36	3,350.00	1,718.43	4,737.21	5,100	92.9
10-45-13 OVERTIME	1,116.19	532.49	271.83	1,849.25	3,400	54.4
10-45-15 OFFICE SUPPLIES	8.79	98.31	.00	273.45	500	54.7
10-45-16 OPERATING SUPPLIES	471.78	1,571.32	195.93	3,525.86	7,000	50.4
10-45-19 UNIFORMS	.00	.00	.00	1,026.00	2,000	51.3
10-45-20 LEGAL, ENGINEERING & PROF SVCS	43,956.71	5,570.71	.00	5,003.97	20,000	25.0
10-45-21 AUDIT & BUDGET EXPENSE	.00	.00	2,680.00	2,680.00	3,500	76.6
10-45-22 REPAIRS & MAINTENANCE	9,300.03	8,965.58	5,010.50	6,302.19	11,000	57.3
10-45-23 VEHICLE EXPENSE	2,113.98	4,581.72	1,162.55	4,337.91	8,000	54.2
10-45-25 SHOP EXPENSE	628.92	8,060.52	1.78	405.45	9,000	4.5
10-45-26 TRAVEL, MEETINGS & TRAININGS	818.27	22.37	.00	.00	1,500	.0
10-45-27 INSURANCE & BONDS	1,839.22	.00	1,589.10	8,132.57	4,500	180.7
10-45-28 UTILITIES	4,803.48	4,659.95	881.56	5,153.41	12,250	42.1
10-45-29 TELEPHONE & INTERNET	262.27	605.43	94.09	464.95	1,550	30.0
10-45-30 PUBLISHING & ADS	.00	.00	.00	.00	100	.0
10-45-31 DUES & SUBSCRIPTIONS	1,948.14	668.71	.00	11.66	1,100	1.1
10-45-32 FEES & PERMITS	.00	.00	.00	.00	2,500	.0
10-45-33 DATA PROCESSING	136.10	.00	.00	.00	0	.0
10-45-40 MISCELLANEOUS	47.70	.00	.00	.00	500	.0
10-45-42 SNOW REMOVAL	3,538.58	122.07	.00	2,326.76	18,000	12.9
10-45-70 CAPITAL OUTLAY	5,188.51	.00	2,076.44	132,911.30	29,000	458.3
10-45-72 CAP OUTLAY-5TH ST REALIGN	.00	9,836.50	.00	.00	3,200,000	.0
10-45-73 BUILDING IMPROVEMENTS	.00	47.42	.00	.00	5,500	.0
10-45-74 MACHINERY & EQUIPMENT	.00	.00	.00	1,327.14	45,000	3.0
10-45-75 GRANT PROJECTS	.00	.00	21,700.13	36,949.91	367,486	10.1
10-45-76 RIGHT OF WAY MAINTENANCE	.00	.00	.00	.00	25,000	.0
10-45-79 CAPITAL OUTLAY - BRIDGE RSRV	.00	.00	.00	.00	500,000	.0
TOTAL STREETS DEPARTMENT	146,640.58	97,674.34	47,447.25	277,089.44	4,416,161	6.3

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>PARKS & RECREATION DEPARTMENT</u>						
10-46-02 CONTRACT LABOR-PARK CONTRACTOR	1,000.00	.00	.00	.00	26,000	.0
10-46-03 SALARIES & WAGES	42,161.20	29,449.24	4,684.15	28,466.72	60,000	47.4
10-46-04 EMPLOYER FICA	2,627.01	1,793.46	287.92	1,783.18	5,500	32.4
10-46-05 EMPLOYER MEDICARE	614.39	419.44	67.33	417.03	1,300	32.1
10-46-06 UNEMPLOYMENT TAX	84.75	57.85	9.29	54.14	200	27.1
10-46-07 INSURANCE BENEFITS	9,035.54	4,324.22	995.32	3,925.97	12,000	32.7
10-46-08 PENSION BENEFITS	2,037.53	993.57	159.00	974.40	3,200	30.5
10-46-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	200	.0
10-46-10 WORKMENS COMPENSATION	1,458.22	1,875.00	371.88	1,432.18	2,900	49.4
10-46-13 OVERTIME	996.26	464.47	110.66	937.39	2,200	42.6
10-46-15 OFFICE SUPPLIES	.00	87.89	.00	.00	200	.0
10-46-16 OPERATING SUPPLIES	1,176.14	1,381.61	97.39	1,245.84	5,900	21.1
10-46-17 POSTAGE	54.54	.00	.00	.00	0	.0
10-46-19 UNIFORMS	.00	.00	.00	1,026.00	2,000	51.3
10-46-20 LEGAL, ENGINEERING & PROF SVCS	164.50	.00	.00	507.00	2,000	25.4
10-46-21 AUDIT & BUDGET EXPENSE	.00	.00	2,180.00	2,180.00	4,800	45.4
10-46-22 REPAIRS & MAINTENANCE	6,038.50	21,105.88	746.11	1,090.73	18,000	6.1
10-46-23 VEHICLE EXPENSE	2,395.53	2,982.55	1,121.35	3,909.83	5,250	74.5
10-46-24 RENTALS	1,551.00	85.00	.00	.00	500	.0
10-46-25 SHOP EXPENSE	383.38	1,889.19	1.78	247.65	100	247.7
10-46-26 TRAVEL, MEETINGS & TRAININGS	112.59	22.38	.00	.00	500	.0
10-46-27 INSURANCE & BONDS	3,315.10	.00	1,250.04	3,750.13	6,500	57.7
10-46-28 UTILITIES	4,271.78	3,320.15	410.56	4,774.91	7,750	61.6
10-46-29 TELEPHONE & INTERNET	102.37	616.17	94.09	464.95	2,000	23.3
10-46-31 DUES & SUBSCRIPTIONS	1,482.44	1,658.25	200.00	2,172.45	3,000	72.4
10-46-40 MISCELLANEOUS	.00	.00	.00	.00	500	.0
10-46-42 CONTRACT SERVICES	5,747.18	500.00	.00	.00	2,500	.0
10-46-44 HUMAN SERVICES	.00	500.00	.00	.00	0	.0
10-46-70 CAPITAL OUTLAY	.00	.00	.00	972.49	20,000	4.9
10-46-73 BUILDING IMPROVEMENTS	7.99	32,866.87	19,102.51	23,827.51	7,500	317.7
10-46-74 MACHINERY & EQUIPMENT	3,890.67	129.99	.00	1,327.14	43,000	3.1
10-46-76 RIGHT OF WAY MAINTENANCE	.00	.00	.00	.00	15,000	.0
TOTAL PARKS & RECREATION DEPARTMEN	90,708.61	106,523.18	31,889.38	85,487.64	260,500	32.8
TOTAL FUND EXPENDITURES	818,040.88	769,243.43	222,486.57	1,016,779.24	6,200,661	16.4
NET REVENUE OVER EXPENDITURES	52,037.50	97,765.27	107,596.01-	175,240.38-	1,063,133-	16.5-

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

STREET CAPITAL FUND

ASSETS

22-0100	CASH IN COMBINED CASH FUND	1,129,512.97	
	TOTAL ASSETS		1,129,512.97

LIABILITIES AND EQUITY

FUND EQUITY

22-0280	FUND BALANCE	1,105,167.43	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	24,345.54	
	BALANCE - CURRENT DATE	24,345.54	
	TOTAL FUND EQUITY		1,129,512.97
	TOTAL LIABILITIES AND EQUITY		1,129,512.97

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

STREET CAPITAL FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
	<u>TAXES</u>						
22-31-06	OCCUPATIONAL TAX	47,850.00	33,850.00	.00	.00	0	.0
	TOTAL TAXES	47,850.00	33,850.00	.00	.00	0	.0
	<u>MISCELLANEOUS REVENUES</u>						
22-35-04	INTEREST REVENUE	.00	.00	3,808.00	24,345.54	0	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	3,808.00	24,345.54	0	.0
	TOTAL FUND REVENUE	47,850.00	33,850.00	3,808.00	24,345.54	0	.0
	NET REVENUE OVER EXPENDITURES	47,850.00	33,850.00	3,808.00	24,345.54	0	.0

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

SIDEWALK DEPARTMENT

ASSETS

26-0100	CASH IN COMBINED CASH FUND	170,235.00	
26-0116	CONTRACT AR - UTILITIES	38.47	
26-0117	ACCOUNT RECEIVABLE	2,464.60	
	TOTAL ASSETS		172,738.07

LIABILITIES AND EQUITY

FUND EQUITY

26-0280	FUND BALANCE	154,012.68	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	18,725.39	
	BALANCE - CURRENT DATE	18,725.39	
	TOTAL FUND EQUITY		172,738.07
	TOTAL LIABILITIES AND EQUITY		172,738.07

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SIDEWALK DEPARTMENT

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
	<u>SIDEWALK REVENUE</u>						
26-30-01	SIDEWALK REVENUE	15,136.13	15,196.18	2,538.93	15,212.37	26,500	57.4
	TOTAL SIDEWALK REVENUE	15,136.13	15,196.18	2,538.93	15,212.37	26,500	57.4
	<u>MISCELLANEOUS REVENUES</u>						
26-35-04	INTEREST REVENUE	.00	.00	573.92	3,525.49	0	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	573.92	3,525.49	0	.0
	TOTAL FUND REVENUE	15,136.13	15,196.18	3,112.85	18,737.86	26,500	70.7

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SIDEWALK DEPARTMENT

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>EXPENDITURES</u>						
26-45-70 CAPITAL OUTLAY-SIDEWALK	.00	.00	.00	12.47	85,000	.0
TOTAL EXPENDITURES	.00	.00	.00	12.47	85,000	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	12.47	85,000	.0
NET REVENUE OVER EXPENDITURES	15,136.13	15,196.18	3,112.85	18,725.39	58,500-	32.0

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

CONSERVATION TRUST FUND

ASSETS

40-0100	CASH IN COMBINED CASH FUND	22,159.58	
40-0102	UBB-CONSERVATION TRUST 0857	1.67	
TOTAL ASSETS			22,161.25

LIABILITIES AND EQUITY

FUND EQUITY

40-0280	FUND BALANCE	17,636.21	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	4,525.04	
BALANCE - CURRENT DATE		4,525.04	
TOTAL FUND EQUITY			22,161.25
TOTAL LIABILITIES AND EQUITY			22,161.25

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
	<u>MISCELLANEOUS REVENUES</u>						
40-35-04	INTEREST INCOME	.00	.00	73.04	71.51	0	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	73.04	71.51	0	.0
	<u>CONSERVATION TRUST REVENUES</u>						
40-38-01	CONSERVATION TRUST FUND-REV.	12,197.47	4,264.92	1,711.61	4,442.30	5,500	80.8
40-38-02	INTEREST INCOME	7.63	13.92	3.34	11.23	0	.0
	TOTAL CONSERVATION TRUST REVENUES	12,205.10	4,278.84	1,714.95	4,453.53	5,500	81.0
	<u>TOTAL FUND REVENUE</u>	12,205.10	4,278.84	1,787.99	4,525.04	5,500	82.3
	<u>NET REVENUE OVER EXPENDITURES</u>	12,205.10	4,278.84	1,787.99	4,525.04	5,500	82.3

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

ASSETS

50-0100	CASH IN COMBINED CASH FUND	1,261,393.22	
50-0118	DUE FROM STATE	47,131.64	
	TOTAL ASSETS		1,308,524.86

LIABILITIES AND EQUITY

FUND EQUITY

50-0280	FUND BALANCE	1,147,538.10	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	160,986.76	
	BALANCE - CURRENT DATE	160,986.76	
	TOTAL FUND EQUITY		1,308,524.86
	TOTAL LIABILITIES AND EQUITY		1,308,524.86

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>TAXES</u>						
50-31-03 SALES TAX - CAP. IMPROVEMENTS	125,909.68	138,702.74	20,621.84	131,218.38	260,000	50.5
50-31-06 AIRPORT REVENUE	3,825.00	2,550.00	637.50	3,825.00	7,650	50.0
TOTAL TAXES	129,734.68	141,252.74	21,259.34	135,043.38	267,650	50.5
<u>SOURCE 32</u>						
50-32-70 CAPITAL OUTLAY	.00	.00	.00	.00	75,000	.0
TOTAL SOURCE 32	.00	.00	.00	.00	75,000	.0
<u>MISCELLANEOUS REVENUES</u>						
50-35-04 INTEREST REVENUE	.00	.00	4,252.61	25,943.38	0	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	4,252.61	25,943.38	0	.0
TOTAL FUND REVENUE	129,734.68	141,252.74	25,511.95	160,986.76	342,650	47.0
NET REVENUE OVER EXPENDITURES	129,734.68	141,252.74	25,511.95	160,986.76	342,650	47.0

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

WATER FUND

ASSETS

60-0100	CASH IN COMBINED CASH FUND	1,628,568.17	
60-0101	CASH ON HAND	225.00	
60-0104	CASH WITH ESCROW AGENT	9,089,062.51	
60-0116	CONTRACT AR - UTILITIES	864.47	
60-0117	UTILITY ACCOUNTS RECEIVABLE	104,966.87	
60-0152	INVENTORY OF SUPPLIES	74,171.89	
60-0160	LAND & WATER RIGHTS	55,042.71	
60-0161	CONSTRUCTION IN PROGRESS	2,150,640.00	
60-0162	WATER PLANT	7,594,272.67	
60-0164	RESERVOIRS	220,652.10	
60-0166	DISTRIBUTION SYSTEM	4,187,566.31	
60-0172	EQUIPMENT	218,172.97	
60-0173	ACCUMULATED DEPRECIATION	(5,681,720.88)	
TOTAL ASSETS			19,642,484.79

LIABILITIES AND EQUITY

LIABILITIES

60-0213	ACCRUED WAGES & BENEFITS	14,502.31	
60-0214	ACCRUED COMPENSATION -CURRENT	360.83	
60-0215	ACCRUED COMPENSATION -LT	3,247.43	
60-0216	2015 CWRPDA LOAN--CURRENT PRN	137,088.47	
60-0217	2025 CWRPDA LOAN--ACCR'D INT	7,375.30	
60-0218	2025 DWRF -X212 - CURR PORTION	139,014.00	
60-0219	CWRPDA LOAN - CURR PORTION	131,292.62	
60-0230	RETAINAGE PAYABLE	33,631.46	
60-0240	2025 CWRPDA LOAN--LT PORTION	2,818,829.19	
60-0241	2015 CWRPDA LOAN--LT PORTION	1,406,628.46	
60-0242	2015 CWRPDA PREMIUM	11,302.90	
60-0243	2015 CWRPDA LOAN-ACCR'D INT PY	16,132.68	
60-0245	2009 CWRPDA LOAN--LT PORTION	56,858.79	
60-0246	2009 CWRPDA LOAN ACC'D INT PYB	230.17	
60-0247	2025 DWRF -X212-- LT PORTION	3,520,382.00	
60-0249	2025 DWRF X212 LOAN-ACCR'D INT	51,933.40	
60-0251	2009 CWRPDA LOAN--CURRENT PRN	22,057.50	
TOTAL LIABILITIES			8,370,867.51

FUND EQUITY

60-0280	RETAINED EARNINGS	10,914,679.56	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	356,937.72	
BALANCE - CURRENT DATE		356,937.72	
TOTAL FUND EQUITY			11,271,617.28

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

WATER FUND

TOTAL LIABILITIES AND EQUITY

19,642,484.79

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
WATER REVENUES						
60-36-01 WATER CHARGES	442,595.47	462,049.31	79,156.84	475,727.42	962,000	49.5
60-36-02 WATER USAGE	150,201.15	130,146.30	32,353.92	132,249.08	380,000	34.8
60-36-03 SALES & SERVICES	4,017.51-	155.00	.00	1,805.25	1,000	180.5
60-36-04 STANDBY TAP FEES	30,229.58	26,389.42	3,809.50	26,661.00	49,000	54.4
60-36-05 BULK WATER	8,097.00	6,048.22	2,430.00	6,925.00	12,000	57.7
60-36-07 WATER TAPS	12,675.00	.00	.00	.00	0	.0
60-36-09 PENALTIES	2,277.14	2,800.00	200.00	1,502.59	6,000	25.0
60-36-10 INTEREST	.00	.00	5,490.49	29,737.93	0	.0
60-36-12 RENTS	.00	500.00	.00	.00	1,000	.0
60-36-13 MISCELLANEOUS REVENUE	210.43	536.94	.00	45.24	1,000	4.5
60-36-16 PARTS, REPAIR AND SERVICE	.00	.00	.00	655.25	0	.0
60-36-23 DWRP GRANT (IOAN FORGIVNESS)	.00	3,000,000.00	.00	.00	0	.0
60-36-25 LOAN FUNDS	.00	.00	100,388.70	472,812.73	5,257,000	9.0
60-36-28 FEDERAL GRANT-WATERSMART	.00	.00	.00	.00	250,000	.0
60-36-30 GRANT FUNDS	.00	470,037.53	263,763.75	314,375.95	1,352,000	23.3
TOTAL WATER REVENUES	642,268.26	4,098,662.72	487,593.20	1,462,497.44	8,271,000	17.7
TOTAL FUND REVENUE	642,268.26	4,098,662.72	487,593.20	1,462,497.44	8,271,000	17.7

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>WATER OPERATIONS</u>						
60-50-02 TRUSTEES/ADMIN SALARIES	17,767.10	21,862.09	3,438.24	22,348.56	48,600	46.0
60-50-03 SALARIES & WAGES	99,866.75	127,960.92	20,753.02	134,483.60	289,000	46.5
60-50-04 EMPLOYER FICA	7,415.60	9,160.37	1,528.45	9,965.09	22,000	45.3
60-50-05 EMPLOYER MEDICARE	1,711.98	2,142.36	357.46	2,330.55	5,200	44.8
60-50-06 UNEMPLOYMENT TAX	236.13	295.50	49.30	297.71	750	39.7
60-50-07 INSURANCE BENEFITS	20,050.54	26,979.48	4,997.32	27,808.27	70,500	39.4
60-50-08 RETIREMENT BENEFITS (PENSION)	5,432.69	6,674.19	1,122.53	6,429.99	18,000	35.7
60-50-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	900	.0
60-50-10 WORKMENS COMPENSATION	2,138.74	818.20	666.45	2,403.78	6,500	37.0
60-50-13 OVERTIME	3,155.71	3,995.37	1,051.92	7,396.92	31,000	23.9
60-50-14 CHEMICALS	.00	5,346.58	.00	1,029.80	15,000	6.9
60-50-15 OFFICE SUPPLIES	1,605.40	1,555.85	.00	903.84	4,500	20.1
60-50-16 OPERATING SUPPLIES	6,109.52	1,124.65	281.12	4,842.70	15,000	32.3
60-50-17 POSTAGE	1,263.63	1,453.11	483.24	1,628.92	4,500	36.2
60-50-19 UNIFORMS	.00	.00	.00	1,026.00	2,000	51.3
60-50-20 LEGAL, ENGINEERING & PROF SVCS	159,156.75	34,191.30	12,826.11	55,703.72	175,000	31.8
60-50-21 AUDIT & BUDGET EXPENSE	6,750.00	2,900.00	2,930.00	2,930.00	25,000	11.7
60-50-22 REPAIRS & MAINTENANCE	22,417.89	7,352.25	60.58	1,258.70	25,000	5.0
60-50-23 VEHICLE EXPENSE	2,103.03	6,674.36	1,149.62	4,639.02	12,000	38.7
60-50-24 RENTALS	696.75	645.00	.00	.00	2,000	.0
60-50-25 SHOP EXPENSE	2,846.88	1,348.80	1.78	204.89	8,000	2.6
60-50-26 TRAVEL, MEETINGS & TRAININGS	1,076.58	1,192.35	.00	653.36	4,500	14.5
60-50-27 INSURANCE & BONDS	8,450.44	8,313.66	4,495.89	13,487.63	21,500	62.7
60-50-28 UTILITIES	9,826.25	10,179.65	1,688.68	9,153.49	28,000	32.7
60-50-29 TELEPHONE & INTERNET	1,135.99	3,622.55	637.94	3,099.37	8,000	38.7
60-50-30 PUBLISHING & ADS	.00	.00	7.11	7.11	500	1.4
60-50-31 DUES & SUBSCRIPTIONS	31,519.54	8,020.99	243.83	5,491.57	20,500	26.8
60-50-32 FEES & PERMITS	456.00	277.08	52.08	874.69	4,000	21.9
60-50-33 DATA PROCESSING	2,585.67	1,654.00	8,479.02	12,018.02	7,500	160.2
60-50-40 MISCELLANEOUS	1,311.17	11,000.00	.00	312.02	1,000	31.2
60-50-41 WRITEOFF-UNCOLLECTIBLE	.00	1,044.99	.00	.00	1,500	.0
60-50-42 CONTRACT SERVICES	6,345.00	2,675.48	.00	1,095.00	7,000	15.6
60-50-44 NORRIS RETIREMENT	3,808.00	3,360.00	560.00	3,360.00	7,500	44.8
60-50-50 WATER POWER AUTH LOAN-2015	66,825.23	87,396.95	.00	279,474.42	615,000	45.4
60-50-51 DRINKING WATER REVOLVING FUND	.00	.00	.00	22,125.91	0	.0
60-50-55 LOAN PRINCIPAL-2009 CWRPDA	10,605.11	10,791.51	.00	10,981.19	72,500	15.2
60-50-56 LOAN INTEREST	21,475.81	11,717.69	.00	38,615.51	42,000	91.9
60-50-60 WATER STORAGE EXPENDITURE	215.00	.00	.00	.00	0	.0
60-50-69 CAPITAL OUTLY-RAW WATER METERIN	.00	27,936.83	.00	867.50	250,000	.4
60-50-70 CAP OUTLAY-WATER	.00	.00	.00	3,921.58	300,000	1.3
60-50-72 CAP OUTLAY-WATER TANK RELINING	.00	439,676.09	13,602.50	372,027.96	1,200,000	31.0
60-50-73 CAP OUTLAY-WEST LOOP IMPR	.00	19,244.43	.00	11,696.25	4,320,000	.3
60-50-74 GRANT WATERSMART	.00	.00	.00	24,296.23	425,000	5.7
60-50-75 GRANT PROJECTS	.00	.00	.00	.00	50,000	.0
60-50-76 BUILDING IMPROVEMENTS	.00	190.85	.00	1,034.20	164,000	.6
60-50-77 MACHINERY & EQUIPMENT	871.46	743.81	.00	3,334.65	150,000	2.2
TOTAL WATER OPERATIONS	527,232.34	911,519.29	81,464.19	1,105,559.72	8,480,450	13.0

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
TOTAL FUND EXPENDITURES	527,232.34	911,519.29	81,464.19	1,105,559.72	8,480,450	13.0
NET REVENUE OVER EXPENDITURES	115,035.92	3,187,143.43	406,129.01	356,937.72	209,450-	170.4

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

WASTEWATER FUND

ASSETS

70-0100	CASH IN COMBINED CASH FUND	318,668.11	
70-0109	COLOTRUST-SEWER ACCOUNT	697,425.03	
70-0110	COLOTRUST-DEBT RESRV ACCOUNT	128,508.08	
70-0116	CONTRACT AR - UTILITIES	830.24	
70-0117	ACCOUNTS RECEIVABLE	66,058.71	
70-0150	INVENTORY OF SUPPLIES	2,892.18	
70-0160	LAND	564,379.90	
70-0164	COLLECT SYSTEM	1,679,684.71	
70-0166	TREATMENT PLANT	4,696,465.37	
70-0172	EQUIPMENT	137,268.70	
70-0173	ACCUMULATED DEPRECIATION	(2,320,713.09)	
TOTAL ASSETS			5,971,467.94

LIABILITIES AND EQUITY

LIABILITIES

70-0213	ACCRUED WAGES & BENEFITS	14,489.46	
70-0214	ACCRUED COMPENSATION -CURRENT	360.83	
70-0215	ACCRUED COMPENSATION -LT	3,247.43	
70-0222	AMCO REFINANCE BOND	1,335,000.00	
70-0223	BOND PREMIUM	36,555.33	
70-0224	AMCO REFINANCE BOND-CURRENT	55,000.00	
70-0240	ACCRUED INTEREST PAYABLE	10,425.00	
TOTAL LIABILITIES			1,455,078.05

FUND EQUITY

70-0280	RETAINED EARNINGS	4,467,955.33	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	48,434.56	
BALANCE - CURRENT DATE		48,434.56	
TOTAL FUND EQUITY			4,516,389.89
TOTAL LIABILITIES AND EQUITY			5,971,467.94

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>WASTEWATER OPERATING REVENUE</u>						
70-37-01 SEWER CHARGES - RECEIVED	391,802.52	393,048.40	65,198.63	392,580.58	782,000	50.2
70-37-04 SEWER TAPS	10,000.00	.00	.00	.00	0	.0
70-37-09 INTEREST INCOME	18,845.30	16,004.29	1,082.92	6,782.68	30,000	22.6
70-37-13 GRANT REVENUE	137,756.00	.00	.00	.00	5,000	.0
70-37-14 MISCELLANEOUS REVENUE	.00	279.47	.00	.00	0	.0
TOTAL WASTEWATER OPERATING REVENUE	558,403.82	409,332.16	66,281.55	399,363.26	817,000	48.9
<u>TOTAL FUND REVENUE</u>	558,403.82	409,332.16	66,281.55	399,363.26	817,000	48.9

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>WASTEWATER OPERATIONS</u>						
70-51-02 TRUSTEES/ADMIN SALARIES	17,767.23	21,862.09	3,438.24	22,348.56	48,600	46.0
70-51-03 SALARIES & WAGES	99,914.41	124,559.43	20,711.70	131,024.71	287,000	45.7
70-51-04 EMPLOYER FICA	7,421.75	8,946.02	1,526.25	9,754.88	22,000	44.3
70-51-05 EMPLOYER MEDICARE	1,713.43	2,092.21	356.94	2,281.39	5,100	44.7
70-51-06 UNEMPLOYMENT TAX	236.32	288.59	49.23	290.98	700	41.6
70-51-07 INSURANCE BENENITS	19,343.06	26,200.12	4,983.49	27,769.27	70,000	39.7
70-51-08 PENSION BENENFITS	5,437.05	6,500.75	1,120.56	6,268.21	17,700	35.4
70-51-09 LIBERTY NATIONAL INSURANCE	.00	.00	.00	.00	850	.0
70-51-10 WORKMENS COMPENSATION	2,022.08	818.20	432.66	1,859.72	5,900	31.5
70-51-11 OVERTIME	3,161.27	3,817.54	1,054.35	7,408.88	17,300	42.8
70-51-14 CHEMICALS	.00	.00	.00	2,388.12	15,500	15.4
70-51-15 OFFICE SUPPLIES	179.33	348.81	.00	903.84	1,000	90.4
70-51-16 OPERATING SUPPLIES	2,370.11	7,395.09	125.71	2,082.65	5,000	41.7
70-51-17 POSTAGE	1,121.75	1,238.26	190.04	1,139.82	3,500	32.6
70-51-19 UNIFORMS	.00	.00	.00	1,026.00	2,000	51.3
70-51-20 LEGAL, ENGINEERING & PROF SVCS	14,498.36	24,893.96	3,850.11	24,148.41	65,000	37.2
70-51-21 AUDIT & BUDGET EXPENSE	7,000.00	2,900.00	2,930.00	2,930.00	11,000	26.6
70-51-22 REPAIRS & MAINTENANCE	4,807.10	3,881.43	60.58	60.58	25,000	.2
70-51-23 VEHICLE EXPENSE	2,017.58	6,674.41	1,149.59	4,638.94	11,000	42.2
70-51-24 RENTALS	375.75	1,479.00	.00	.00	2,500	.0
70-51-25 SHOP EXPENSE	1,032.93	1,339.44	1.77	204.88	2,500	8.2
70-51-26 TRAVEL, MEETINGS & TRAININGS	696.59	775.97	.00	353.37	3,000	11.8
70-51-27 INSURANCE & BONDS	3,355.32	8,313.64	4,491.81	13,475.43	15,500	86.9
70-51-28 UTILITIES	20,806.18	14,081.82	4,328.88	22,436.92	45,000	49.9
70-51-29 TELEPHONE & INTERNET	1,968.15	1,678.85	264.00	1,314.50	3,750	35.1
70-51-30 PUBLISHING & ADS	.00	.00	7.11	7.11	150	4.7
70-51-31 DUES & SUBSCRIPTIONS	9,840.94	6,498.41	162.71	3,223.56	18,000	17.9
70-51-32 FEES & PERMITS	133.30	230.41	52.08	1,372.86	3,600	38.1
70-51-33 DATA PROCESSING	2,535.67	1,654.00	8,479.02	12,018.02	7,500	160.2
70-51-40 MISCELLANEOUS	.00	5,000.00	.00	237.06	5,000	4.7
70-51-41 WRITEOFF-UNCOLLECTIBLE	.00	125.71	.00	.00	500	.0
70-51-42 CONTRACT SERVICES	3,859.07	1,500.00	.00	.00	5,000	.0
70-51-43 GAUGING STATION	.00	.00	1,540.00	1,540.00	5,000	30.8
70-51-44 NORRIS RETIREMENT	2,912.00	3,360.00	560.00	3,360.00	7,500	44.8
70-51-51 RURAL DEVELOPMENT P&I	77,885.00	65,837.50	.00	37,925.00	78,000	48.6
70-51-70 CAPITAL OUTLAY	.00	.00	.00	753.69	15,000	5.0
70-51-74 SEWER LINE IMPROVEMENTS	.00	.00	.00	1,327.14	12,000	11.1
70-51-75 GRANT PROJECTS	.00	.00	.00	.00	5,000	.0
70-51-76 BUILDING IMPROVEMENTS	.00	.00	.00	1,046.70	7,500	14.0
70-51-77 MACHINERY & EQUIPMENT	871.44	60,309.81	.00	2,007.50	22,350	9.0
TOTAL WASTEWATER OPERATIONS	315,283.17	414,601.47	61,866.83	350,928.70	878,500	40.0
TOTAL FUND EXPENDITURES	315,283.17	414,601.47	61,866.83	350,928.70	878,500	40.0
NET REVENUE OVER EXPENDITURES	243,120.65	5,269.31-	4,414.72	48,434.56	61,500-	78.8

TOWN OF PAONIA
BALANCE SHEET
JUNE 30, 2026

SANITATION FUND

ASSETS

80-0100	CASH IN COMBINED CASH FUND	164,125.75	
80-0116	CONTRACT AR - UTILITIES	417.22	
80-0117	ACCOUNTS RECEIVABLE	30,527.14	
80-0167	IMPRMENTS OTHER THAN BUILDINGS	16,064.68	
80-0172	EQUIPMENT	190,047.64	
80-0173	ACCUMULATED DEPRECIATION	(116,747.12)	
	TOTAL ASSETS		284,435.31

LIABILITIES AND EQUITY

LIABILITIES

80-0213	ACCRUED WAGES & BENEFITS	5,332.50	
80-0214	ACCRUED COMPENSATION -CURRENT	118.68	
80-0215	ACCRUED COMPENSATION-LT	1,068.15	
	TOTAL LIABILITIES		6,519.33

FUND EQUITY

80-0280	FUND BALANCE	309,182.29	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(31,266.31)	
	BALANCE - CURRENT DATE	(31,266.31)	
	TOTAL FUND EQUITY		277,915.98
	TOTAL LIABILITIES AND EQUITY		284,435.31

TOWN OF PAONIA
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SANITATION FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>SANITATION OPERATING REVENUE</u>						
80-30-02 TRASH CHARGES	162,431.61	159,646.75	30,385.79	183,641.96	375,000	49.0
80-30-03 X-TRASH	312.00	710.00	110.00	414.00	3,500	11.8
TOTAL SANITATION OPERATING REVENUE	162,743.61	160,356.75	30,495.79	184,055.96	378,500	48.6
<u>MISCELLANEOUS REVENUES</u>						
80-35-04 INTEREST REVENUE	.00	.00	553.33	3,714.85	0	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	553.33	3,714.85	0	.0
TOTAL FUND REVENUE	162,743.61	160,356.75	31,049.12	187,770.81	378,500	49.6

TOWN OF PAONIA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SANITATION FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD AC	YTD ACTUA	BUDGET	PCN
<u>SANITATION OPERATIONS</u>						
80-52-02 CONTRACT LABOR	1,996.71	3,233.12	491.18	3,318.67	9,400	35.3
80-52-03 SALARIES & WAGES	29,927.15	87,140.72	11,566.92	65,638.78	143,000	45.9
80-52-04 EMPLOYER FICA	2,047.70	5,446.21	767.10	4,401.20	9,500	46.3
80-52-05 EMPLOYER MEDICARE	456.58	1,273.71	179.40	1,029.31	2,250	45.8
80-52-06 UNEMPLOYMENT TAX	62.98	175.69	24.75	132.62	350	37.9
80-52-07 INSURANCE BENEFITS	6,398.21	14,705.10	2,351.39	9,977.55	32,500	30.7
80-52-08 PENSION BENEFITS	1,525.94	3,613.23	465.63	2,155.17	7,750	27.8
80-52-09 LIFE/DISABILITY INSURANCE	.00	.00	.00	.00	450	.0
80-52-10 WORKMEN'S COMP	1,652.66	818.20	1,577.68	3,996.78	4,800	83.3
80-52-11 OVERTIME	858.27	1,724.97	529.19	3,202.67	6,500	49.3
80-52-15 OFFICE SUPPLIES	179.34	285.80	.00	14.40	1,000	1.4
80-52-16 OPERATING SUPPLIES	143.99	744.69	144.46	819.51	1,500	54.6
80-52-17 POSTAGE	1,018.14	1,228.58	190.05	1,139.86	2,600	43.8
80-52-19 UNIFORMS	.00	.00	.00	1,026.00	2,000	51.3
80-52-20 LEGAL, ENGINEERING & PROF SVCS	4,100.63	4,506.27	2,942.62	15,969.29	20,000	79.9
80-52-21 AUDIT & BUDGET EXPENSE	6,750.00	2,900.00	1,930.00	1,930.00	4,800	40.2
80-52-22 REPAIRS & MAINTENANCE	86.08	2,969.80	60.58	146.14	7,500	2.0
80-52-23 VEHICLE EXPENSE	5,038.84	8,913.12	1,149.58	8,438.74	20,000	42.2
80-52-24 RENTAL	110.00	32.00	.00	.00	0	.0
80-52-25 SHOP EXPENSE	1,017.32	1,186.29	1.77	158.40	3,000	5.3
80-52-26 TRAVEL, MEETINGS & TRAININGS	1,241.50	935.96	.00	226.37	3,000	7.6
80-52-27 INSURANCE & BONDS	3,380.18	8,010.50	3,862.80	11,588.39	11,000	105.4
80-52-28 UTILITIES	1,340.74	1,127.91	113.53	1,389.20	2,500	55.6
80-52-29 TELEPHONE & INTERNET	394.29	1,361.46	301.79	1,495.67	3,500	42.7
80-52-30 PUBLISHING & ADS	.00	.00	7.11	7.11	200	3.6
80-52-31 DUES & SUBSCRIPTIONS	9,059.88	5,661.32	162.70	1,393.75	11,500	12.1
80-52-32 FEE & PERMITS	63.00	.00	52.08	261.21	0	.0
80-52-33 DATA PROCESSING	1,232.46	1,653.98	8,479.02	12,018.02	7,500	160.2
80-52-40 MISCELLANEOUS	.00	.00	.00	2,853.19	0	.0
80-52-42 LANDFILL FEES	15,929.50	15,290.65	3,636.00	16,017.75	51,400	31.2
80-52-70 CAPITAL OUTLAY	.00	.00	.00	44,483.80	50,000	89.0
80-52-76 BUILDING IMPROVEMTS	.00	.00	.00	621.69	2,500	24.9
80-52-77 MACHINERY & EQUIPMENT	871.44	8,032.20	.00	3,185.88	20,500	15.5
TOTAL SANITATION OPERATIONS	96,883.53	182,971.48	40,987.33	219,037.12	442,500	49.5
TOTAL FUND EXPENDITURES	96,883.53	182,971.48	40,987.33	219,037.12	442,500	49.5
NET REVENUE OVER EXPENDITURES	65,860.08	22,614.73-	9,938.21-	31,266.31-	64,000-	48.9-



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

STAFF REPORT

APPLICATION FOR RE-ZONING RZ 2026-001

*Real Estate Parcel Number: **324506184001**,*

Commonly known as 218 Fourth Street Paonia, CO 81428

July 9th, 2026

Background

RZ 2026-001 is an application for a zoning amendment as outlined in §16-14-20 of the Town of Paonia's Municipal Code of Ordinances. The property in question is located at 218 Fourth St, Paonia, CO 81428, and is legally owned by Delta County Joint School District 50. The owner has authorized the Carl E. Berg Education Foundation to apply for planning building, access, grading, or OWTS permits on their behalf, and the Foundation represents the owner in this application.

The applicant is requesting to rezone a single property consisting of approximately 2.53 acres, identified as Lot 1 of the Delta City Joint School District #50 BA, from its existing zoning designation of **Public District (P)** to **Community Commercial District (C-2)**. Rezoning would allow the building to be used for a museum and learning center. The structure has primarily been a Vocational/Technical College and has been unused for years and underused before that. The property has been considered for low-income housing, apartments, a community center, and as a new town hall, but none of the proposed projects have come to fruition.

The applicant has provided the following with the request: a recorded warranty deed with legal description, a written statement addressing rezoning criteria, photographs of the property, proof of fee payment (\$500), and a signed application dated May 29th, 2026. Public notice has been properly executed as required by §16-16-10 of the Town's Code: notices were mailed to property owners within 200 feet, and the subject property has been posted.

Applicant's Statement

The applicant requests rezoning the parcel from P to C-2 to allow for a museum and a learning center. The applicant directly addressed the rezoning criteria in-line. They submit that the rezoning meets the requirements listed on the application (pg 3) as the change:

- "will not impact the public health, safety and welfare of the surrounding area,"
- "is in harmony with the 2025 Comprehensive Plan as the school property is designated as Mixed Use," and
- "would [allow] welcome additions to the community and surrounding area and fit within the Mixed-Use framework."



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

Comprehensive Plan

The Town of Paonia Comprehensive Plan (adopted July 16, 2025) provides several relevant guiding principles:

- **POLICY LU 11:** Prioritize development that activates vacant spaces and rejuvenates blighted properties.
- **POLICY LU 13:** Encourage infill and redevelopment within the Town’s existing limits and where infrastructure and services already exist.
- **POLICY ECON 5:** Focus on encouraging new compatible commercial businesses to build and or relocate in the Paonia downtown core commercial area.

The rezoning will allow the existing building to be “rejuvenated” and redeveloped in a way that would benefit the Town half a block away from the core commercial area.

Zoning Code

- **P (Public District)** It is the intent of this District to provide a special district for those lands that are dedicated for public use for recreational or educational purposes or for other public facilities or services. New construction and development will require special review.
- **C-2 (Community Commercial District)** It is the intent of this District to augment the commercial and business needs of the community by providing for the orderly development of commercial facilities that, because of their specific nature, require closer access to arterial routes or immediate access to large parking areas or require generally larger ground-level floor areas than the smaller retail shops as encouraged in the core commercial areas.

While the proposed use for the land does benefit the public, it is not “dedicated for public use” nor would it contain any “*public* facilities or services.”

The property does meet the minimum requirements outlined in §16-3-80 – Schedule of requirements, commercial and industrial districts:

Requirements	C-2 District	218 4 th St
Minimum Lot Area		
Nonresidential	8,000 sq. ft.	2.53 acres
Residential	6,000 sq. ft. ²	0
Combined residential/commercial	8,000 sq. ft.	2.53 acres



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

Requirements	C-2 District	218 4 th St
Minimum Lot Width	50 ft.	approx 360 ft
Maximum Building Height	35 ft.	21-28 ft
Yard requirements		
All yard areas adjacent to an arterial street	50 ft.	N/A
Front Yard Setback		
Arterial	50 ft.	N/A
Collector	25 ft.	N/A
Local	25 ft.	approx. 37 ft
Side yard setback	10 ft.	approx. 22 ft
Rear yard setback	20 ft.	approx. 39 ft
Minimum landscaped open space	10%	31% building 35% parking 34% landscape

Required Findings Needed to Consider a Re-zoning Application:

§16-14-20 of the Town's Code establishes procedures for determining zoning amendments.

- (1) Request for amendment may only be presented by a legal title owner of real property within the area proposed for a change, by the Planning Commission or the Board of Trustees. Requests for a change in the boundary of any zone district by a legal title owner of real property within the area proposed for change shall be accompanied by a petition requesting such change signed by owners of at least fifty percent (50%) of the area of the lots included in such change.

The applicant produced an application and the required fee for rezoning that included only the property that the applicant owns. Since there is only one applicant in the proposed zoning change, 100% of the area of the lots included in the change have answered in the affirmative that the proposed zoning change is acceptable to them. The applicant also provided a recorded warranty deed with a legal description that establishes their ownership of the property.



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

- (2) Each amendment shall be submitted to the Planning Commission for its recommendations. Such action by the Planning Commission shall be filed in a report to the Board of Trustees.

The public hearing is scheduled for this rezoning application on July 28th, 2026, during the Board of Trustees regularly scheduled meeting. The Clerk has verified that the public notice requirements were met as established by §16-16-10 of the Town's Code.

- a) The amendment is not adverse to the public health, safety, and welfare.

The applicant's request is reasonable and does not appear to adversely affect the public health, safety, and welfare.

AND

- b) The amendment is in substantial conformity with the master plan, or i. The existing zoning is erroneous, or ii. Conditions in the area affected have changed materially since the area was last zoned.

The applicant's request is compatible with the current Comprehensive (Master) Plan for the Town of Paonia (2025).

Staff Recommendation

Based on review of the Comprehensive Plan, zoning code, and applicant materials, staff recommends **approval** of RZ 2026-001 to rezone 218 Fourth St from P (Public Use) to C-2 (Community Commercial). This recommendation is supported by the following findings:

- The rezoning supports Paonia's Comprehensive Plan goals related to rejuvenating existing properties and encouraging locally owned businesses that provide Paonia with unique experiences.
- The rezoning does not adversely affect adjacent residential or commercial properties and preserves neighborhood compatibility.
- The rezoning opens the opportunity for a unique cultural addition to the Town.

Potential Motions:

- 1.) *Approval:* "I move to recommend approval of RZ 2026-001 because it does not adversely affect public health, safety, or welfare and is in substantial conformity with the Comprehensive Plan."



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

- 2.) *Denial:* "I move to recommend denial of RZ 2026-001 because the applicant has not sufficiently demonstrated compatibility with the Comprehensive Plan's neighborhood character goals and the amendment may adversely affect adjacent properties."

P/Z Meeting Date _____
BoT Meeting Date _____
Date Received 5/29/26
Initials DSB



Town of Paonia

RE-ZONE APPLICATION

It is the applicant's responsibility to submit the required materials. Checks shall be made payable to *Town of Paonia*. The application fee is non-refundable.

Please contact the Town Clerk at (970) 527-4101 for assistance.

ADDRESS OF PROPERTY 218 4th St.

EXISTING ZONING P - Public

PROPOSED ZONING C-2 Commercial

CURRENT LAND USE Vo-Tech (former school building)

PROPERTY OWNER	APPLICANT OR REPRESENTATIVE
NAME: Delta County Joint School Distict No.50	NAME: Carl E. Berg Educational Foundation
MAILING ADDRESS: [REDACTED]	MAILING ADDRESS: [REDACTED]
CITY, STATE, ZIP: Delta County, Colorado 81416	CITY, STATE, ZIP: PAONIA, CO 81428
PHONE: [REDACTED]	PHONE: [REDACTED]
EMAIL: Type text here [REDACTED]	EMAIL: Type text here [REDACTED]

REQUIRED APPLICATION MATERIALS

This list is intended as a guide and may not be a complete list of all requirements.

- ☒ \$500 NON-REFUNDABLE APPLICATION FEE
- ☒ RECORDED WARRANTY DEED WITH LEGAL DESCRIPTION OF THE PROPERTY
(IF MORE THAN ONE TYPE OF ZONING IS BEING REQUESTED, PROVIDE A
LEGAL DESCRIPTION FOR EACH ZONING AREA)
- ☒ WRITTEN STATEMENT EXPLAINING HOW THE REQUEST IS IN COMPLIANCE
WITH APPLICABLE CRITERIA (SEE RE-ZONE CRITERIA BELOW)
- ☒ PHOTOS OF THE PROJECT AREA

IMPORTANT NOTES

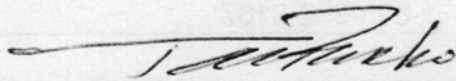
- Applications must be submitted at least 30 days before the next Planning Commission meeting in order to be put on the agenda.
- Any public notice requirements will be the responsibility of the Town of Paonia and will be completed at least 15 days before the public hearing.
- All approved re-zone requests shall be passed by an ordinance adopted by Board of Trustees no less than 45 days after review by the Planning Commission.
- Approval of this application DOES NOT constitute approval of any other Town of Paonia permits or application reviews.
- By signing, you certify that you have read and understood the submittal requirements, and that you understand omission of any listed items may cause delay in processing the application. The undersigned acknowledges that the information supplied in this application is as complete and accurate as possible.



Andrew Thliveris (May 29, 2026 07:46:34 PDT)

Owner's Signature

Date



Applicant's or Representative's Signature

5/29/26

Date

RE-ZONE CRITERIA

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a parcel or district, shall be allowed only upon findings as follows:

- (a) The amendment is not adverse to the public health, safety, and welfare; and
- (b) The amendment is in substantial conformity with the master plan, or
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

(2) Rezoning may be requested or initiated by the Planning Commission, the Board of Trustees, or the owner of any legal or equitable interest in the property or his representative. The rezoning shall be reviewed for compliance with the criteria of this subsection in accordance with the review procedure of the Paonia Municipal Code and Administrative policies applicable. The Board of Trustees may initiate rezoning on its own motion, in which case the Board shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately. The area considered for rezoning may be enlarged by the recommendation of the Planning Commission on its own motion over the area requested in the application.

(3) The Town may impose conditions as necessary to ensure that the above criteria are met.

RE-ZONE CRITERIA

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a parcel or district, shall be allowed only upon findings as follows:

- (a) The amendment is not adverse to the public health, safety, and welfare; and
- (b) The amendment is in substantial conformity with the master plan, or
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

The proposed rezoning will not impact the public health, safety and welfare of the surrounding area and is in harmony with the 2025 Comprehensive Plan as the school property is designated as Mixed Use.

PART III: PLAN ELEMENTS FUTURE LAND USE PLAN

Elements

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.

The proposed uses, which include a museum and a learning center would be welcome additions to the community and surrounding area and fit within the Mixed-Use framework.

(2) Rezoning may be requested or initiated by the Planning Commission, the Board of Trustees, or the owner of any legal or equitable interest in the property or his representative. The rezoning shall be reviewed for compliance with the criteria of this subsection in accordance with the review procedure of the Paonia Municipal Code and Administrative policies applicable. The Board of Trustees may initiate rezoning on its own motion, in which case the Board shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately. The area considered for rezoning may be enlarged by the recommendation of the Planning Commission on its own motion over the area requested in the application.

This is not applicable because the Town is not initiating the zoning change.

(3) The Town may impose conditions as necessary to ensure that the above criteria are met.

The applicant and owners are aware that additional conditions may be imposed through the process.

Property Record Card

DELTA COUNTY Delta County Assessor

**DELTA COUNTY JOINT
SCHOOL DISTRICT 50**

145 W 4TH ST
DELTA, CO 81416-1839

Account: R025939

Tax Area: BR- - BR-

Acres: 2.531

Parcel: 324506184001

Situs Address:

218 4TH ST
PAONIA, 81428

Value Summary

Value By:	Market	Override
Commercial (1)	\$2,643,017	N/A
Land (1)	\$185,000	N/A
Total	\$2,828,017	\$2,828,017

Legal Description

218 4TH ST PAONIA 81428 TOTAL AC 2.531 +- LOT 1 OF DELTA CTY JOINT SCHOOL DIST #50 BA, RESUB OF LOTS 1-6 SCHOOL ADD & RESUB OF BLKS 3,4 5TH ST ADD. PT OF GOVT LOT 2 S6 T14S R91W 6PM AND PT OF S31 T13S R91W 6PM BEG PT SROW/L 5TH ST WH BEARS N86°51'31"E 159.12' S01°19'28"W 17.35' TH S00°10'17"E 148' TH S89°32'01"E 14.74' TH S00°50'45"W 5.89' TH S46°15'36"E 85.03' TH S01°37'56"E ETC TO POB R742333 R750218- PLAT



Public Remarks

Entry Date	Model	Remark
01/05/2024		DEACTIVATED ACCOUNTS R008782 R008783 R009152 AND CREATED ACCOUNTS R025939 R025940 R025941 R025942 R025943 R025944- KD
04/09/2024		SITE VISIT 4/4/2024 IN RESPONSE TO BOUNDARY ADJUSTMENT SURVEY. NEW PHOTOS. CONFIRMED SKETCH. UPDATES EFF 2024. -EC
07/25/2024		PARCEL SPLIT / ADJUSTMENT; USED ADJUSTMENT TO ALLOCATE VALUES TO MATCH 2024 PARENT NOV; REMOVED ADJUSTMENT FOR 2025 - PH

Commercial Occurrence 1

BVAL	924200 - SCHL DIST	Abstract Code	9242 - SCHOOL DISTRICTS
Arch Style	32 - SCHOOL	Exterior wall	17 - CB STUCCO 19 - COMMON BRK
RCVR	13 - FOAM	RSTR	1 - FLAT
Interior Wall	5 - DRYWALL 12 - INTERIOR WALL WAREHOUSE FINISH	Flooring	14 - CARPET 12 - HARDWOOD 5 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL

A#: R025939 P#: 324506184001 As of: 04/21/2026

Page 1 of 3

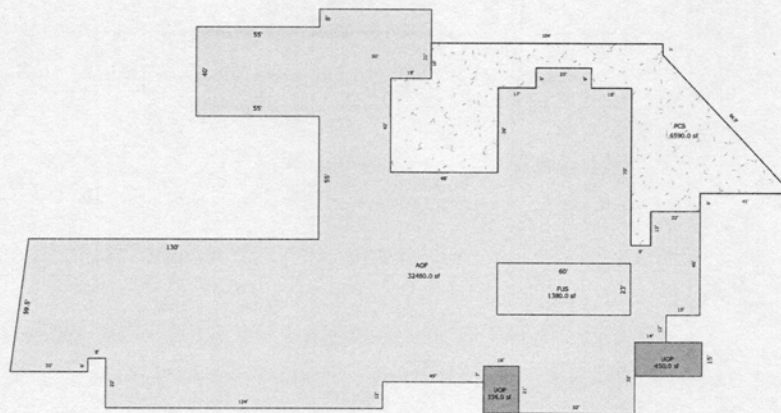
Property Record Card

DELTA COUNTY Delta County Assessor

Commercial Occurrence 1

Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL
QUAL	3 - AVERAGE	Frame type	3 - MASONRY
STYS	2 - STYS	Number of Baths	10
RMS	22	Actual Year Built	1960
Effective Year Built	1985	Neighborhood	200411 - PAO COMMERCIAL
DEPR04	1985 - DEPR04	Use Code	9000

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AOFF - AVG-OFFICE	32,480	32,480	32,480	32,480
FUS - F.UP STORY	1,104	1,380	1,380	1,380
UOP - UNF OPEN PORCH	79			786
Total	33,662.60	33,860.00	33,860.00	34,646.00
	Value	Rate	Rate	Rate
	\$2,643,017	78.51	78.06	76.29



Sketch by Apex Sketch v5 Pro™

Land Occurrence 1

LVal	100413 - PAO TOWN LOT 2.01-3 AC	Abstract Code	9142 - 9142 - school districts- exempt
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200411 - PAO COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200411 - PAO COMMERCIAL
Use Code	9000	Review Date	202404 - 24-Apr

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Total		1.00			1.00
	Value	Rate	Rate	Rate	Rate
	\$185,000	185,000.00			185,000.00

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
9142	9142 - school districts- exempt	\$185,000	\$49,950	\$185,000	\$49,950	NA	NA
9242	9242 - school districts	\$2,643,017	\$713,615	\$2,643,017	\$713,615	NA	NA
Total		\$2,828,017	\$763,565	\$2,828,017	\$763,565	NA	NA

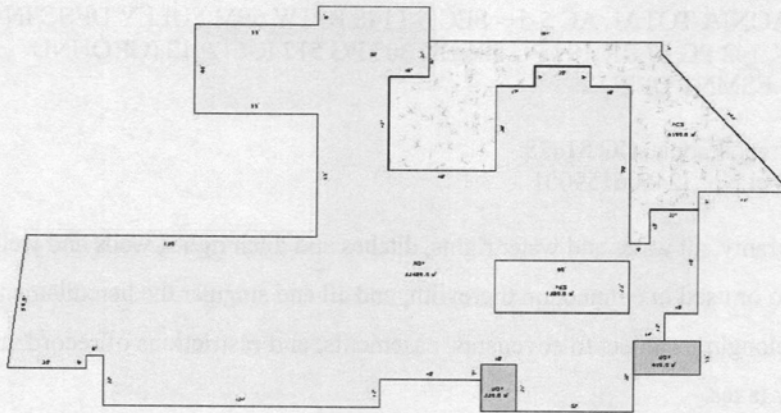
Property Record Card

DELTA COUNTY Delta County Assessor

Commercial Occurrence 1

Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL
QUAL	3 - AVERAGE	Frame type	3 - MASONRY
STYS	2 - STYS	Number of Baths	10
RMS	22	Actual Year Built	1960
Effective Year Built	1985	Neighborhood	200411 - PAO COMMERCIAL
DEPR04	1985 - DEPR04	Use Code	9000

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AOF - AVG-OFFICE	32,480	32,480	32,480	32,480
FUS - F.U.P STORY	1,104	1,380	1,380	1,380
UOP - UNF OPEN PORCH	79			786
Total	33,662.60	33,860.00	33,860.00	34,646.00
	Value	Rate	Rate	Rate
	\$2,643,017	78.51	78.06	76.29



Drawn by RPA1 GRAPHICS AND PHOTO

Land Occurrence 1

LVal	100413 - PAO TOWN LOT 2.01-3 AC	Abstract Code	9142 - 9142 - school districts- exempt
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200411 - PAO COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200411 - PAO COMMERCIAL
Use Code	9000	Review Date	202404 - 24-Apr

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1

QUIT CLAIM DEED

DELTA COUNTY JOINT SCHOOL DISTRICT 50 as successor in interest to **SCHOOL DISTRICT NO. 3** of the County of Delta, State of Colorado (Grantor), does hereby grant, bargain, convey, transfer and quit claim unto **DELTA COUNTY JOINT SCHOOL DISTRICT 50**, whose legal address is 145 W 4th St, Delta, CO 81416 of the County of Delta, State of Colorado ("Grantee"), and its heirs, successors, and assigns, forever, all right title, interest, claim and demand which Grantor has in and to any and all of the following property located in the County of Delta, State of Colorado, to-wit:

218 4TH ST PAONIA 81428 S: 6 T: 14S R: 91W Subdivision: WA CLARKS
ADDITION TO PAONIA TOTAL AC 5.6+- SEC 6 T14S R91W 6PM FULLY DESC IN
BK 104 PG 522 BK 142 PG 67 BK 197 PG 586 BK 305 PG 517 R-612412 (GROUND
LEASE) R-687641 ESMNT DEED

Also known as: 218 4th Street, Paonia, CO 81428.
Delta County Assessor Parcel No. 324506159001

Together with, without warranty, all water and water rights, ditches and ditch rights, wells and well permits appurtenant thereto or used in connection therewith, and all and singular the hereditaments and appurtenances thereunto belonging, subject to covenants, easements, and restrictions of record, and subject to general property taxes.

Signed this 15 day of September, 2022.

Delta County Joint School District 50
Successor in Interest to School District No. 3


By: Dan Burke, President, Board of Education

Attest:


Kristina Hines, Secretary, Board of Education

STATE OF COLORADO)
) ss.
COUNTY OF DELTA)

The foregoing Quit Claim Deed was acknowledged before me this 15 day of September, 2022 by Dan Burke, President of the Board of Education and Kristina Hines, Secretary of the Board of Education.

Witness my hand and official seal.

My commission expires: Feb 4, 2024

Laura J. Esplin
Notary Public

LAURA J. ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2024

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 1

A Parcel of land located within Government Lot 2 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of S.89°05'26"E. from the E1/16 Corner common to Sections 31 and 6 (monumented by a 1-1/2" aluminum cap RLS1456) to the Section Corner common to Sections 5, 6, 31 and 32 (monumented by a 3-1/4" USGLO Brass cap), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 5th Street from whence said E1/16 corner bears N.86°51'31"E. 159.12 feet; thence leaving said southerly right-of-way line and running S.01°15'39"E. 51.94 feet; thence S.01°19'28"W. 17.35 feet; thence S.00°10'17"E. 148.00 feet; thence S.89°32'01"E. 14.74 feet; thence S.00°50'45"W. 5.89 feet; thence S.46°15'36"E. 85.03 feet; thence S.01°37'56"E. 140.56 feet to the northerly right-of-way line of 4th Street; thence along the northerly right-of-way line of 4th Street N.88°17'51"W. 391.84 feet to the easterly right-of-way line of Grand Ave.; thence along the easterly right-of-way line of Grand Ave. N.00°45'30"E. 3.38 feet to the southeasterly right-of-way line of 5th Street; thence along the southeasterly right-of-way line of 5th Street the following four (4) courses: (1) on a tangent curve to the right 302.47 feet, with a radius of 425.00 feet, with a chord bearing and distance of N.21°08'49"E. 296.13 feet; (2) thence N.41°32'08"E. 59.56 feet; (3) thence on a tangent curve to the right 168.73 feet, with a radius of 275.00 feet, with a chord bearing and distance of N.59°06'48"E. 166.10 feet; (4) thence N.86°39'25"E. 15.03 feet to the Point of Beginning, said parcel contains 2.531 acres, more or less.
Town of Paonia, County of Delta, State of Colorado



VoTech

Legal Description:

LOT 1 OF DELTA CTY
JOINT SCHOOL DIST
#50 BA, RESUB OF
LOTS

1-6 SCHOOL ADD
& RESUB OF BLKS
3,4 5TH ST ADD. PT OF
GOVT
LOT 2 S6 T14S R91W
6PM AND PT OF S31
T13S R91W 6PM

Parcel: 324506184001
Situs Address: 218 4TH ST
PAONIA, 81428

Account: R025939
Acres: 2.531

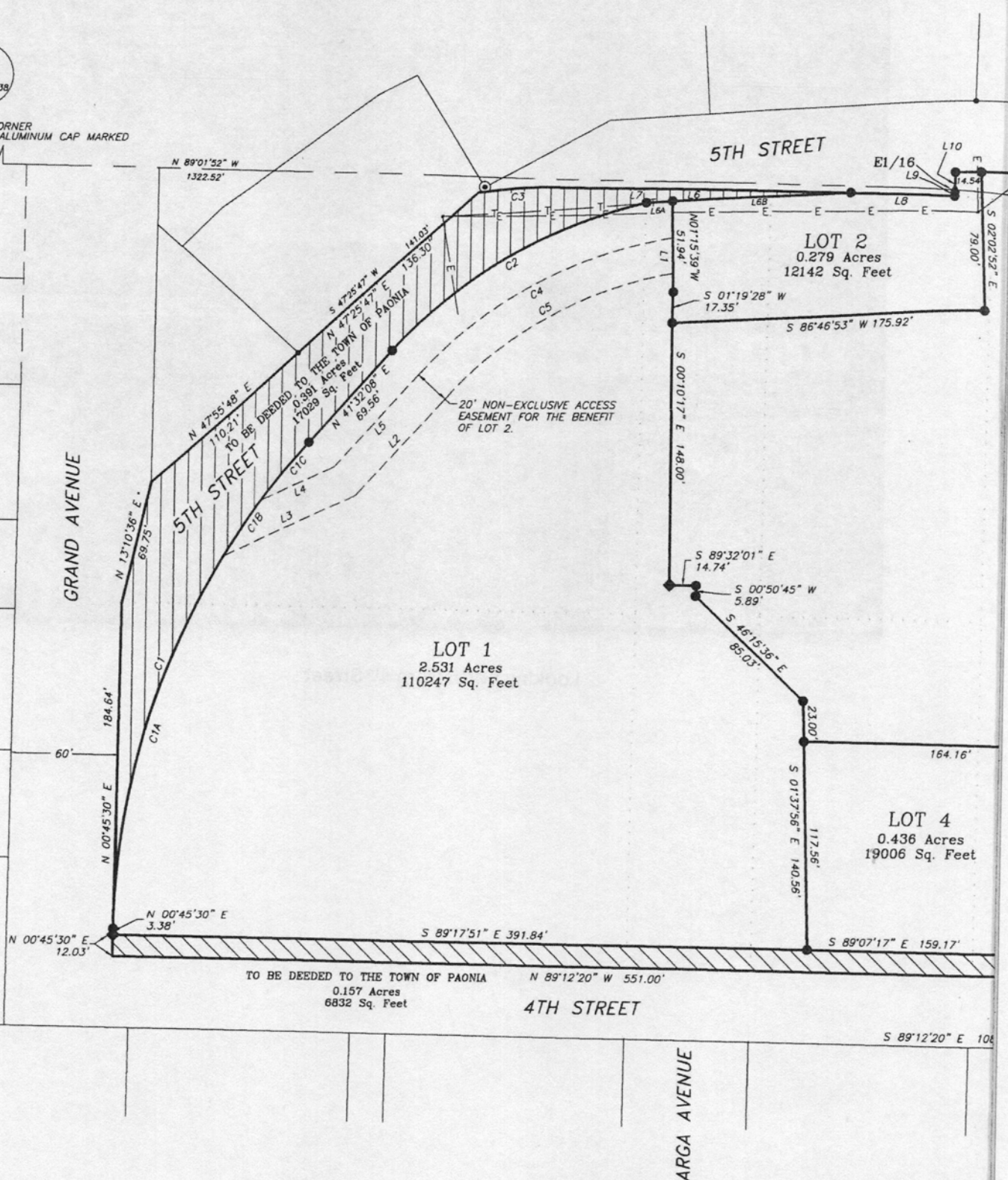
Zoning: P, Public District

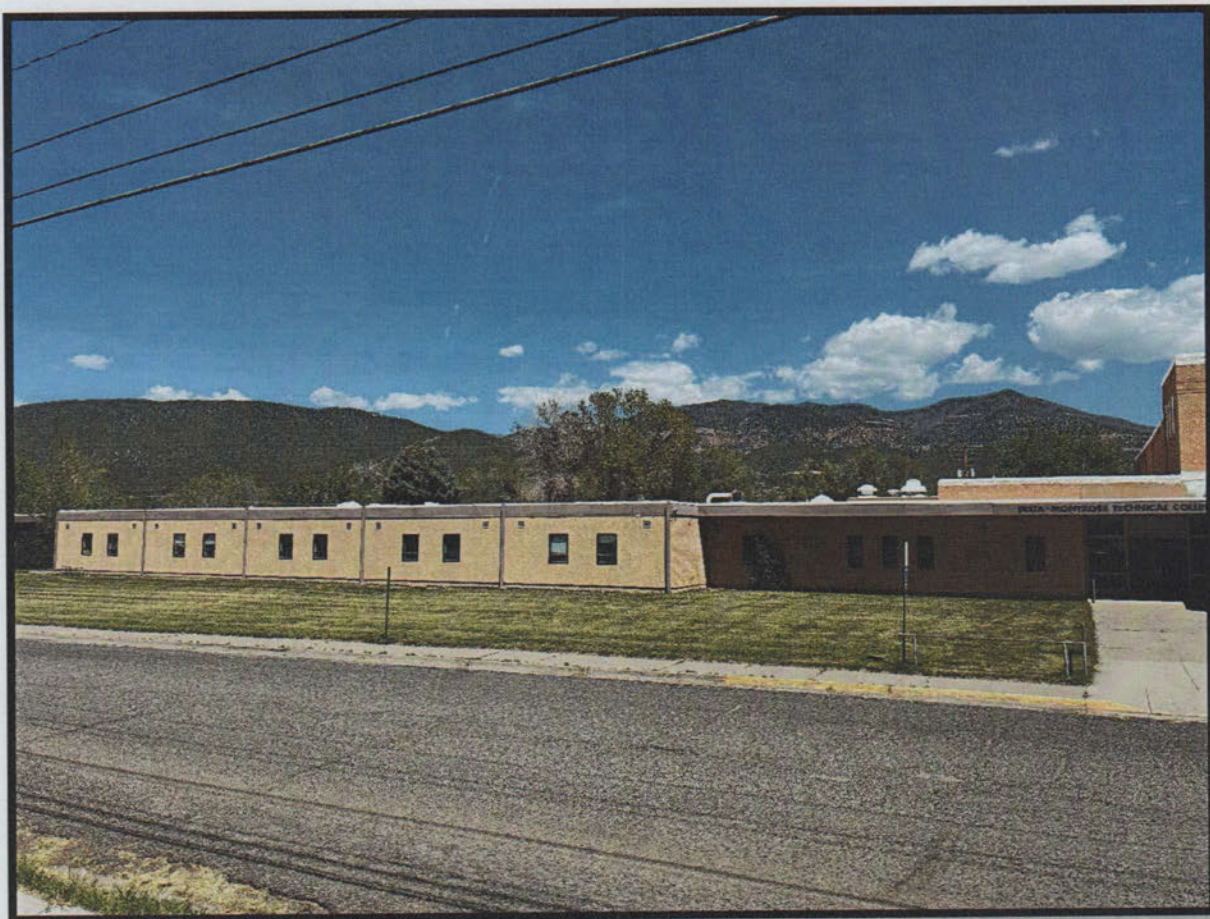
Sec. 16-2-120. P, Public District: It is the intent of this District to provide a special district for those lands that are dedicated for public use for recreational or educational purposes or for other public facilities or services. New construction and development will require special review.



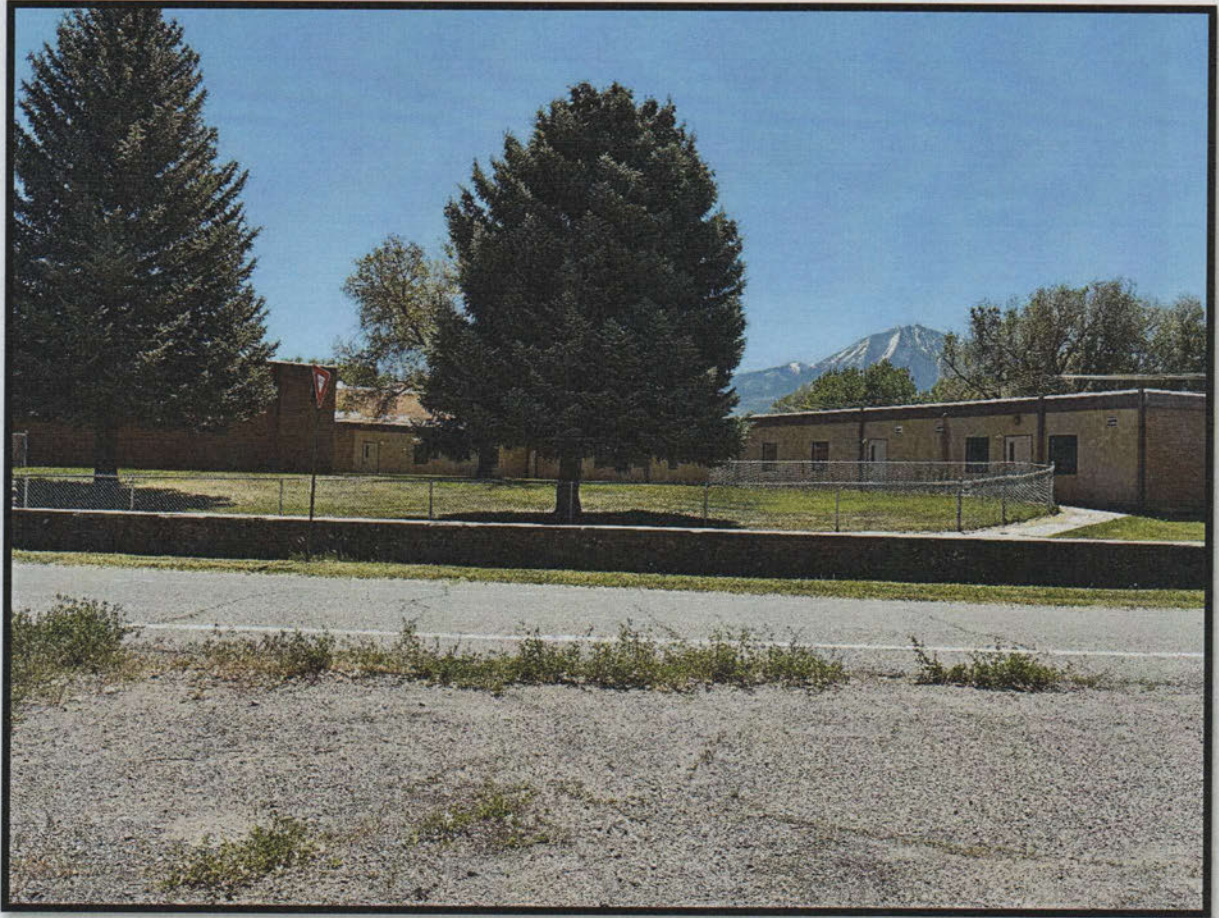
W.C.
1/4
31
6
143.7
PLS 20138

143.7'
WITNESS CORNER
FOUND 2" ALUMINUM CAP MARKED
NER POSITION

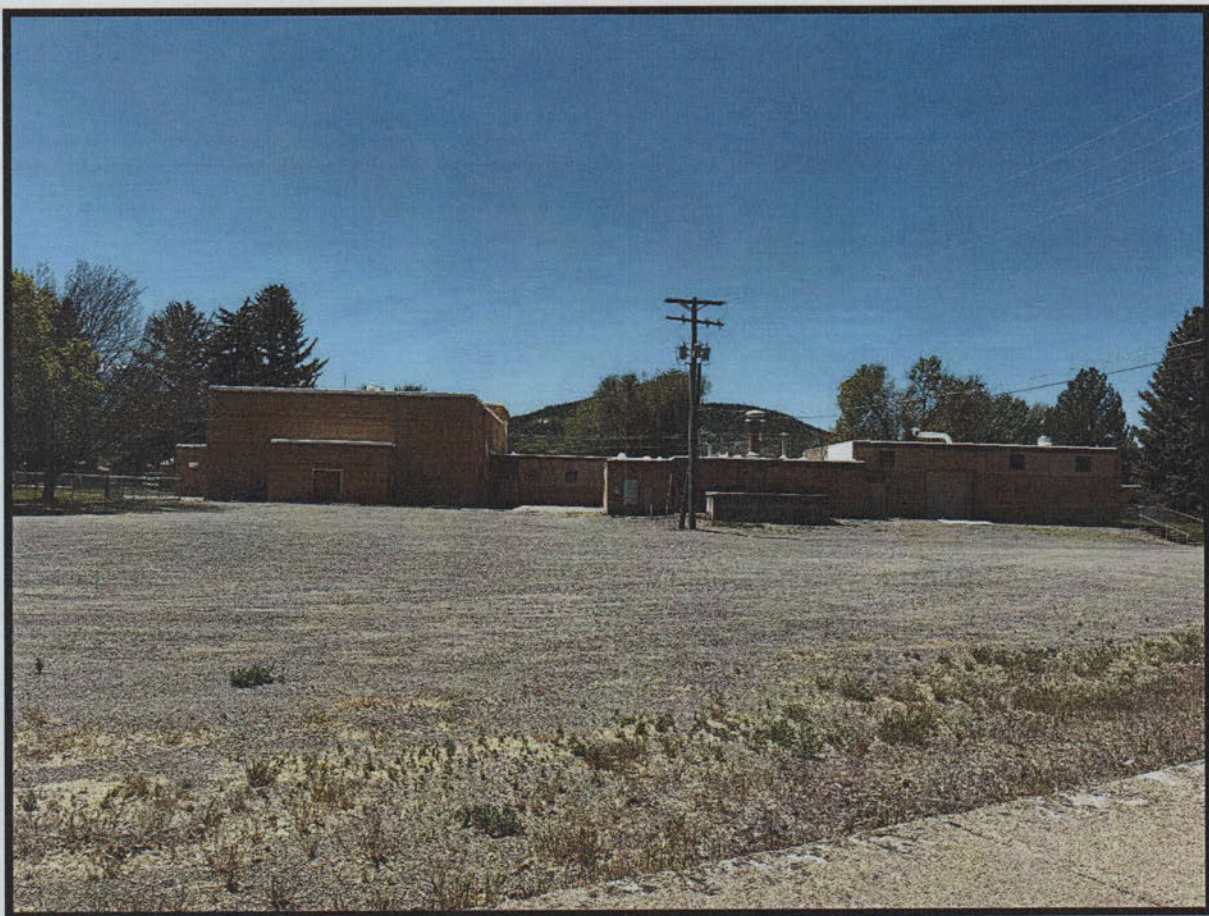




Looking north from 4th Street



Looking east from Grand Avenue

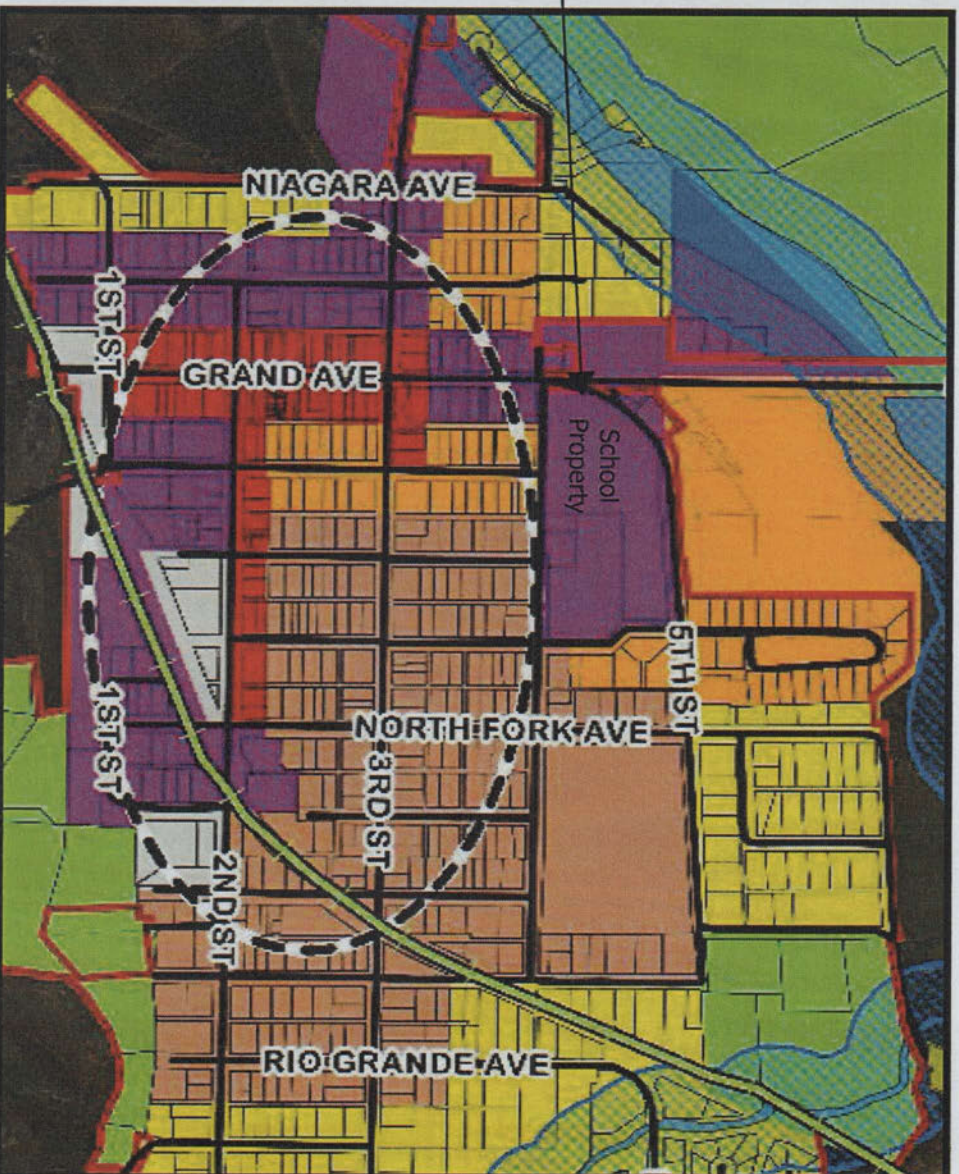
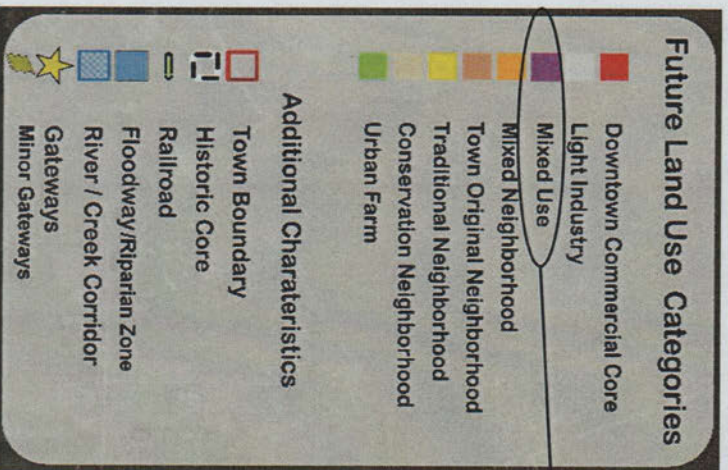
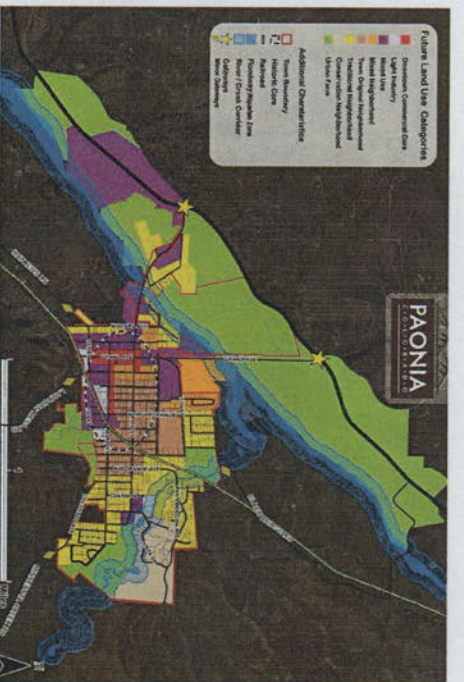


Looking south from 5th Street



Looking north from 4th Street.

Town of Paonia 2025 Comprehensive Plan Future Land Use Map

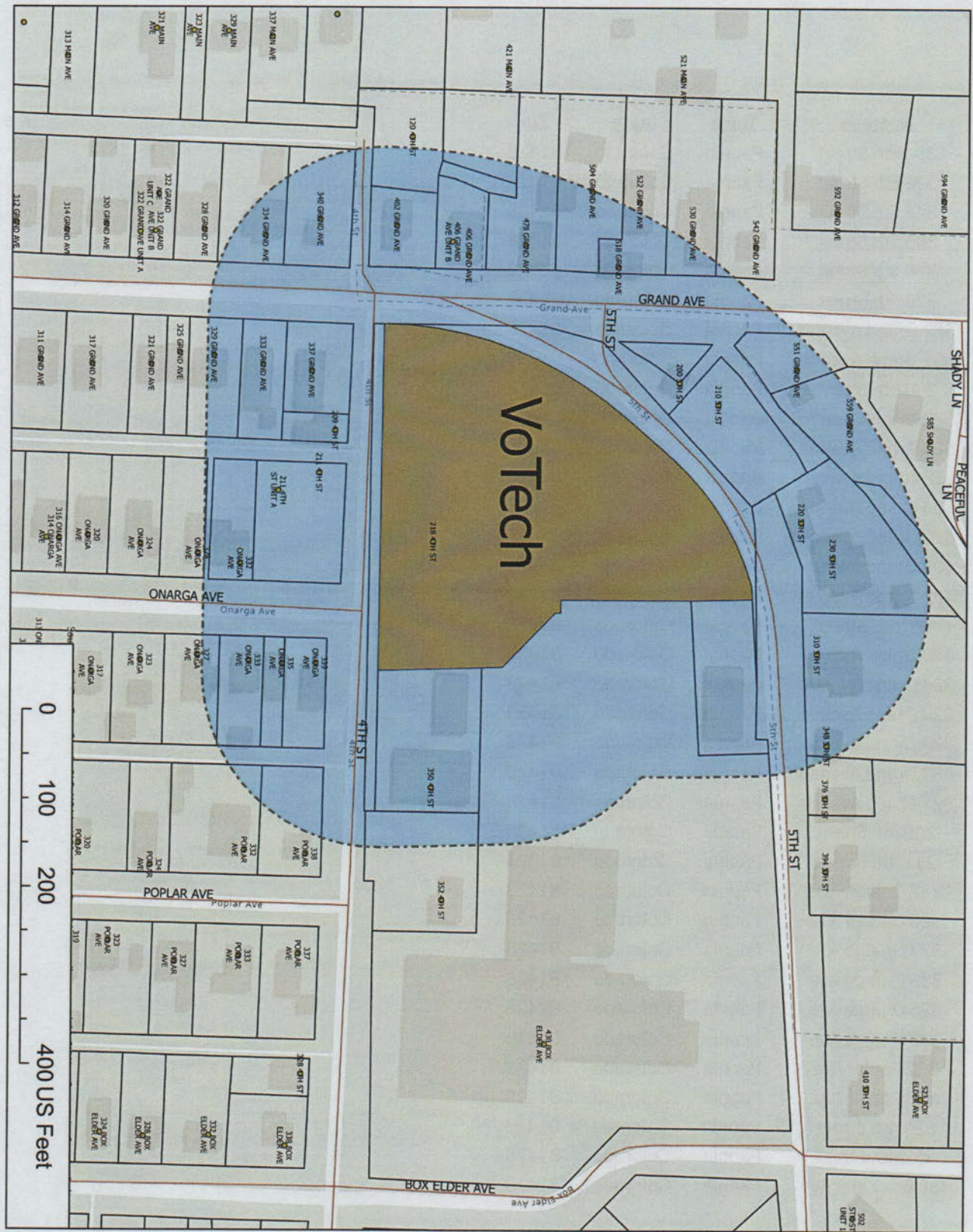


Mixed Use

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

200' SPO Buffer



<u>Address</u>	<u>Town</u>	<u>State</u>	<u>Zip</u>
394 5th Street	Paonia	Colorado	81428
376 5th Street	Paonia	Colorado	81428
348 5th Street	Paonia	Colorado	81428
305 5th Street	Paonia	Colorado	81428
230 5th Street	Paonia	Colorado	81428
220 5th Street	Paonia	Colorado	81428
559 Grand Avenue	Paonia	Colorado	81428
551 Grand Avenue	Paonia	Colorado	81428
200 5th Street	Paonia	Colorado	81428
542 Grand Avenue	Paonia	Colorado	81428
530 Grand Avenue	Paonia	Colorado	81428
518 Grand Avenue	Paonia	Colorado	81428
504 Grand Avenue	Paonia	Colorado	81428
478 Grand Avenue	Paonia	Colorado	81428
406 Grand Avenue	Paonia	Colorado	81428
402 Grand Avenue	Paonia	Colorado	81428
120 4th Street	Paonia	Colorado	81428
340 Grand Avenue	Paonia	Colorado	81428
334 Grand Avenue	Paonia	Colorado	81428
328 Grand Avenue	Paonia	Colorado	81428
329 Grand Avenue	Paonia	Colorado	81428
333 Grand Avenue	Paonia	Colorado	81428
327 Grand Avenue	Paonia	Colorado	81428
209 4th Street	Paonia	Colorado	81428
211 4th Street	Paonia	Colorado	81428
332 Onarga Ave	Paonia	Colorado	81428
328 Onarga Ave	Paonia	Colorado	81428
327 Onarga Ave	Paonia	Colorado	81428
333 Onarga Ave	Paonia	Colorado	81428
335 Onarga Ave	Paonia	Colorado	81428
339 Onarga Ave	Paonia	Colorado	81428
332 Poplar Ave	Paonia	Colorado	81428
338 Poplar Ave	Paonia	Colorado	81428
350 4th Street	Paonia	Colorado	81428
352 4th Street	Paonia	Colorado	81428
430 Box Elder Ave	Paonia	Colorado	81428

Authorization Form

I, (We), Delta County School District SOS, give permission to CARL E. BERG EDUCATION FOUNDATION
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED], Delta, CO 81416

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ☒ by: Mail _____ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

[Signature]

Date 5/29/20

Date _____

Owner Signature
David J. Skarka, Reg 40811
Attorney for DCSD SOS

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2020 by
David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

Authorization Form

I, (We), Delta County School District SOT, give permission to Spruance Consulting, LLC
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED] Delta, CO 81416

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: [REDACTED]

Phone: [REDACTED] E-Mail: [REDACTED]

Correspondence to be sent to: Owner ☐ Authorized Agent/Applicant ☒ by: Mail ☐ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

[Signature] Date 5/29/26 _____ Date _____

Owner Signature
David J. Skarka, Reg #40811
Attorney for DCSD SOT

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2026 by
David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

Authorization Form

I, (We), Delta County School District SOS, give permission to CARL E. BERG EDUCATION FOUNDATION
(Owner - please print) (Authorized Agent/Applicant-please print)

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Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED] Delta, CO 81416

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ☒ by: Mail _____ Email ☒

Additional Info: _____

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[Signature] Date 5/29/20 _____ Date _____

Owner Signature
David J. Skarka, Reg 40811
Attorney for DCSD SOS

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2020 by
David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

COPY

Authorization Form

I, (We) Delta County School District S&J, give permission to Spruance Consulting, LLC
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED] Delta, CO 81416

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: [REDACTED]

Phone: [REDACTED] E-Mail: [REDACTED]

Correspondence to be sent to: Owner ☐ Authorized Agent/Applicant ☒ by: Mail ☐ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

[Signature]

Date 5/29/26

Date _____

Owner Signature

David J. Skarka, Reg #40811
Attorney for DCSD S&J

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2026 by

David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

COPY

Property Record Card

DELTA COUNTY Delta County Assessor

DELTA COUNTY JOINT SCHOOL DISTRICT 50

145 W 4TH ST
DELTA, CO 81416-1839

Account: R025939

Tax Area: BR- - BR-
Acres: 2.531

Parcel: 324506184001

Situs Address:
218 4TH ST
PAONIA, 81428

Value Summary

Value By:	Market	Override
Commercial (1)	\$2,643,017	N/A
Land (1)	\$185,000	N/A
Total	\$2,828,017	\$2,828,017

Legal Description

218 4TH ST PAONIA 81428 TOTAL AC 2.531 +- LOT 1 OF DELTA CTY JOINT SCHOOL DIST #50 BA, RESUB OF LOTS 1-6 SCHOOL ADD & RESUB OF BLKS 3,4 5TH ST ADD. PT OF GOVT LOT 2 S6 T14S R91W 6PM AND PT OF S31 T13S R91W 6PM BEG PT SROW/L 5TH ST WH BEARS N86°51'31"E 159.12' S01°19'28"W 17.35' TH S00°10'17"E 148' TH S89°32'01"E 14.74' TH S00°50'45"W 5.89' TH S46°15'36"E 85.03' TH S01°37'56"E ETC TO POB R742333 R750218- PLAT



Public Remarks

Entry Date	Model	Remark
01/05/2024		DEACTIVATED ACCOUNTS R008782 R008783 R009152 AND CREATED ACCOUNTS R025939 R025940 R025941 R025942 R025943 R025944- KD
04/09/2024		SITE VISIT 4/4/2024 IN RESPONSE TO BOUNDARY ADJUSTMENT SURVEY. NEW PHOTOS. CONFIRMED SKETCH. UPDATES EFF 2024. -EC
07/25/2024		PARCEL SPLIT / ADJUSTMENT; USED ADJUSTMENT TO ALLOCATE VALUES TO MATCH 2024 PARENT NOV; REMOVED ADJUSTMENT FOR 2025 - PH

Commercial Occurrence 1

BVAL	924200 - SCHL DIST	Abstract Code	9242 - SCHOOL DISTRICTS
Arch Style	32 - SCHOOL	Exterior wall	17 - CB STUCCO 19 - COMMON BRK
RCVR	13 - FOAM	RSTR	1 - FLAT
Interior Wall	5 - DRYWALL 12 - INTERIOR WALL WAREHOUSE FINISH	Flooring	14 - CARPET 12 - HARDWOOD 5 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL

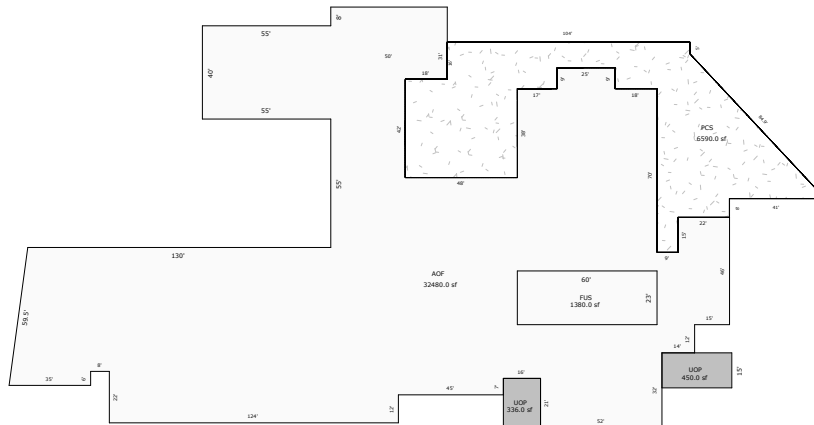
Property Record Card

DELTA COUNTY Delta County Assessor

Commercial Occurrence 1

Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL
QUAL	3 - AVERAGE	Frame type	3 - MASONRY
STYS	2 - STYS	Number of Baths	10
RMS	22	Actual Year Built	1960
Effective Year Built	1985	Neighborhood	200411 - PAO COMMERCIAL
DEPR04	1985 - DEPR04	Use Code	9000

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AOF - AVG-OFFICE	32,480	32,480	32,480	32,480
FUS - F.UP STORY	1,104	1,380	1,380	1,380
UOP - UNF OPEN PORCH	79			786
Total	33,662.60	33,860.00	33,860.00	34,646.00
	Value	Rate	Rate	Rate
	\$2,643,017	78.51	78.06	76.29



Sketch by Apex Sketch v5 Pro™

Land Occurrence 1

LVal	100413 - PAO TOWN LOT 2.01-3 AC	Abstract Code	9142 - 9142 - school districts- exempt
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200411 - PAO COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200411 - PAO COMMERCIAL
Use Code	9000	Review Date	202404 - 24-Apr

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Total		1.00			1.00
	Value	Rate	Rate	Rate	Rate
	\$185,000	185,000.00			185,000.00

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
9142	9142 - school districts- exempt	\$185,000	\$48,100	\$185,000	\$48,100	NA	NA
9242	9242 - school districts	\$2,643,017	\$687,184	\$2,643,017	\$687,184	NA	NA
Total		\$2,828,017	\$735,284	\$2,828,017	\$735,284	NA	NA

Jun 15, 2026

RZ 2026-001

Parko, Tom

PAID

JUN 15 2026

TOWN OF PAONIA
214 GRAND AVENUE

Previous Balance:	.00
Building Permits - Building Permits	500.00
Total:	500.00
New Balance:	500.00-
Check Check No: 1058	500.00
Total Applied:	500.00
Change Tendered:	.00

06/15/2026 1:55 PM

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To LYNN WETHERELL

Street [REDACTED]

City, St PAONIA, CO 81428

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To KELSIE DYSART

Street [REDACTED]

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To TIM/SHERY LOPEZ

Street [REDACTED]

City, St PAONIA, CO 81428

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To DC SCHOOL DIST. #50

Street RE: NFSIS

City, St DELTA, CO 81416

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To JEFF SKEELS

Street [REDACTED]

City, St CRAWFORD, CO 81415

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To KEVIN/NORA O'BRIEN

Street PO BOX [REDACTED]

City, St PAONIA, CO 81428

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\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street SHERRY JANE DEANE
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

PAONIA, CO 81428
JUN 24 2026
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06/24/2026
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street STEPHEN RICE
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

PAONIA, CO 81428
JUN 24 2026
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06/24/2026
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\$	\$4.40
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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street TERRANCE BRIGGS
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

PAONIA, CO 81428
JUN 24 2026
Postmark Here
06/24/2026
USPS 81428

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Crawford, CO 81415

Certified Mail Fee	\$5.30
\$	\$4.40
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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street JOHN/CECILIA CHERRY
[REDACTED]
City, State CRAWFORD, CO 81415 [REDACTED]

PAONIA, CO 81428
JUN 24 2026
Postmark Here
06/24/2026
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Aspen, CO 81612

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street CRAIG BARNES
[REDACTED]
City, State ASPEN, CO 81612 [REDACTED]

PAONIA, CO 81428
JUN 24 2026
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06/24/2026
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Paonia, CO 81428

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street ROGER DRAPER
[REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

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Postage \$0.78

Total Postage and Fees \$10.48

Sent To DIANE SCHEVENE
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Sent To CHRISTOPHER JACOBSON

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Sent To WILMORE & COMPANY

Street Address [REDACTED]

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Sent To LINDA SMITH

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Sent To ZACHARY SEDIVY

Street Address PO BOX [REDACTED]

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Sent To CLARE FULLER

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Sent To: KATHERYN SWARTZ
Street: [REDACTED]
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Sent To: WESS EWERT
Street: [REDACTED]
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Street: [REDACTED]
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Sent To: DALE GILLENWATER
Street: [REDACTED]
City: PAONIA, CO 81428

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Postage \$0.78

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Sent To: GBD SOLUTIONS LLC
Street: PO BOX [REDACTED]
City: PAONIA, CO 81428

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NOTICE



TOWN OF PAONIA, COLORADO NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Paonia Planning Commission will hold a Public Hearing at 6:00 p.m. on Monday, July 13, 2026, at the Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the Public Hearing will be to consider an application from Carl E. Berg Foundation for a re-zoning of the property located at 218 4th Street, Paonia, CO 81428, which property consists of one (1) lot which is zoned Public District (P) to Community Commercial District (C-2).

NOTICE is further given that the Paonia Board of Trustees will hold a Public Hearing at 6:30 p.m. on Tuesday, July 28, 2026, at Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the Public Hearing will be to consider an application from Carl E. Berg Foundation for a re-zoning of the property located at 218 4th Street, Paonia, CO 81428. Which Property consists of one (1) lot which is zoned Public District (P) to Community Commercial District (C-2).

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. Copies of the proposed rezoning and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, CO 81428. For further information concerning the Public Hearing, please contact the Town Clerk at (970) 527-4101 during regular business hours.

Dated the 17th day of June, 2026.

TOWN OF PAONIA, COLORADO
Samira M Vetter
Town Clerk

214 Grand Avenue | Paonia, CO 81428 | (970) 527-4101 | FAX (970) 527-4102



TOWN OF PAONIA, COLORADO NOTICE OF PUBLIC HEARING

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Dated the 17th day of June, 2026.

TOWN OF PAONIA, COLORADO
Samira M Vetter
Town Clerk

214 Grand Avenue | Paonia, CO 81428 | (970) 527-4101 | FAX (970) 527-4102



INTERIM AD DRAFT

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Notice ID: 6NI2pPvVOACDacl9avVj | **Proof Updated: Jun. 17, 2026 at 07:33pm MDT**
Notice Name: PH - Rezoning -218 4th St

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Samira Vetter
samirav@townofpaonia.com
(970) 527-4101

FILING FOR

Delta County Independent

Columns Wide: 1 Ad Class: Legals

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Number of Lines: 66

06/25/2026: Custom 23.76

Subtotal \$23.76

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Total \$23.76

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**TOWN OF PAONIA,
COLORADO - NOTICE OF
PUBLIC HEARING**

NOTICE is hereby given that the Paonia Planning Commission will hold a Public Hearing at 6:00 p.m. on Monday, July 13, 2026, at the Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the Public Hearing will be to consider an application from Carl E. Berg Foundation for a re-zoning of the property located at 218 4th Street, Paonia, CO 81428, which property consists of one (1) lot which is zoned Public District (P) to Community Commercial District (C-2).

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Any person may appear at the Public Hearing and be heard regarding the matters under consideration. Copies of the proposed rezoning and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, CO 81428 For further information concerning the Public Hearing, please contact the Town Clerk at (970) 527-4101 during regular business hours.

Dated the 17th day of June, 2026.

TOWN OF PAONIA,
COLORADO
Samira M Vetter

Town Clerk

Date: June 25, 2026
#####



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

STAFF REPORT

APPLICATION FOR SPECIAL USE REVIEW-

Real Estate Parcel Number: 324506184001,

Commonly known as 218 Fourth Street Paonia, CO 81428

For Public Hearing on July 13th, 2026

Background

This report reviews SUR2026-002 Application for Special Use Review as outlined in §16-4-40 of the Town of Paonia's Municipal Code of Ordinances for the Parcel Number 324506184001, the property commonly known as: 218 Fourth Street Paonia, CO 81428. The property is currently listed as P (Public Use), but is undergoing a rezoning request to C-2 (Community Commercial District).

The current property owner, Delta County Joint School District 50, is represented by the Carl E. Berg Education Foundation. The Foundation is currently under contract for purchasing the property and has been authorized to submit applications on the School District's behalf.

The applicant is requesting a special use review to allow the property to be used as a museum and education center including as a "community gathering space," with "educational and cultural exhibits, workshops, events, collections support, and administrative offices," as their application mentions.

The structure has primarily been a Vocational/Technical College and has been un/under used for years. The property has been considered for low-income housing, apartments, a community center, and as a new town hall, but none of the proposed projects have come to fruition.

Procedures for Securing Approval of Special Review Application

PMC §16-4-40 gives the procedures that must be met to in order for the Planning Commission to consider a SUR application. The requirements and the application's completion status is included below:

- (a) *Preapplication Conference* – The applicant has held preapplication conferences with the Town Administrator and Staff. The applicant was advised of the process as well



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

as the rezoning to C-2 that needs to take place before this Special Use Review can be completed.

- (b) *Filing Deadline* – the applicant met the filing deadline and adequate public notice has been given by the Town Clerk. The application provided has met all of the provisions required for the Special Use Review.
- (c) *Fees* – The applicant has paid for all fees associated with the application and a receipt for which is attached to their application package.
- (d) *Review by the Town Administrator* – A review has been completed by the Town Administrator as well as Staff.
- (e) *Action by the Planning Commission* – The Public Hearing for the applicant has been scheduled with the Planning Commission on July 14th, 2026 at 6:00pm.
- (f) *Action by the Board of Trustees* – Within thirty days of the Planning Commission's recommendation, a meeting will be scheduled with the Board of Trustees to consider the Planning Commission's recommendation and making a final determination on the merits of the application.

All Special Use Review applications are required to include a recorded warranty deed with a legal description of the property. The Delta County Assessor's Office Property Card with recorded warranty deed and legal description of the property is included with this report .

Schedule of Uses

The applicant is asking for approval to use the property as a museum and education center. The current Town of Paonia Municipal Codes does not have a category for museum in the possible uses for any property.

PMC §16-3-10 (1) states that "If a question arises as to whether a specific use does not fall within the expressed use categories, any person may apply to the Planning Commission for a determination as to whether a specific use is permitted."

Below are the categories nearest to the proposed use, *Commercial Recreational* perhaps being the closest match, as the number of visitors and payment for facility use may be the most similar to a museum and education center. I have also included dwellings, as they were mentioned in the application as a possibility for later creation secondary to the business use.



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

Sec. 16-3-70. Schedule of uses, commercial and industrial districts.

Table 16-3
Schedule of Uses - Commercial and Industrial Districts

Use	C-1 District	C-2 District	I-1 District	I-2 District
Commercial recreational including pool halls, bowling alleys, skating rinks and golf courses	S	S	S	X
Dwelling units as a part of a business use	S	S	S	X
Dwelling units secondary to the business use	P	P	S	X
Membership clubs	S	S	S	S
Parks and recreation areas	P	P	P	P
Personal services shops, including barber, beauty shops, shoe repair, self-service laundries, travel agencies, etc.	P	P	S	X
Public or private schools	S	S	S	X
Retail businesses	P	P	S	S

P = Permitted by right
S = Permitted by special review
X = Prohibited

(Ord. No. 2000-02, Art. X, 2000; Ord. No. 2014-04, § 1, 1-13-2015; Ord. No. 2016-06, exh. A, 8-23-2016; Ord. No. 2019-10, § 2, 8-13-2019)

Required Findings Needed to Consider a Special Use Review:

As established in PMC §16-4-50, Site Plan Review Criteria and Performance Standards include:

(a) The criteria for review and performance standards are as follows:

(1) *Compliance of the application with this Code in general.*

The applicant's proposed property use is not clearly enumerated anywhere in the Town's Code, as explained in the previous section. However the lack of a museum category as a possible use seems to be an oversight, not a deliberate omission. One could easily argue that the proposed use falls



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

cleanly into the spirit of the C-2 district, most likely under *Commercial Recreational*.

The available off-street parking could be considered an issue (see parking section below), as the number of spaces required by the current code is unclear, again, due to the categorization of the space's use. The ability of the current parking lot to meet the large numbers required by similar categories is also unclear.

The addition of a splash pad, if it refers to a ground level fountain/play space or other water feature, could also run afoul the water moratorium and/or any water restrictions enacted by the Town.

(2) *The compatibility of the proposed use and site plan with the character of the surrounding area.*

Review of the application revealed that the building would not be expanded or enlarged outside of its existing footprint. The use of space as a museum or Commercial Recreational fits with character of the surrounding area, as it matches well to the Community Commercial zoning district, C-2. The building is surrounded by two restaurants, a school, and residences, some of which have historically been businesses as well. On the next block of Grand Avenue, there are shops, art galleries, stores, personal services, restaurants, and a recreational park.

(3) *The desirability and need for the proposed use.*

The applicant has conveyed that "The proposed center responds to a demonstrated community interest in preserving and interpreting the area's heritage while providing flexible community gathering space." The interest shown in the project by the community evidenced by comments and turnout during the Town Board Meeting on February 24th, 2026 when the Foundation requested to purchase Town property for the project shows the proposed use has wide support.

(4) *The potential for adverse environmental influences that might result from the proposed use.*



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

It is highly unlikely that the use of the space as museum or Commercial Recreational space will have negative or adverse environmental influences.

(5) Compatibility of the proposed use and site plan with the policies and guidelines of the Comprehensive Plan.

The Town of Paonia Comprehensive Plan (adopted July 16, 2025) provides several relevant guiding principles:

- **POLICY LU 11:** Prioritize development that activates vacant spaces and rejuvenates blighted properties.
- **POLICY LU 13:** Encourage infill and redevelopment within the Town's existing limits and where infrastructure and services already exist.
- **POLICY ECON 5:** Focus on encouraging new compatible commercial businesses to build and or relocate in the Paonia downtown core commercial area.

(b) Lights and signs shall be located in a manner that will not be distracting to adjoining properties or passing motorists.

The applicant claims the existing lights are compliant with the dark skies ordinance No. 05-2022. The town has not vetted this claim, however the property is not changing its fixtures, so they may be considered Nonconforming Lighting per the Ordinance and do not need to be brought up to dark skies standards until a light fixture is replaced, a light fixture is damaged such that the cost to bring it into compliance is 50% or less the cost to repair it, or the year is 2032.

(c) Landscaping shall be provided in areas near public right-of-way and located with consideration for energy conservation. An acceptable plan must be provided for the maintenance of the required landscaped areas.

Page 7 of the applicant's Exhibits provides a landscaping plan alongside page 7 of the application. The plan seems appropriate.

(d) Control of storm drainage shall be provided so as to not damage adjoining properties. The plan must be approved by the Town Engineer.

The applicant has not changed the footprint of the building, and the building's structure was presumably approved by the building official at the time. Public Works reports no issues with the drainage as it is.



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

- (e) *Site design and building plans shall include provisions for the needs of handicapped individuals as required by the Building Code or other ordinances of the Town.*

The applicant claims that they will make any changes needed to make the site accessible. As the building is not being remodeled, no changes are required by the ADA Standards for Accessible Design.

- (f) *Approved landscaping or solid fencing capable of screening adjacent properties shall be provided where commercial uses abut residential uses.*

The property only directly abuts one residential area, located at the southeast of the property. That property line is screened by trees. All other adjoining properties are schools or are across streets. Much of the property is also bordered with a rock wall.

- (g) *Commercial and Industrial uses shall conform to the following performance standards:*

- (1) *No dust, odor, gas, fumes, glare or vibration shall extend beyond the lot lines. Glare pertains to sunlight reflected from windows or other integral portions of buildings, as well as from lighting fixtures and signs.*

This is not anticipated to be an issue.

- (2) *Smoke shall not be emitted at a density greater than #1 on the Ringleman's scale.*

N/A

- (3) *No particles of fly ash shall exceed two-tenths percent (0.2%) grains per cubic foot of the flue gas at a stack temperature of fifty (50) degrees Fahrenheit.*

N/A

- (4) *Noise. No noise shall be emitted which exceeds a maximum of seventy-five (75) decibels with a maximum increase of five (5) decibels permitted for a maximum of fifteen (15) minutes in any one (1) hour. In addition, every activity shall be conducted so that no noise produced is objectionable due to intermittence, beat frequency or shrillness.*



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

The primary use will be within the building. It is not anticipated that there would be an occasion where the noise will exceed the performance standard.

- (5) *Water pollution. No water pollution shall be emitted by the manufacturing or other processing.*

N/A

- (6) *Outside storage areas that adjoin R-1, R-2 or R-3 Districts must be screened from view with screening at least eight (8) feet high. The screening shall be constructed of board fencing, screened metal fencing, or shrubs.*

The property's marked storage areas are not visible to any of Paonia's residential districts.

- (7) *Truck traffic to and from I-1 and I-2 District facilities must be restricted to truck routes. The weight of the trucks is limited to standard highway limits unless otherwise posted.*

N/A

- (8) *Industrial activity within the I-1 District will be restricted to 7:00 a.m. and 9:00 p.m.*

N/A

Parking

As mentioned above in section a.1. of the required findings, parking could be an issue for the location. §16-6-10 requires that a certain "number of off-street parking spaces shall be provided with the construction, addition or change of use, which requires a special review to any of the buildings." Based on the main lot's area of approximately 25,500 ft² and accounting for the shape of the lot, 60 parking spots could be available at the facility. The second lot should be able to account for approximately 20 additional spaces. These estimates are for "normal" sized spaces and do not account for the 4 accessible spaces that would be required for 75-100 parking spots.



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

Table 16-5
Off-Street Parking Space Requirements

Use	Parking Requirements	Spaces required 25,395 ft ² **
Commercial uses:		
Business and professional offices	1.0 space for every 250 sq. ft. of floor space	102
Libraries	1.0 space for every 400 sq. ft. of floor area plus 1.0 space for every 2 employees	64
Retail businesses except for furniture and appliance stores	1.0 space for every 300 sq. ft. of floor area	85
Places of public assembly such as churches, auditoriums, meeting rooms, funeral homes	1.0 space for every four seats or benches in the principal place of assembly (Bench capacity is determined as on seat per 30 inches)	Cannot Calculate

****assuming 75% of building area as floor space**

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2003-08, 2003; Ord. No. 2014-04, § 1, 1-13-2015)

Staff Recommendation

Staff recommends approval of the SUR2026-002 based off the information provided by the applicant, the Town's Municipal Code, and the 2025 Comprehensive Plan. The application meets the performance standards required under PMC §16-4-50 for a Special Use Review.

As another part of the code is under review during this meeting, the Commission may consider recommending adding museums to the list of commercial recreational places.



PLANNING COMMISSION & COMMUNITY DEVELOPMENT

Potential Motions:

- 1.) I move to recommend approval of SUR2026-002 because it does not adversely affect the public health, safety and welfare of the neighborhood, that the use substantially conforms to the 2025 Comprehensive Plan, and that the proposed use meets the review criteria and performance standards as required; as long as it receives a favorable determination from the Board of Trustees.
- 2.) I move to recommend denial of SRV 2024-03 because it doesn't meet the criteria and performance standards required for considering a Special Use Review since the applicant hasn't demonstrated that it meets the goals and objectives of the Comprehensive Plan and/or that the amendment will adversely affect the public health, safety and welfare.
- 3.) I move to make no recommendation to the Board of Trustees for SRC 2024-03.

SPECIAL USE REVIEW APPLICATION

Town of Paonia, Colorado

218 4th Street, Paonia, Colorado 81428

Delta County Parcel No. 324506184001

Former Paonia Vo-Tech Building — Adaptive Reuse as an Informal Education & Cultural Center

Applicant

Carl E. Berg Education Foundation, a Colorado non-profit corporation

Property Owner

Delta County Joint School District No. 50

Submitted to the Town of Paonia Planning Commission and Board of Trustees

June 17, 2026

June 17, 2026

Stefen Wynn, M.P.A.

Town Administrator & Treasurer

Town of Paonia

PO Box 460 / 214 Grand Avenue

Paonia, CO 81428

RE: Special Use Review Application — 218 4th Street, Paonia, CO 81428 (Parcel No. 324506184001)

Dear Mr. Wynn:

On behalf of the Carl E. Berg Education Foundation (the “Foundation”), enclosed please find a Special Use Review Application for the property located at 218 4th Street — the former Paonia Vo-Tech building — currently owned by Delta County Joint School District No. 50 and under contract for purchase by the Foundation. This application is submitted concurrently with a rezoning application requesting reclassification of the property from P – Public District to C-2 Commercial.

As discussed with the Town Manager and Town staff, several of the Foundation’s proposed programs and functions — community gathering space, educational and cultural exhibits, workshops, events, collections support, and administrative offices — are commercial in nature but are not specifically enumerated in the Town Code. Staff recommended that the Foundation pursue a Special Use Review Permit to accommodate this mix of uses until such time as the Town adopts a dedicated Mixed-Use zone district. The property is designated “Mixed Use” on the Town’s 2025 Comprehensive Plan Future Land Use Map, and the proposed programming is consistent with that designation.

This submittal includes the completed application, a project narrative, the Foundation’s response to the site plan review criteria and performance standards of Town Code Section 16-4-50, and the supporting exhibits identified in the Exhibit List at the end of this package, including the site plan, floor plan, legal description, property record card, title commitment, deed, and owner authorization forms.

We appreciate the time Town staff has already invested in discussing this proposal with the Foundation and look forward to the Planning Commission’s review. Please let us know if any additional information is needed to deem the application complete, or if a pre-application conference should be scheduled prior to docketing.

Sincerely,

Andrew Thliveris

Carl E. Berg Education Foundation

[REDACTED]

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1. Project Narrative

The Carl E. Berg Education Foundation respectfully submits this Special Use Review Application, together with an accompanying rezoning application, for the property at 218 4th Street in Paonia — the former Vo-Tech / Delta-Montrose Technical College building. The Foundation proposes to repurpose the existing 2.531-acre site and approximately 33,860 square-foot building as an informal education center that will serve the Paonia community and surrounding region through experiential exhibits that honor the area's past, enrich its present, and inspire future generations.

The center will accommodate a variety of programs and functions, including community gathering spaces, educational activities, workshops, public events, collections support, exhibit space, administrative offices, and other mission-aligned uses. Other uses include a kitchen for farmers to freeze dry food an area to rent to non-profits and future housing for Agriculture or museum related interns.

The mission of the center is to celebrate the region's rich heritage and the natural world through a thoughtfully designed space that invites exploration, learning, and connection.

Because of the unique character of the project, the Foundation has met with several members of Town staff, including the Town Manager, to discuss the most appropriate regulatory path forward. A number of the proposed uses are commercial in nature but are not specifically defined in the Town Code. Town staff recommended that the Foundation apply for a Special Use Review Permit to accommodate this mix of uses until such time as the Town adopts a Mixed-Use zone district. As discussed further in Section 8 of this application, the former Vo-Tech building is designated "Mixed Use" on the Town's 2025 Comprehensive Plan Future Land Use Map, and the proposed uses fit well within that designation.

The building has served the Paonia community as an educational facility for decades and requires no new construction, building additions, or expansion of impervious surface to accommodate the proposed use. The Foundation intends to maintain and build upon that legacy of community-serving, low-impact educational use, while broadening the range of programming offered to residents and visitors.

2. Applicant and Property Owner Information

2.1 Applicant

Applicant Name	Carl E. Berg Education Foundation, a Colorado non-profit corporation
Mailing Address	██████████ Paonia, CO 81428
Contact	Andy Thliveris
Phone	██████████
Email	██████████

2.2 Property Owner (if different from Applicant)

The property is currently owned by Delta County Joint School District No. 50 and is under contract for sale to the Carl E. Berg Education Foundation. The District has authorized the Foundation and its consultants to submit this application on the District's behalf (Exhibit J).

Owner Name	Delta County Joint School District No. 50
Mailing Address	████████████████████
Owner Contact	██████████
Phone	██████████

2.3 Land Use Consultant / Authorized Agent

Firm	Spruance Consulting, LLC
Address	██
Phone	██████████
Email	████████████████████

3. Property Information

Property Address	
Assessor Account / Parcel No.	R025939 / 324506184001
Site Area	2.531 acres, more or less
Legal Description	Lot 1, Delta County Joint School District #50 / Delta County Joint School District #3 Boundary Line Adjustment, recorded December 4, 2023 under Reception No. 750218, County of Delta, State of Colorado. The full metes-and-bounds legal description is provided as Exhibit A.
Existing Zoning	P – Public District
Proposed Zoning	C-2 Commercial (under concurrent rezoning application)
Existing Use	Former public school / vocational-technical college campus
Proposed Use	Informal education and cultural center: exhibits, classrooms, workshops, community events, collections support, and administrative offices
Building Data	Approximately 33,860 square feet (gross), two-story masonry construction, originally built in 1960. See Exhibit C (Floor Plan) and Exhibit D (Property Record Card).

4. Site Plan Narrative

The following responds to the site plan information required under Section 16-4-30 of the Town Code and Section 3 of the Town's Special Use Review Application. Refer to the Site Plan (Exhibit B), Floor Plan (Exhibit C), and site photographs (Exhibit G) for graphic detail.

4.1 Buildings, Structures, and Improvements

The site is improved with a single existing building (the former Vo-Tech facility) shown on the Site Plan (Exhibit B). No new buildings, structures, or building additions are proposed as part of this application.

4.2 Off-Street Parking and Loading

The site contains an existing gravel parking lot accessed from Grand Avenue and 5th Street, together with additional proposed on-site parking along 4th Street, as depicted on Exhibit B. No changes to the existing parking or loading configuration are proposed.

4.3 Ingress and Egress

Ingress and egress will continue to use the existing access points from Grand Avenue and 5th Street shown on Exhibit B. No new curb cuts or access points are proposed.

4.4 Service and Refuse Collection Areas

An existing trash enclosure is located adjacent to the parking area, as shown on Exhibit B. No changes to service or refuse collection areas are proposed.

4.5 Major Screening Proposals

An existing rock wall runs along the property's perimeter facing Grand Avenue and 5th Street, supplemented by mature trees and landscaping (see Exhibit B and the site photographs in Exhibit G). This existing screening will be maintained.

4.6 Signage

No new signage is proposed at this time. Any future signage will be sized, located, and illuminated in conformance with the Town's sign standards and will be submitted for separate permit review.

4.7 Open Space and Recreation Areas

The site is fully developed with the existing building, parking areas, and landscaped grounds. The owner would like to add a splash pad. No dedicated open space or recreation area is proposed as part of this application.

4.8 Outdoor Lighting

All outdoor lighting on the property is existing, is shielded and downcast, and no additional fixtures are proposed at this time. Any future lighting will comply with the Town's outdoor lighting standards.

4.9 Landscaping

The property has mature, established landscaping along its street frontages. The Foundation intends to add supplemental landscaping in the locations generally depicted on Exhibit B, with future plantings selected and maintained with consideration for water-efficient, low-maintenance species. A detailed plant schedule (type, minimum size, and quantity) will be provided on the final Mylar site plan in accordance with Section 16-4-30(11) of the Town Code.

4.10 Stormwater Management

The site is fully built out with existing buildings, parking, and other impervious surfaces. No new impervious area is proposed, and the Foundation is not aware of any existing drainage issues affecting the property or adjoining properties.

4.11 Handicapped / ADA Access

The site and building will be maintained and, where necessary, improved to meet Town of Paonia building code and ADA accessibility requirements for both exterior and interior access.

4.12 Timetable for Completion

Because the proposal involves adaptive reuse of an existing building with no new construction, the Foundation anticipates commencing the proposed use shortly after Town approval and closing on the purchase of the property. No phased construction schedule is proposed; the Foundation will confirm an anticipated occupancy date with Town staff as the rezoning and purchase transaction proceed.

5. Legal Agreement

In accordance with Section 16-4-30(13) of the Town Code, the Foundation acknowledges that the following agreement must be placed on the original Special Review site plan, signed by all owners and lienholders of the property, with all signatures notarized: that the property described on the site plan shall be developed only in accordance with the approved Special Review site plan and the provisions of the Town's zoning regulations, and identifying the party responsible for the proposed improvements.

Because the property is currently in the process of being conveyed from Delta County Joint School District No. 50 to the Carl E. Berg Education Foundation, this agreement will be executed by the appropriate owner(s) of record and placed on the final Mylar site plan submitted following Planning Commission and Board of Trustees review, consistent with Town procedure.

6. Title Policy

An ALTA Commitment for Title Insurance (Order No. DRC44010547), issued by Old Republic National Title Insurance Company through Land Title Guarantee Company, is enclosed as Exhibit H. The Commitment confirms that, as of the Commitment Date, title to the property is vested in fee simple in Delta County Joint School District No. 50, with the Carl E. Berg Education Foundation (identified in the Commitment as “Carl E. Berg Education Foundation, a Colorado non-profit corporation”) as the proposed insured purchaser. Schedule B, Part II of the Commitment discloses only standard utility, access, and right-of-way easements and plat notes of record; the Commitment does not disclose any monetary liens or ownership disputes that would impair the proposed use of the property.

Consistent with Section 16-4-30(14) of the Town Code, a final owner’s title policy confirming that all owners and lienholders have signed the Special Review site plan will be provided to the Town Clerk within twenty-four (24) hours of Board of Trustees approval, and in no event later than seven (7) days after Board action.

7. Supporting Documents

7.1 List of Property Owners Within 200 Feet

A list of the names and mailing addresses of all property owners within two hundred (200) feet of the subject property, as required by Section 16-4-30(3) of the Town Code, will be provided under separate cover prior to the Planning Commission hearing being docketed, to ensure the list reflects current County Assessor records at the time of public notice.

7.2 Additional Reports and Studies

The following additional reports and studies identified in Section 6 of the Town's Special Use Review Application are not applicable to this proposal, for the reasons noted below:

- Traffic analysis — not applicable. The site is an existing, fully developed school facility with established access and parking; the proposed reuse is not expected to generate traffic materially different from the property's historic institutional use.
- Soils or geological reports — not applicable. This is an existing site with existing improvements; no grading, excavation, or new foundation work is proposed.
- Drainage or engineering studies — not applicable. This is an existing site with no new buildings or additional impervious area proposed.
- Environmental impact assessments — not applicable. The anticipated uses (education, exhibits, community events, and administrative offices) are non-hazardous and are not expected to generate adverse environmental impacts.
- Noise studies — not applicable. All proposed uses will be conducted indoors and will comply with the Town's noise performance standards.
- Air quality studies — not applicable. The proposed uses will not require an Air Pollutant Emission Notice (APEN) from the Colorado Department of Public Health and Environment.

In lieu of new technical studies, the Foundation has included a 2023 asbestos re-inspection report for the existing building (Exhibit K), prepared for the District as part of its ongoing asbestos operations and maintenance program, to document the existing condition of the building as part of this application.

8. Response to Review Criteria and Performance Standards

Section 16-4-50 of the Town Code establishes the criteria and performance standards the Board of Trustees must consider in evaluating a Special Use Review application. The Foundation's response to each criterion follows.

8.1 Compliance with Zoning Code

The application complies with the Town of Paonia Zoning Code and applicable ordinances. During a meeting with the Town Manager and Town staff, it was recommended that the Foundation apply for a Special Use Review Permit to accommodate the variety of proposed uses, several of which are commercial in nature but not specifically enumerated in the Town Code. The table in Section 8.6 below summarizes how comparable commercial uses are currently treated in the C-2 Commercial district, which is the subject of the Foundation's concurrent rezoning application.

8.2 Compatibility with Surrounding Area

The former Vo-Tech building has served the surrounding community as an educational facility for decades with minimal impact on neighboring properties. The Foundation intends to continue using the building in a similar, low-impact manner while expanding the range of educational and cultural programming offered. The District retains ownership of the adjacent property to the east, and surrounding properties are separated from the site by public road rights-of-way.

8.3 Need and Desirability

The family associated with the Carl E. Berg Education Foundation has lived in the Paonia community since the 1940's and has a mission to provide educational services to the community, including promoting the region's diverse culture and history and educating the public about the natural world. The proposed center responds to a demonstrated community interest in preserving and interpreting the area's heritage while providing flexible community gathering space.

8.4 Environmental Considerations

The proposed uses are not anticipated to have an adverse effect on the environment. The uses are low-impact, are conducted entirely indoors, and require no new construction, grading, or expansion of impervious surface.

8.5 Comprehensive Plan Compatibility

The proposed rezoning to C-2 Commercial and the uses described in this application are consistent with the Town's adopted 2025 Comprehensive Plan. The property is identified within the Town's "Mixed Use" future land use category, as shown on the Future Land Use Map attached as Exhibit F. The Mixed Use category supports a range of commercial, institutional, and creative uses — including offices, art studios, and small-scale creative industries — that are compatible with the Foundation's proposed programming.

8.6 Performance Standards for Commercial / Industrial Uses

Lights and Signs

Existing site lighting is shielded and downcast, and no additional lighting is proposed at this time. No new signage is proposed; any future signage or lighting will comply with Town standards to avoid distraction to neighboring properties or motorists.

Landscaping

The property has mature, established landscaping, and the Foundation intends to add supplemental landscaping in the future. Any additional landscaping will be selected and maintained with consideration for water-efficient use.

Storm Drainage

There are no known stormwater drainage issues affecting the property, and no additional buildings or impervious areas are proposed that would alter existing drainage patterns.

Handicapped Access

The property can accommodate ADA accessibility requirements both outside and within the building, consistent with Town building code requirements.

Commercial Use Screening

Adequate screening and landscaping already exist on the property, including the perimeter rock wall and mature trees. The School District continues to own the adjacent property to the east, and adjoining properties are separated from the site by public road rights-of-way.

Environmental Performance — Dust, Odor, Gas, Fumes, Glare, Vibration

All activities will be conducted within the building, and no dust, odor, gas, fumes, glare, or vibration are anticipated to extend beyond the property's lot lines.

Environmental Performance — Particulate Emissions

No harmful air emissions are anticipated from the proposed uses, as all activities will be conducted inside the building.

Environmental Performance — Noise

Noise levels from the proposed uses are not expected to exceed the Town's 75 dB(A) standard, as activities will occur inside the building during normal business hours. Occasional evening or weekend events will likewise be conducted indoors and are not expected to produce intermittent, shrill, or otherwise objectionable noise.

Environmental Performance — Water Pollution

None of the proposed uses involve processes that would pollute surface or groundwater resources.

Truck Traffic and Hours of Operation

Proposed uses will generally be conducted Monday through Friday during normal business hours, with occasional classes, events, or activities on weekends. No regular heavy truck traffic is anticipated in connection with the proposed uses.

Existing Table of Uses — C-2 Commercial District (Town of Paonia Zoning Code)

The following table, excerpted from the Town's zoning regulations, is provided for reference in evaluating compatibility of the proposed programming with comparable commercial uses (P = Permitted; S = Special Review Use; X = Not Permitted).

Use	C-2 District
Auto sales and service repair	S

Automobile wrecking yards	X
Banking, savings and loan	P
Bulk large storage of flammable liquid/gas facilities	X (S if 500 gal. or under)
Campgrounds, recreational vehicle parks	S
Child care	P
Churches	S
Commercial recreation (pool halls, bowling, skating, golf)	S
Dental or medical clinics	P
Drive-up windows (banks, businesses, restaurants)	S
Dwelling units as part of a business use	S
Dwelling units secondary to the business use	P
Fabricating / manufacturing industry	S
Fast food and drive-thru restaurants	S
Formula businesses	S
Gas stations	S
Group homes for the developmentally disabled	S
Lumber yards	S
Membership clubs	S
Mobile home sales / service	S
Motels, hotels, lodging (incl. B&Bs)	P
Multiple-family dwellings	S
Nursing homes	P
Parking lots	P
Parks and recreation areas	P
Personal services shops (barber, beauty, shoe repair, laundries, travel agencies)	P
Professional and business offices (part of permitted light industry)	P
Public and governmental facilities	P
Public or private schools	S
Restaurants	P
Retail businesses	P
Small animal clinic	S
Storage sheds (rental spaces)	S
Warehouses	S
Wholesale businesses (factory outlets)	S

9. Certification and Signature

By signing below, the Applicant affirms that all information provided in this Special Use Review Application is true and complete to the best of its knowledge, and agrees to abide by the terms outlined in this application and related documents.


Applicant Signature

Print Name: Andy Thliveris, on behalf of Carl E. Berg Education Foundation

6/18/26
Date

Town Use Only

Received by: Daoine Bachran

Date Received: 6/18/2026

Exhibit List

The following exhibits are attached to and submitted as part of this Special Use Review Application:

Exhibit	Description
A	Legal Description of Property
B	Site Plan (prepared by Spruance Consulting, LLC)
C	Floor Plan — “Paonia Energy Tech,” 218 4th Street
D	Delta County Assessor Property Record Card (Account No. R025939)
E	Boundary Line Adjustment Plat / Plat Over Aerial
F	Town of Paonia 2025 Comprehensive Plan — Future Land Use Map
G	Site Photographs
H	ALTA Title Commitment (Order No. DRC44010547, Old Republic National Title Insurance Company)
I	Quit Claim Deed, Reception No. 742333, Delta County Clerk and Recorder
J	Signed Owner Authorization Forms
K	Asbestos Re-Inspection Report, Grande River Environmental, LLC (May 4, 2023)

EXHIBITS



Special Use Review Application
Town of Paonia, Colorado

1. Applicant Information

- **Applicant Name:** _____
- **Applicant Address:** _____
- **Applicant Contact Information:**
 - Phone: _____
 - Email: _____
- **Property Owner Name (if different):** Delta County Joint School District No.50
- **Property Owner Address:** _____

2. Property Information

- **Legal Description of Property:** See attached legal description

(Attach legal description, typically from a deed or survey.)

- **Property Address:** 218 4th Street
Paonia, Colorado 81416
- **Parcel Number(s):** 324506184001

3. Site Plan

The following details must be included in the site plan, which should be drawn to scale on **Mylar**:

- **Site Plan Requirements:**
 - ✓ **Location of all buildings, structures, and other improvements** on the property.
(A building envelope may be used for flexibility in placement.)
 - ✓ **Off-street parking and loading areas** with dimensions and number of spaces.
 - ✓ **Ingress and egress points** (access points for buildings and parking).

- ✓ **Service and refuse collection areas** (locations and type). See site plan for details
- ✓ **Major screening proposals** (type, location, and size of barriers or landscaping to minimize visual impact). See site plan for details. There is an existing rock wall on the perimeter
- ✓ **Signage details**, including size, shape, height, and character of all proposed signs.
- ✓ **Open space and recreational areas** (designated areas for public or private recreation, including their size and location). Existing site. No open space is proposed
- ✓ **Outdoor lighting details**, including type and placement of fixtures to avoid light pollution and impact on neighboring properties. All outdoor lighting is existing. None proposed
- ✓ **Landscaping plan**, including:
 - Type of plant material
 - Minimum size
 - Quantity of each species
 - Location of landscaping areas on the site plan.

The property has existing landscaping. Additional landscaping is shown on the site plan.
- ✓ **Proposed stormwater management solutions**, including drainage plans and runoff control measures. Existing site with existing buildings and impervious areas which have been accounted for
- ✓ **Handicapped access provisions** (per Town building code requirements). ADA will meet Town Codes
- ✓ **Timeframe for project completion**, and phasing if applicable.

4. Legal Agreement

An agreement will be placed on the original site plan with the following:

- A statement that the property will be developed **only according to the approved special review site plan** and in compliance with Town of Paonia zoning regulations.
- **Signatures of all owners and lienholders** of the property, notarized.
- **Designated party** responsible for implementation of the site plan and improvements.

5. Title Policy

- **Title Policy Submission:** Provide a title policy indicating that the property is free of ownership disputes, liens, or encumbrances that would impair the use of the property. The policy must:
 - Be effective within **24 hours of Board approval**.
 - Confirm signatures of **all owners and lienholders** on the special review site plan.
 - Be submitted to the **Town Clerk within 7 days** of Board approval.

6. Supporting Documents

Attach the following documents:

- **List of Property Owners Within 200 Feet:** Provide names and addresses of all property owners within 200 feet of the subject property.
- **Additional Reports/Studies** (if applicable):
 - N/A ○ Traffic analysis
 - N/A ○ Soils or geological reports This is an existing site with improvements
 - N/A ○ Drainage or engineering studies Existing site with nonew buildings or impervious area
 - N/A ○ Environmental impact assessments The anticipated uses are non-hazardous
 - N/A ○ Noise studies All uses will be conducted indoors and will comply with Town's noise standards
 - N/A ○ Air quality studies The proposed uses will not require an APEN from CDPHE
 - N/A ○ Any other relevant information requested by the Town for further analysis.

7. Review Criteria and Performance Standards

In order for the Board of Trustees to approve the application, the following criteria must be met:

1. **Compliance with Zoning Code:**
The application must comply with the Town of Paonia Zoning Code and all applicable ordinances.
2. **Compatibility with Surrounding Area:**
The proposed use and site plan must be compatible with the character of the surrounding area.
3. **Need and Desirability:**
The proposed use should meet a demonstrated need for the community.
4. **Environmental Considerations:**
The application must address any potential adverse environmental impacts.
5. **Comprehensive Plan Compatibility:**
The proposed use must align with the Town's Comprehensive Plan policies and guidelines.
6. **Performance Standards for Commercial/Industrial Uses:**
 - **Lights and Signs:** No distraction to neighboring properties or motorists.
 - **Landscaping:** Provide energy-efficient landscaping, especially near public right-of-way.
 - **Storm Drainage:** Must prevent damage to adjoining properties.

- **Handicapped Access:** Required by law.
- **Commercial Use Screening:** Commercial and industrial uses abutting residential areas must provide adequate screening.
- **Environmental Performance:**
 - No dust, odor, gas, fumes, glare, or vibration beyond property boundaries.
 - No emissions of particulate matter above specified limits.
 - Noise levels must be kept below 75 decibels, with no sudden, shrill, or intermittent sounds.
 - No water pollution from the activity.
 - Restrictions on truck traffic and hours of operation for certain commercial/industrial zones.
- **Payment of Fees**
 - \$250 Application Fee for Special Use Reviews within zoning districts (Must be paid at time of filing).
 - Administrative Review billed at \$80 per hour in 15-minute increments if review takes longer than 1-hour (Not required at time of filing).
 - Attorney Review billed at \$235 per hour in 15-minute increments, if necessary (Not required at time of filing).

8. Signature of Applicant

By signing below, the applicant affirms that all information provided in this Special Use Review Application is true and complete to the best of their knowledge, and agrees to abide by the terms outlined in the application and related documents.

Applicant Signature: _____

Date: _____

Town Use Only

Received by: _____

Date Received: _____

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 1

A Parcel of land located within Government Lot 2 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of S.89°05'26"E. from the E1/16 Corner common to Sections 31 and 6 (monumented by a 1-1/2" aluminum cap RLS1456) to the Section Corner common to Sections 5, 6, 31 and 32 (monumented by a 3-1/4" USGLO Brass cap), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 5th Street from whence said E1/16 corner bears N.86°51'31"E. 159.12 feet; thence leaving said southerly right-of-way line and running S.01°15'39"E. 51.94 feet; thence S.01°19'28"W. 17.35 feet; thence S.00°10'17"E. 148.00 feet; thence S.89°32'01"E. 14.74 feet; thence S.00°50'45"W. 5.89 feet; thence S.46°15'36"E. 85.03 feet; thence S.01°37'56"E. 140.56 feet to the northerly right-of-way line of 4th Street; thence along the northerly right-of-way line of 4th Street N.89°17'51"W. 391.84 feet to the easterly right-of-way line of Grand Ave.; thence along the easterly right-of-way line of Grand Ave. N.00°45'30"E. 3.38 feet to the southeasterly right-of-way line of 5th Street; thence along the southeasterly right-of-way line of 5th Street the following four (4) courses: (1) on a tangent curve to the right 302.47 feet, with a radius of 425.00 feet, with a chord bearing and distance of N.21°08'49"E. 296.13 feet; (2) thence N.41°32'08"E. 69.56 feet; (3) thence on a tangent curve to the right 168.73 feet, with a radius of 275.00 feet, with a chord bearing and distance of N.59°06'48"E. 166.10 feet; (4) thence N.86°39'25"E. 15.03 feet to the Point of Beginning, said parcel contains 2.531 acres, more or less.

Town of Paonia, County of Delta, State of Colorado

SITE PLAN

Carl E. Berg Educational
Foundation

GRAND AVENUE

5th STREET

Existing
Parking Lot

Existing
Access

Trash
Enclosure

Enclosed Storage

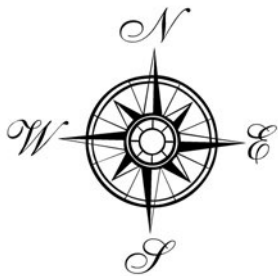
Patio

Existing Building

Additional Parking

4th STREET

Address of Property:
218 4th Street
Existing Zoning: P – Public District
Proposed Zoning: C-2 Commercial



Prepared by:
Spruance Consulting, LLC
www.spruanceconsulting.com
970-312-7050



0 15 30 60 US Feet

April 5, 2017



Building COST	\$46,114.35	Building Admin	\$ 19,535	Utility fee	\$ 26,579
S.f. heated	31092	\$	0.82	s.f.	

PAONIA ENERGY TECH 218 4TH STREET PAONIA

SCALE



31,291 s.f.

Property Record Card

DELTA COUNTY Delta County Assessor

DELTA COUNTY JOINT SCHOOL DISTRICT 50

145 W 4TH ST
DELTA, CO 81416-1839

Account: R025939

Tax Area: BR- - BR-
Acres: 2.531

Parcel: 324506184001

Situs Address:
218 4TH ST
PAONIA, 81428

Value Summary

Value By:	Market	Override
Commercial (1)	\$2,643,017	N/A
Land (1)	\$185,000	N/A
Total	\$2,828,017	\$2,828,017

Legal Description

218 4TH ST PAONIA 81428 TOTAL AC 2.531 +- LOT 1 OF DELTA CTY JOINT SCHOOL DIST #50 BA, RESUB OF LOTS 1-6 SCHOOL ADD & RESUB OF BLKS 3,4 5TH ST ADD. PT OF GOVT LOT 2 S6 T14S R91W 6PM AND PT OF S31 T13S R91W 6PM BEG PT SROW/L 5TH ST WH BEARS N86*51'31"E 159.12' S01*19'28"W 17.35' TH S00*10'17"E 148' TH S89*32'01"E 14.74' TH S00*50'45"W 5.89' TH S46*15'36"E 85.03' TH S01*37'56"E ETC TO POB R742333 R750218- PLAT



Public Remarks

Entry Date	Model	Remark
01/05/2024		DEACTIVATED ACCOUNTS R008782 R008783 R009152 AND CREATED ACCOUNTS R025939 R025940 R025941 R025942 R025943 R025944- KD
04/09/2024		SITE VISIT 4/4/2024 IN RESPONSE TO BOUNDARY ADJUSTMENT SURVEY. NEW PHOTOS. CONFIRMED SKETCH. UPDATES EFF 2024. -EC
07/25/2024		PARCEL SPLIT / ADJUSTMENT; USED ADJUSTMENT TO ALLOCATE VALUES TO MATCH 2024 PARENT NOV; REMOVED ADJUSTMENT FOR 2025 - PH

Commercial Occurrence 1

BVAL	924200 - SCHL DIST	Abstract Code	9242 - SCHOOL DISTRICTS
Arch Style	32 - SCHOOL	Exterior wall	17 - CB STUCCO 19 - COMMON BRK
RCVR	13 - FOAM	RSTR	1 - FLAT
Interior Wall	5 - DRYWALL 12 - INTERIOR WALL WAREHOUSE FINISH	Flooring	14 - CARPET 12 - HARDWOOD 5 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL

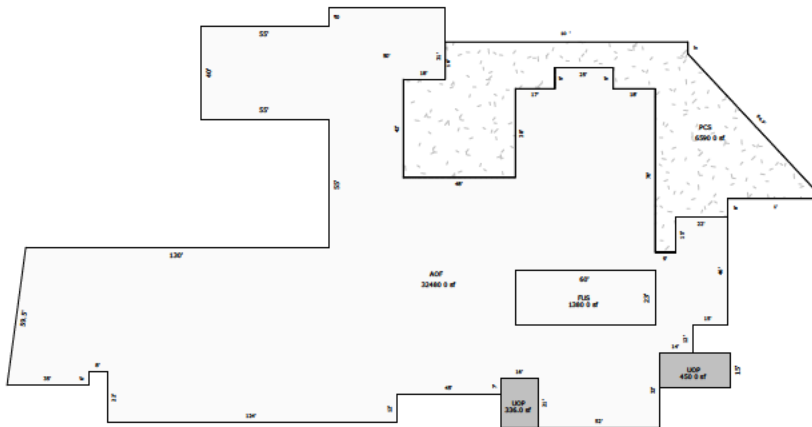
Property Record Card

DELTA COUNTY Delta County Assessor

Commercial Occurrence 1

Air Conditioning	3 - CENTRAL	Subdivision	200411 - PAO COMMERCIAL
QUAL	3 - AVERAGE	Frame type	3 - MASONRY
STYS	2 - STYS	Number of Baths	10
RMS	22	Actual Year Built	1960
Effective Year Built	1985	Neighborhood	200411 - PAO COMMERCIAL
DEPR04	1985 - DEPR04	Use Code	9000

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AOFF - AVG-OFFICE	32,480	32,480	32,480	32,480
FUS - F.UP STORY	1,104	1,380	1,380	1,380
UOP - UNF OPEN PORCH	79			786
Total	33,662.60	33,860.00	33,860.00	34,646.00
	Value	Rate	Rate	Rate
	\$2,643,017	78.51	78.06	76.29



Land Occurrence 1

LVal	100413 - PAO TOWN LOT 2.01-3 AC	Abstract Code	9142 - 9142 - school districts- exempt
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200411 - PAO COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200411 - PAO COMMERCIAL
Use Code	9000	Review Date	202404 - 24-Apr

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1

Property Record Card

DELTA COUNTY Delta County Assessor

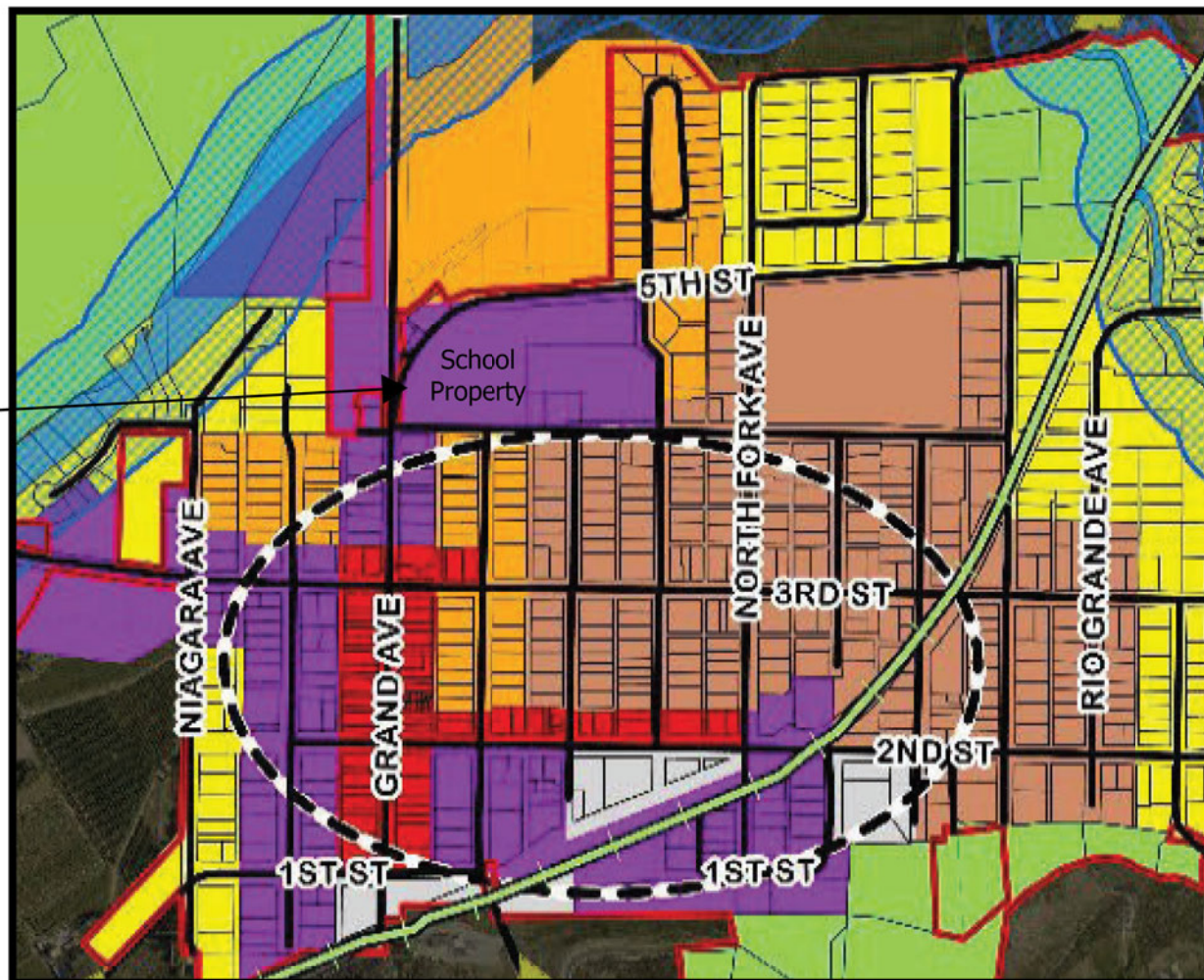
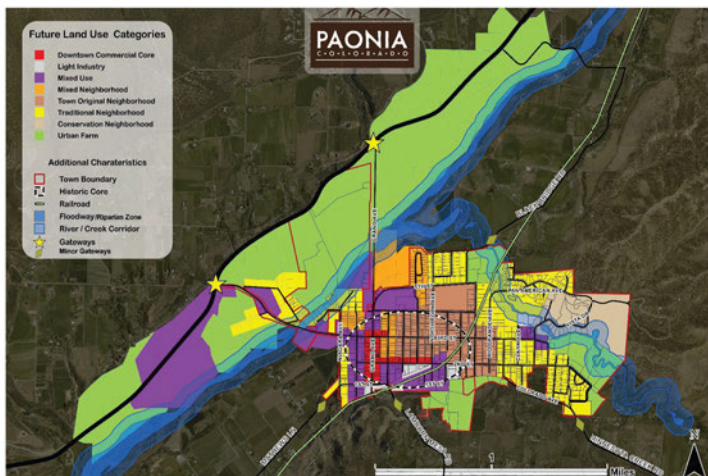
Land Occurrence 1

Total		1.00			1.00
	Value	Rate	Rate	Rate	Rate
	\$185,000	185,000.00			185,000.00

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
9142	9142 - school districts- exempt	\$185,000	\$49,950	\$185,000	\$49,950	NA	NA
9242	9242 - school districts	\$2,643,017	\$713,615	\$2,643,017	\$713,615	NA	NA
Total		\$2,828,017	\$763,565	\$2,828,017	\$763,565	NA	NA

Town of Paonia 2025 Comprehensive Plan Future Land Use Map



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



Looking north from 4th Street



Looking east from Grand Avenue



Looking south from 5th Street



Looking north from 4th Street.

Delta County Treasurer

Certificate of Taxes Due

Account Number [REDACTED]	Certificate Number 28539
Parcel 324506184001	Order Number
Assessed To	Vendor ID 50
DELTA COUNTY JOINT SCHOOL DISTRICT 50	BLACK KNIGHT, INC. NOW ICE MORTGAGE TECHNOLOGY
[REDACTED]	601 RIVERSIDE AVENUE
DELTA, CO 81416-1839	JACKSONVILLE, FL 32204

Legal Description	Situs Address
218 4TH ST PAONIA 81428 TOTAL AC 2.531 +/- LOT 1 OF DELTA CTY JOINT SCHOOL DIST #50 BA, RESUB OF LOTS 1-6 SCHOOL ADD & RESUB OF BLKS 3,4 5TH ST ADD. PT OF GOVT LOT 2 S6 T14S R91W 6PM AND PT OF S31 T13S R91W 6PM BEG PT SROW/L 5TH ST WH BEARS N86°51'31"E 159.12' S01°19'28"W 17.35' TH S00°10'17"E 148' TH S89°32'01"E 14.74' TH S00°50'45"W 5.89' TH S46°15'36"E 85.03' TH S01°37'56"E ETC TO POB R742333 R750218-PLAT	218 4TH ST PAONIA

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 06/01/2026					\$0.00

Tax Billed at 2025 Rates for Tax Area BR- - - BR-

Authority	Mill Levy	Amount	Values	Actual	Assessed
DELTA COUNTY	13.3960000*	\$0.00	9142 - school districts-	\$185,000	\$49,950
TOWN OF PAONIA	8.3220000	\$0.00	exempt		
PAONIA CEMETERY DISTRICT	0.7700000*	\$0.00	9242 - school districts	\$2,643,017	\$713,615
FIRE DISTRICT #2	2.8050000*	\$0.00	Total	\$2,828,017	\$763,565
NF WATER CONS DIST	0.5610000	\$0.00			
COLORADO RIVER WATER CONS D	0.5020000	\$0.00			
NORTH FORK MOSQUITO ABATEME	1.8020000	\$0.00			
DELTA COUNTY MEM HOSPITAL	0.7100000*	\$0.00			
NORTH FORK AMBULANCE HEALTH	5.4120000	\$0.00			
NORTH FORK POOL, PARK & REC	2.5000000	\$0.00			
DELTA COUNTY LIBRARY	3.2880000	\$0.00			
COUNTY R & B 1/2 SHARES	0.3500000	\$0.00			
TOWN OF PAONIA R & B 1/2 SH	0.3500000	\$0.00			
Taxes Billed 2025	40.7680000	\$0.00			
* Credit Levy					

Tax Billed at 2025 Rates for Tax Area BR- - - BR-

Authority	Mill Levy	Amount	Values	Actual	Assessed
DELTA COUNTY SCHOOL	27.0680000	\$0.00	9142 - school districts-	\$185,000	\$49,950
DC SCHOOL DIST 50 - BOND RE	3.1080000	\$0.00	exempt		
			9242 - school districts	\$2,643,017	\$713,615
Taxes Billed 2025	30.1760000	\$0.00	Total	\$2,828,017	\$763,565

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER SEPTEMBER 1ST. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments or manufactured homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

Delta County Treasurer
Certificate of Taxes Due





Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **DRC44010547**

Date: **06/05/2026**

Property Address: **218 4TH STREET, PAONIA, CO 81428**

For Closing Assistance

Marsha LeMaster

DELTA, CO 81416

Contact License: CO361917

Company License: CO44565

For Title Assistance

Jill Piatt

DELTA, CO 81416

Company License: CO44565

Buyer/Borrower

CARL E. BERG EDUCATION FOUNDATION

Attention: ANDY THLIVERIS

Paonia, CO 81428

Delivered via: Electronic Mail

Seller/Buyer Agent

WESTERNCOLORADOREALTY.COM

Attention: MIKE JACKSON

PAONIA, CO 81428

Delivered via: Electronic Mail

Seller/Owner

DELTA COUNTY JOINT SCHOOL DISTRICT 50

Attention: KURT CLAY

218 4th St

Paonia, CO 81428

Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: DRC44010547

Date: 06/05/2026

Property Address: 218 4TH STREET, PAONIA, CO 81428

Seller(s): DELTA COUNTY JOINT SCHOOL DISTRICT 50

Buyer(s): CARL E. BERG EDUCATION FOUNDATION, A COLORADO NON-PROFIT CORPORATION

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-01-21	\$3,320.00
Deletion of Standard Exception(s)	\$100.00
Tax Certificate	\$30.00
TOTAL	\$3,450.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Delta county recorded 09/26/2022 under reception no. 742333](#)

[Delta county recorded 12/08/1927 at book 197 page 586](#)

[Delta county recorded 12/08/1927 at book 219 page 67](#)

[Delta county recorded 07/10/1917 at book 142 page 67](#)

[Delta county recorded 09/23/1911 at book 104 page 522](#)

[Delta county recorded 11/07/1908 at book 86 page 408](#)

Plat Map(s):

[Delta county recorded 12/04/2023 under reception no. 750218](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: DRC44010547

Property Address:

218 4TH STREET, PAONIA, CO 81428

1. Commitment Date:

05/31/2026 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-01-21

\$1,400,000.00

Proposed Insured:

CARL E. BERG EDUCATION FOUNDATION, A COLORADO
NON-PROFIT CORPORATION

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

DELTA COUNTY JOINT SCHOOL DISTRICT 50

5. The Land is described as follows:

LOT 1, DELTA COUNTY JOINT SCHOOL DISTRICT #50 / DELTA COUNTY JOINT SCHOOL DISTRICT #3
BOUNDARY LINE ADJUSTMENT, ACCORDING TO THE PLAT RECORDED DECEMBER 4, 2023 UNDER
RECEPTION NO. [750218](#), COUNTY OF DELTA, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: DRC44010547

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT IMPROVEMENT LOCATION CERTIFICATE OF SUBJECT PROPERTY. THIS REQUIREMENT IS NECESSARY TO DELETE STANDARD EXCEPTIONS 1 THROUGH 3. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

NOTE: ANY MATTERS DISCLOSED BY SAID IMPROVEMENT LOCATION CERTIFICATE WILL BE REFLECTED ON SAID POLICY(S) TO BE ISSUED HEREUNDER.

NOTE: LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID IMPROVEMENT LOCATION CERTIFICATE.

2. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE DELTA COUNTY JOINT SCHOOL DISTRICT 50 (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE CORPORATION. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE CORPORATION. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A COPY OF THE BYLAWS OF CARL E. BERG EDUCATION FOUNDATION, A COLORADO NON-PROFIT CORPORATION. SAID BYLAWS MUST CONTAIN A PROVISION FOR A RESOLUTION TO CONVEY, ENCUMBER AND/OR EXECUTE INDEMNITIES REGARDING REAL PROPERTY.
4. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE CARL E. BERG EDUCATION FOUNDATION, A COLORADO NON-PROFIT CORPORATION (AUTHORIZING THE PURCHASE AND EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE CORPORATION WITH THE CORPORATE SEAL AFFIXED. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
5. WARRANTY DEED FROM DELTA COUNTY JOINT SCHOOL DISTRICT 50 TO CARL E. BERG EDUCATION FOUNDATION, A COLORADO NON-PROFIT CORPORATION CONVEYING SUBJECT PROPERTY.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: DRC44010547

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, AND AN IMPROVEMENT LOCATION CERTIFICATE OF THE LAND, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT AND IMPROVEMENT LOCATION CERTIFICATE WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: DRC44010547

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED MAY 10, 2007 IN BOOK 16 AT PAGE [39](#).
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SCHOOL ADDITION RECORDED JUNE 19, 1949 IN BOOK 1 AT PAGE [71](#).
10. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT RECORDED MAY 14, 1980 IN BOOK 481 AT PAGE [334](#).
11. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN GENERAL RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 16, 1996 IN BOOK 766 AT PAGE [830](#).
12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN GROUND LEASE RECORDED APRIL 14, 2003 IN BOOK 970 AT PAGE [1](#) AND SATISFACTION OF GROUND LEASE RECORDED NOVEMBER 16, 2006 UNDER RECEPTION NO. [609766](#)
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GROUND LEASE RECORDED MAY 04, 2005 UNDER RECEPTION NO. [590951](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT DEED RECORDED MAY 24, 2016 UNDER RECEPTION NO. [687641](#).
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DELTA COUNTY JOINT SCHOOL DISTRICT #50 / DELTA COUNTY JOINT SCHOOL DISTRICT #3 BOUNDARY LINE ADJUSTMENT RECORDED DECEMBER 04, 2023 UNDER RECEPTION NO. [750218](#).



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

QUIT CLAIM DEED

DELTA COUNTY JOINT SCHOOL DISTRICT 50 as successor in interest to **SCHOOL DISTRICT NO. 3** of the County of Delta, State of Colorado (Grantor), does hereby grant, bargain, convey, transfer and quit claim unto **DELTA COUNTY JOINT SCHOOL DISTRICT 50**, whose legal address is [REDACTED] St, Delta, CO 81416 of the County of Delta, State of Colorado ("Grantee"), and its heirs, successors, and assigns, forever, all right title, interest, claim and demand which Grantor has in and to any and all of the following property located in the County of Delta, State of Colorado, to-wit:

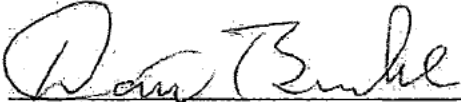
218 4TH ST PAONIA 81428 S: 6 T: 14S R: 91W Subdivision: WA CLARKS
ADDITION TO PAONIA TOTAL AC 5.6+- SEC 6 T14S R91W 6PM FULLY DESC IN
BK 104 PG 522 BK 142 PG 67 BK 197 PG 586 BK 305 PG 517 R-612412 (GROUND
LEASE) R-687641 ESMNT DEED

Also known as: 218 4th Street, Paonia, CO 81428.
Delta County Assessor Parcel No. 324506159001

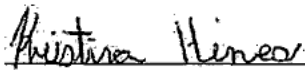
Together with, without warranty, all water and water rights, ditches and ditch rights, wells and well permits appurtenant thereto or used in connection therewith, and all and singular the hereditaments and appurtenances thereunto belonging, subject to covenants, easements, and restrictions of record, and subject to general property taxes.

Signed this 15 day of September, 2022.

Delta County Joint School District 50
Successor in Interest to School District No. 3


By: Dan Burke, President, Board of Education

Attest:


Kristina Hines, Secretary, Board of Education

STATE OF COLORADO)
) ss.
COUNTY OF DELTA)

The foregoing Quit Claim Deed was acknowledged before me this 15 day of September, 2022 by Dan Burke, President of the Board of Education and Kristina Hines, Secretary of the Board of Education.

Witness my hand and official seal.
My commission expires: Feb 4, 2024

Laura J. Esplin
Notary Public
LAURA J. ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2024

Authorization Form

I, (We), Delta County School District 505, give permission to CARL E. BERG EDUCATION FOUNDATION
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ☒ by: Mail _____ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

[Signature]

Date 5/29/20

Date _____

Owner Signature
David J. Skarka, Reg 40811
Attorney for DCSD 505

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2020 by
David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

Authorization Form

I, (We), Delta County School District SOT, give permission to Spruance Consulting, LLC
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: _____

Phone: _____ E-mail: _____

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ✓ by: Mail _____ Email ✓

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

Neu Date 5/29/26 Date _____

Owner Signature
David J. Skarka, Reg #40811
Attorney for DCSO SOJ

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2026 by

David J. Skarka

My commission expires Feb. 4, 2028

Laura T. Ezdin

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

Authorization Form

I, (We), Delta County School District 505, give permission to CARL E. BERG EDUCATION FOUNDATION
(Owner - please print) (Authorized Agent/Applicant-please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ☒ by: Mail _____ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

[Signature] Date 5/29/20 _____ Date _____

Owner Signature
David J. Skarka, Reg 40811
Attorney for DCSD 505

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2020 by
David J. Skarka

My commission expires Feb. 4, 2028

[Signature]

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

COPY

Authorization Form

I, (We), Delta County School District SOS, give permission to Spruance Consulting, LLC
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Parcel No. 324506184001

Legal Description: See attached of Section 06, Township 14 N, Range 91 W

Subdivision Name: WA Clarks Addition Lot 1 Block N/A

Property Owners Information:

Address: _____

Phone: _____ E-mail: _____

Authorized Agent/Applicant Contact Information:

Address: [REDACTED]

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant ☒ by: Mail _____ Email ☒

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

Handwritten signature: *Neel Patel*

Date 5/29/26

Date _____

Owner Signature _____

Owner Signature
David J. Skarka, Reg #40811
Attorney for DCSO SOJ

Owner Signature

Subscribed and sworn to before me this 29 day of May, 2026 by

David J. Skarka

My commission expires Feb. 4, 2028

Laura T. Espin

Notary Public

LAURA J ESPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204004914
MY COMMISSION EXPIRES FEB 4, 2028

COPY



May 4, 2023

John M. McHugh
Facilities Director
Delta County School District
[REDACTED]

Subject: Asbestos Re-inspection Results
Paonia VoTech
218 4th Street
Paonia, Colorado

Dear Mr. McHugh:

Per your request, Grande River Environmental, LLC (GRE) has completed the required three-year asbestos re-inspection of Paonia VoTech located at 218 4th Street in Paonia, Colorado. The facility was previously included in the asbestos management plans prepared for the school district. The re-inspection was completed on April 17, 2023 by Jake Harris a GRE asbestos inspector certified by the EPA and the State of Colorado.

GRE inspected all visible friable and non-friable known or potential asbestos-containing building materials (ACBMs) present in the structure.

According to the existing management plan, friable pipe insulation is not visible, but potentially present in the crawlspace in the structure. Friable sheet flooring in the restrooms was identified during this re-inspection. Non-friable 9x9 and 12x12 floor tiles, cove base, and sheet flooring were either identified or assumed to be asbestos-containing during previous inspections of the facility. A condition assessment of the materials listed above was conducted during the 2023 re-inspection. A summary of the re-inspection results is presented below.

Previously Identified ACBMs

Pipe Insulation – The pipe insulation located in the structure was previously identified to be ACBMs. The pipe insulation was not visible, abated, may be present in the crawlspace, and was in good condition at the time of the inspection, remains friable, and are classified as an ACBM with the potential for damage. No additional samples of the materials were collected during the re-inspection.

9x9 Floor Tiles – The floor tiles located in the structure were previously identified to be ACBMs. The floor tiles were in good condition at the time of the inspection, remain non-friable, and are classified as an ACBM with the potential for damage. No additional samples of the materials were collected during the re-inspection.



12x12 Floor Tiles – The floor tiles located in the structure were previously identified to be ACBMs. The floor tiles were in good condition at the time of the inspection, remain non-friable, and are classified as an ACBM with the potential for damage. No additional samples of the materials were collected during the re-inspection.

Cove Base – The cove base located in the structure was previously identified to be ACBMs. The cove base was in good condition at the time of the inspection, remains non-friable, and are classified as an ACBM with the potential for damage. No additional samples of the materials were collected during the re-inspection.

Sheet Flooring – The sheet flooring located in the restrooms was previously identified to be non-friable ACBMs. The sheet flooring was in good condition at the time of the inspection, is now friable, and is classified as an ACBM with the potential for damage. No additional samples of the materials were collected during the re-inspection.

Conclusions

Visible, non-friable ACBMs identified in the building, including floor tiles and cove base were in good condition at the time of the inspection and remain non-friable. The sheet flooring identified in the building was classified as non-friable and is now classified as friable ACBMs. Friable ACBMs identified in the building, including pipe insulation and sheet flooring were in good condition at the time of the inspection and remain friable.

If you have any questions, please call me at [REDACTED] Thank you for selecting GRE for your project.

Sincerely,
Grande River Environmental, LLC

Jake Harris APCD# 16493
Project Manager

Attachments: Asbestos Re-inspection Form
Inspector Certifications



Limitations:

GRE conducted this investigation in accordance with current professional practices. This assessment was limited to the sampling locations and analyses described in the report. No other sampling or analyses were conducted during this investigation. Only readily accessible spaces were inspected; therefore, it is possible that ACM may exist in areas that were inaccessible during this non-destructive inspection. Any material encountered that has not been sampled should be assumed to be asbestos-containing until it has been sampled by a state certified asbestos inspector and proven otherwise.

If additional information concerning site environmental conditions becomes available, the conclusions and recommendations presented in this report will not be considered valid unless this information is reviewed and the conclusions and recommendations of this report are modified and approved in writing by GRE. It is possible that additional reports or investigations could alter the conclusions of this assessment.

This report is intended for use only by the client. Any future use of this report by anyone other than the above-referenced client will require authorization by GRE and possible updating of the report.



Asbestos Containing Materials Inventory

Inspector Name:

Jake Harris

Original Inspection Date:

2006 June 23, 1988

EPA Accreditation #:

16493

Re-Inspection Date(s):

2006 4/17/23

State Certification #:

16493

School District:

Delta County School District

School Name: Paonia Votek

Building: Main Campus

LEA Designated Person: John McHugh

Total Building Square Footage: Approx. 11,000 ft²

Homogeneous Area Number	Material	Type	Previous Inspection Condition			Current Inspection Condition			Samples Collected	Comments
			Friable	Condition	Accessibility	Friable	Condition	Accessibility		
	Pipe Insulation	Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	Not Visible, Abandoned, may be present in crawl space
	4x4 Floor Tile	Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	
	12x12 Floor Tile	Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	
	Cove Base	Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	
	Sheet Flooring	Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	Rest Rooms
		Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	
		Surf TSI Misc	Yes No	Significant Damaged Good	High Medium Low	Yes No	Significant Damaged Good	High Medium Low	Yes No	

Town of Paonia
PO Box 460
214 Grand Avenue
Paonia CO 81428-0460

(970) 527-4101

Receipt No: 1.000191460

Jun 18, 2026

SUR2026-002

218 Fourth Street SUR

Previous Balance:	.00
App. Fees, Licenses - Special Review & Zoning Apps	250.00
Total:	250.00
Check	250.00
Check No: 1066	
Total Applied:	250.00
Change Tendered:	.00

06/18/2026 3:49 PM

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Paonia, CO 81428

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☐ Return Receipt (hardcopy)	\$ \$4.40
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To LYNN WETHERELL

Street [REDACTED]

City, St PAONIA, CO 81428

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PAONIA, CO
JUN 24 2026
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To KELSIE DYSART

Street [REDACTED]

City, St PAONIA, CO 81428

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ \$4.40
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To TIM/SHERY LOPEZ

Street [REDACTED]

City, St PAONIA, CO 81428

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Delta, CO 81416

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ \$4.40
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To DC SCHOOL DIST. #50

Street RE: NFSIS

City, St DELTA, CO 81416

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Crawford, CO 81415

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ \$4.40
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To JEFF SKEELS

Street [REDACTED]

City, St CRAWFORD, CO 81415

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Paonia, CO 81428

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ \$4.40
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To KEVIN/NORA O'BRIEN

Street PO BOX [REDACTED]

City, St PAONIA, CO 81428

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\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street SHERRY JANE DEANE
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

PAONIA, CO
JUN 24 2026
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\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street STEPHEN RICE
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

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Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street TERRANCE BRIGGS
PO BOX [REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

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JUN 24 2026
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Crawford, CO 81415

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street JOHN/CECILIA CHERRY
[REDACTED]
City, State CRAWFORD, CO 81415 [REDACTED]

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JUN 24 2026
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Aspen, CO 81612

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street CRAIG BARNES
[REDACTED]
City, State ASPEN, CO 81612 [REDACTED]

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Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
Street ROGER DRAPER
[REDACTED]
City, State PAONIA, CO 81428 [REDACTED]

PAONIA, CO
JUN 24 2026
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: CHRISTINE LIST
Street: C/O KEATON PRITZER
City, State: PAONIA, CO 81428

PAONIA, CO
JUN 24 2026
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: SUE STRONG
Street: [REDACTED]
City, State: PAONIA, CO 81428

PAONIA, CO
JUN 24 2026
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: DIANE SCHEVENE
Street: PO BOX [REDACTED]
City, State: PAONIA, CO 81428

PAONIA, CO
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: COLIN/NADINE O'BRIEN
Street: PO BOX [REDACTED]
City, State: PAONIA, CO 81428

PAONIA, CO
JUN 24 2026
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: ZANE WRIGHT
Street: PO BOX [REDACTED]
City, State: PAONIA, CO 81428

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To: JOHN SACKLIN
Street: DELANEY RUDY
City, State: PAONIA, CO 81428

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To CHRISTOPHER JACOBSON

Street Address PO BOX [REDACTED]

City, State, ZIP+4® PAONIA, CO 81428

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To WILMORE & COMPANY

Street Address [REDACTED]

City, State, ZIP+4® PAONIA, CO 81428

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To LINDA SMITH

Street Address PO BOX [REDACTED]

City, State, ZIP+4® PAONIA, CO 81416

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Hotchkiss, CO 81419

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To ZACHARY SEDIVY

Street Address PO BOX [REDACTED]

City, State, ZIP+4® HOTCHKISS, CO 81419

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Delta, CO 81416

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To CHOICE PROPERTIES

Street Address [REDACTED]

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To CLARE FULLER

Street Address [REDACTED]

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: MICHAEL MEADOWS
Street: PO BOX [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
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06/24/2026
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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: KATHERYN SWARTZ
Street: [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
Postmark Here
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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: WESS EWERT
Street: [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
Postmark Here
06/24/2026
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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: KIM CARTER
Street: [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: DALE GILLENWATER
Street: [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
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USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

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**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Paonia, CO 81428

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: GBD SOLUTIONS LLC
Street: PO BOX [REDACTED]
City: PAONIA, CO 81428

PAONIA, CO 0541
JUN 24 2026
Postmark Here
06/24/2026
USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

NOTICE



TOWN OF PAONIA, COLORADO NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Paonia Planning Commission will hold a Public Hearing at 6:00 p.m. on Monday, July 13, 2026, at the Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the Public Hearing will be to consider an application from Carl E. Berg Foundation for a re-zoning of the property located at 218 4th Street, Paonia, CO 81428, which property consists of one (1) lot which is zoned Public District (P) to Community Commercial District (C-2).

NOTICE is further given that the Paonia Board of Trustees will hold a Public Hearing at 6:30 p.m. on Tuesday, July 28, 2026, at Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the Public Hearing will be to consider an application from Carl E. Berg Foundation for a re-zoning of the property located at 218 4th Street, Paonia, CO 81428. Which Property consists of one (1) lot which is zoned Public District (P) to Community Commercial District (C-2).

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. Copies of the proposed rezoning and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, CO 81428. For further information concerning the Public Hearing, please contact the Town Clerk at (970) 527-4101 during regular business hours.

Dated the 17th day of June, 2026.

TOWN OF PAONIA, COLORADO
Samira M Vetter
Town Clerk

214 Grand Avenue | Paonia, CO 81428 | (970) 527-4101 | FAX (970) 527-4102



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TOWN OF PAONIA, COLORADO
Samira M Vetter
Town Clerk

214 Grand Avenue | Paonia, CO 81428 | (970) 527-4101 | FAX (970) 527-4102



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Delta County Independent** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 249-3444**.

Notice ID: 7DBBkUxWbjZ6cCWhkk1c | **Proof Updated: Jun. 17, 2026 at 09:01pm MDT**
Notice Name: PH - Spec Use Rev - 218 4th St

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Samira Vetter
samirav@townofpaonia.com
(970) 527-4101

FILING FOR

Delta County Independent

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 7.42

Number of Lines: 69

06/25/2026: Custom 24.84

Subtotal \$24.84

Tax \$0.00

Processing Fee \$0.00

Total \$24.84

See Proof on Next Page

**TOWN OF PAONIA,
COLORADO - NOTICE OF
PUBLIC HEARING**

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Dated the 17th day of June, 2026.

TOWN OF PAONIA,
COLORADO
Samira M Vetter

Town Clerk
Date: June 25, 2026
#####

Town of Paonia, Colorado

Memorandum

To: Mayor and Board of Trustees
From: Greg Sund
CC: N/A

Subject: Agenda Memo for July 28, 2026 Regular Meeting

H) Actions and Presentations

- 1) **Presentation of 2025 Audit** – Our auditor for the 2025 Audit, Jim Hinkle and our contract accounting firm owner, Lorraine Trotter will be presenting the document during this meeting.
- 2) **Citizens of a Healthy Community Invitation** – Natasha Leger will be appearing before the board to describe an upcoming event in the Town Hall Community Room. The reason for the appearance is to raise awareness of the meeting to the Trustees and the public.
- 3) **Consideration of a Request to Expand the Scope of the Ad-Hoc Short-Term Rental Committee** – During the regular meeting on July 21, the STR Committee discussed the need to expand their authority to discuss subjects that may improve the ability to develop a proposal for the Board of Trustees. We are including a list of the current limitations and directions established by the Board of Trustees a few months ago.
- 4) **Facilitator Contractor – Ad Hoc STR Committee** - The Ad Hoc STR Committee recommends extension of facilitator Scott Brown's contract and if the Trustees agree to expand the scope of the committee to amend Mr. Brown's

contract to reflect the changes because the current limitations are listed in his contract.

5) **Consideration of Resolution 26-13 Declaring a Vacancy for Mayor**

– This is the first step in the process of filling the Mayor position.

6) **Consideration of Resolution 26-14 – Meeting Decorum**

– I worked up this resolution with the help of Trustee Ostrander. We are enclosing copies of resolutions passed by the Trustees in 2017 for comparison. They somewhat address the issue of decorum in public meetings, but this resolution addresses the subject more directly. I recommend approval.

7) **Consideration of Designating a Primary and Alternate Representatives to the Colorado Municipal League Legislative Policy Committee**

– This is a large committee with representatives from cities and towns across the State. The Committee provides input to the CML staff who lobby on behalf of the League and its members. Stefen Wynn was the primary designee from Paonia and Sam Vetter was the alternate. I am not interested in serving on this committee, so I asked Sam if she is interested. She said she is and doesn't care if she is appointed as the primary or alternate representative. If one of the Trustees is interested in serving on this committee, I encourage them to put their name forward for Board consideration.

8) **Consideration of Designating a Back-up Chair until a New Mayor is Appointed**

– As the title suggests, the Town needs a Trustee to step forward who is willing to serve as chair of meetings if Mayor Pro-tem Fischer is unable to attend a meeting. This designation would only hold until the Board appoints a new Mayor.

9) **Consideration of Setting a Special Meeting for August 5, 2026 to select an Executive Search Firm**

– The RFP for executive search firms closes the last day of July. At that point, a Trustee Committee will read the proposals received and develop a recommendation to hire a firm. Hence, I ask the Board to designate three board members willing to read and score the proposals received by Noon on Monday, August 3. It is important to note that recruiters seek applications based on the direction of the board as to the skills, abilities, knowledge, education, experience, etc... you expect your town administrator to have. They need this information in order to find the candidates that best meet

the Town's wants and needs. The sooner the firm is selected, the sooner they will be able to start their work. I think there is value in hiring a search firm because no matter whether the work is done by a firm or in-house, the process requires considerable time and experienced recruiters are very familiar with the process which means they are efficient. If the Trustees want to do the search without a firm, I estimate I will have to dedicate a lot of time to the process. Please be aware that it is likely doing so would negatively affect the time I can spend on all of the projects on the table. The reason, I project that I would have to be involved in an in-house process is because selection of Town Administrator is an important process that should not be delegated to people unfamiliar with the process and the people who may apply. When I managed the process in Georgetown, it required a lot of my time. We received over 300 applications, but as I reviewed all of them, only about 30 justified more attention and eventually narrowing that number to 4-5 interviewees was a lot of work. Also, CML and the CCCMA (the Colorado managers association) produced a publication on hiring a town administrator that I thought might be helpful to those of the Board who have not experienced this process before. We are enclosing it in the packet.

Greg Sund
Interim Town Administrator



Name: Natasha Leger, Citizens for a Healthy Community

Address/Email: natasha@chc4you.org

Phone: [REDACTED]

Date of Request: 7/20/26

Meeting Date Request: 7/28

Subject: ECMC Community Impact Tour

Please describe below, in as much detail as possible, information concerning the item you wish to present before the Board of Trustees. If the Board of Trustees has all the information needed, they can make a decision or render an opinion in a much more expeditious manner. Your appearance is required for the Board of Trustees to make a decision.

Presentation:

The Colorado Energy and Carbon Management Commission (ECMC) will be coming to Paonia for a community impact tour to understand the cumulative impacts of oil and gas development from the community's perspective. Their tour will take place on August 6th and the Community Room at Town Hall has been reserved for a lunch and panel session. We would like to inform the Board about this tour and request that a representative of the Town welcome the ECMC at the lunch/panel session.

[Save Form](#)

[Print Form](#)

[Email Form](#)

Ad-Hoc STR Committee Limitations	
The administrative provisions provided below (these are decisions made only by the Board of Trustees) are necessary for the implementation of a municipal licensing program for which the Town is legally responsible to adopt in order to protect public health, safety and ensure responsible management of public funds.	Potential Topics for the Ad Hoc Committee to address and create proposed recommendations to the Board of Trustees for consideration
1. Creation of a Licensing program that includes dwelling units and single room rentals 2. Adoption licensing requirements 3. Licensee obligations during term of the license 4. Unlawful to operate an STR without a license 5. Use of the following definition for “Dwelling Unit” – Potential Topics for the Ad Hoc Committee to address and create proposed recommendations to the Board of Trustees for consideration “Dwelling Unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.” This definition applies to other portions of Town Code and must be uniformly applied. 6. STRs defined as being rented for a period less than 30 days 7. Requirements for Annual License renewal 8. Licensing Fee requirements and the associated fee amount to ensure public staff time and public resources are adequately reimbursed 9. Requirement for an exterior door with a minimum of 32 inches when opened to 90 degrees. 10. Criteria and process for license denial, suspension, revocation, penalties for	1. Number of maximum (Dwelling unit/single room) STR licenses offered by the Town and what this number is based on 2. Definition of a single room rental 3. Approach for licensing single room rentals. 4. Owner occupied vs. non-owner-occupied dwelling units as STRs 5. Possibly assigning the number of STR licenses and the associated parking requirements based respectively on the Town Zoning Classifications - C-1, C-2, R-1, R-2, R-3 and E-1 (See attached zoning classification descriptions and the Town zoning map) 6. Discuss the time frame included in the definition for primary residence – A privately-owned residential dwelling or property at which the owner resides for at least hundred (200) days per year. (This is the definition and time frame included in the original Ordinance.) 7. Establishment of a license waiting list used when all allotted licenses have been issued

noncompliance and opportunity for appeal. 11. Adherence to Chapter 18, requiring adherence to the 2018 International building code and licensed property available for inspection by Town designee 12. Adherence to all Town of Paonia Code requirements including zoning, nuisances, trash collection, noise abatement, dark skies, etc. 13. STRs prohibited in the Mobile Home district (MH), Light Industrial district (I-1), Industrial District (I-2), Developing Resource District (DR) and Public District (P) 14. Requiring an owner applying for an STR license to provide proof of property ownership 15. Requiring that each licensed STR owner designate an authorized representative(s) that is/are located within 60 minutes driving time from the STR and available 24 hours a day, 7 days a week for the purpose of responding to property code violations and/or complaints regarding the condition, operation, or conduct of occupants of the short term rental, and (2) taking remedial action to resolve such violations and/or complaints. 16. Non transferability of licenses	
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SERVICES AGREEMENT

THIS SERVICES AGREEMENT (this "Agreement") is made and entered into the most recent day and year set forth below by and between Town of Paonia, a municipal corporation and political subdivision of the State of Colorado (the "Principal"), whose mailing address is 214 Grand Avenue, Paonia, CO 81428, and **Scott Brown, whose mailing address is: P.O. Box 1676 Paonia, CO 81428** (the "Contractor"). The Principal and the Contractor are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

WITNESSETH:

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Scope of Services. The Contractor agrees to provide services related to the following scope of services: **EXHIBIT A – SCOPE OF SERVICES, incorporated herein by this reference.** The scope of services referenced above along with any Additional Scope of Services is hereinafter referred to as the "Scope of Services." All provisions of the Additional Scope of Services, including without limitation any terms and conditions included therein, shall be subject to the provisions of this Agreement. In the event of any inconsistency between the provisions of this Agreement and any Additional Scope of Services, the provisions contained within this Agreement shall control.

2. Time of Commencement and Completion of Services. The services to be performed pursuant to this Agreement shall be initiated beginning on the date of signature of this contract. Services (as outlined in Exhibit A) shall be completed no later than **July 31, 2026**. Any extensions of the time limit set forth above must be agreed upon in writing by the Parties.

3. Early Termination by Principal. Notwithstanding the time periods contained herein, the Principal may terminate this Agreement at any time without cause by providing written notice of termination to the Contractor. Such notice shall be delivered at least three (3) days prior to the termination date contained in said notice unless otherwise agreed in writing by the Parties. In the event of any such early termination by the Principal, the Contractor shall be paid for services rendered prior to the date of termination, subject only to the satisfactory performance of the Contractor's obligations under this Agreement. Such payment shall be the Contractor's sole right and remedy for such termination.

4. Early Termination by Contractor. Notwithstanding the time periods contained herein, the Contractor may terminate this Agreement at any time without cause

by providing written notice of termination to the Principal. Such notice shall be delivered at least three (3) days prior to the termination date contained in said notice unless otherwise agreed in writing by the Parties. In the event of any such early termination by the Contractor, the Contractor shall promptly cease performance of services and deliver to the Principal all work product completed up to the date of termination. The Principal shall pay the Contractor for services rendered prior to the date of termination, subject only to the satisfactory performance of the Contractor's obligations under this Agreement. Such payment shall constitute full and final compensation to the Contractor, and the Contractor shall have no further claim against the Principal arising from such termination.

5. Suspension. Without terminating this Agreement or breaching its obligations hereunder, the Principal may, at its convenience, suspend the services of the Contractor by giving the Contractor written notice one day in advance of the suspension date. Upon receipt of such notice, the Contractor shall cease its work in as efficient a manner as possible so as to keep its total charges to the Principal for services under this Agreement to the minimum. No work shall be performed during such suspension except with prior written authorization by the Principal Representative. After a suspension has been in effect for thirty (30) days, the Contractor may terminate this Agreement at will.

6. Compensation. In consideration of the services to be performed pursuant to this Agreement, the Principal agrees to pay the Contractor the amounts set forth in the, **Exhibit B – Compensation and Rate Schedule**. The Principal shall provide no benefits to the Contractor other than the compensation stated above. The Contractor shall bill its charges to the Principal periodically, but no more frequently than once a month. Payment will not be made on a salary or hourly rate. Principal shall have no obligation to make any payments until such time as the Principal accepts Contractor's performance as satisfactory. All payments under this contract shall be to the trade or business name of the Contractor. No payments will be personally made to an individual under this Agreement.

7. Qualifications on Obligations to Pay. No partial payment shall be final acceptance or approval of that part of the Scope of Services paid for or shall relieve the Contractor of any of its obligations under this Agreement. Notwithstanding any other terms of this Agreement, the Principal may withhold any payment (whether a progress payment or final payment) to the Contractor if any one or more of the following conditions exists:

(a) The Contractor is in default of any of its obligations under this Agreement.

(b) Any part of such payment is attributable to services that are not performed according to this Agreement. The Principal will pay for any portion of the services performed according to this Agreement.

(c) The Contractor has failed to make payments promptly to any third party used to perform any portion of the services hereunder, subject to Paragraph 9, for which the Principal has made payments to the Contractor.

8. Principal Representative. The Principal will designate, prior to commencement of work, its project representative (the "Principal Representative") who shall make, within the scope of his or her authority, all necessary and proper decisions with reference to the Scope of Services. All requests for contract interpretations, change orders, and other clarification or instruction shall be directed to the Principal Representative.

9. Independent Contractor. The services to be performed by the Contractor are those of an independent contractor and not of an employee of the Principal. The Contractor is obligated to pay federal and state income tax on any moneys earned pursuant to this Agreement. Neither the Contractor nor its employees, if any, are entitled to workers' compensation benefits from the Principal for the performance of the services specified in this Agreement. **As an independent contractor, the Contractor agrees that:**

(a) Contractor does not have the authority to act for the Principal, or to bind the Principal in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the Principal; and

(b) Principal does not establish a quality standard for the Contractor, except that Principal can provide plans and specifications regarding the work but does not oversee the actual work or instruct the Contractor as to how the work will be performed; and

(c) Principal cannot terminate the ordered services during the contract period unless the individual violates the terms of the contract or fails to produce a result that meets the specifications of this Agreement; and

(d) Principal does not dictate the time of performance, except that a completion schedule and a range of mutually agreeable work hours may be established under this Agreement; and

(e) Principal will not provide training or instruction to Contractor or any of its employees regarding the performance of Services hereunder; and

(f) Principal will not pay the Contractor personally but rather makes checks payable to the trade or business name of the Contractor; and

(g) Neither Contractor, nor its employees or Contractors, will receive benefits of any kind from the Principal, and **Contractor will not receive unemployment insurance benefits unless unemployment compensation coverage is provided by the**

Contractor or some other entity, and that the Contractor is obligated to pay federal and state income tax on any moneys paid pursuant to the contract relationship created by this Agreement; and

(h) Contractor represents that it is engaged in providing similar services to the general public and not required to work exclusively for the Principal; and

(i) All Services are to be performed solely at the risk of the Contractor and Contractor shall take all precautions necessary for the proper performance thereof; and

(j) Contractor will not combine its business operations in any way with the Principal's business operations, and each party shall maintain their operations as separate and distinct; and

(k) Contractor has and hereby retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed or contracted by Contractor for performing the Services hereunder; and

(l) Contractor represents and acknowledges that the Services performed under this Agreement will be done using Contractor's own tools, except when the Town requires use of the Town's supplies or equipment, and at hours and times as determined by Contractor.

10. Personal Services. It is understood that the Principal enters into this Agreement based on the special abilities of the Contractor and that this Agreement shall be considered an agreement for personal services. Accordingly, the Contractor shall neither assign any responsibilities nor delegate any duties arising under this Agreement without the prior written consent of the Principal. The Contractor accepts the relationship of trust and confidence established between the Parties. The Contractor shall use its best efforts and shall perform the services hereunder at or above the standard of care of those in its profession or industry providing similar services in the Principal's local area; provided, however, that in the event the standard of care is higher in the local area where the Contractor's office primarily responsible for providing the services is located, then the standard of care applicable to the local area where the Contractor's office is located shall be applicable to such services.

11. Accuracy of Work and Warranty. The Contractor represents, covenants, and agrees that its work will be accurate and free from any material errors. The Principal's approval shall not diminish or release the Contractor's duties, since the Principal is ultimately relying upon the Contractor's skill and knowledge. The Contractor hereby represents, warrants, and guarantees to the Principal all workmanship, equipment and/or materials paid for by the Principal pursuant to this Agreement for a period of two (2) years following the date of purchase by the Contractor. Such warranty shall be

construed to include, but is not limited to, representations that all workmanship, equipment, and materials are of good quality, free from any defects or irregularities, and in strict conformity with any and all specifications provided to the Contractor by the Principal. If any defect in workmanship, equipment or materials arises, the Contractor shall remedy or otherwise correct such defect without cost to the Principal within such reasonable period of time as specified by the Principal in writing. If the Contractor fails to repair such defect within such period of time specified by the Principal, the Principal may repair such defect or contract for such repairs at the expense of Contractor.

12. Duty to Warn. The Contractor agrees to call to the Principal's attention errors in any drawings, plans, sketches, instructions, information, requirements, procedures, and other data supplied to the Contractor by the Principal or a third party that it becomes aware of and believes may be unsuitable, improper, or inaccurate in a material way. However, the Contractor shall not independently verify the validity, completeness, or accuracy of such information unless otherwise expressly engaged to do so by the Principal. Nothing shall detract from this obligation unless the Contractor advises the Principal in writing that such data may be unsuitable, improper, or inaccurate and the Principal nevertheless confirms in writing that it wishes the Contractor to proceed according to such data as originally given.

13. Insurance. The Contractor represents, warrants, and agrees that it has and shall maintain State minimum workers' compensation insurance coverage for its employees, if any. The Contractor shall also maintain broad form general liability, property damage, and automotive liability insurance in the minimum amount of \$50,000/\$100,000 each person and each occurrence for bodily injury, death, or damage to property of any person and \$50,000 damage to property of more than one person, or the maximum amount that may be recovered under the Colorado Governmental Immunity Act, § 24-10-101 *et seq.*, C.R.S., as from time to time amended (the "CGIA"), whichever is higher. All insurance policies (except workers' compensation) shall include the Principal and its elected officials and employees as additional insureds. No later than seven (7) days after execution of this Agreement, Contractor shall provide the Principal with certificates of insurance evidencing the types and amounts of insurance specified in this paragraph.

14. Unauthorized Workers. The Contractor certifies that the Contractor shall comply with the provisions of Section 8-17.5-101 *et seq.*, C.R.S. The Contractor shall not knowingly employ or contract with an unauthorized worker to perform work under this Agreement or enter into an agreement with a subcontractor that knowingly employs or contracts with an unauthorized worker. The Contractor represents, warrants, and agrees that it has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-Verify Program or the Department Program described in Section 8-17.5-101, C.R.S. The Contractor shall not use either the E-Verify Program or the Department Program

procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed. If the Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an unauthorized worker, the Contractor shall: (a) notify the subcontractor and the Principal within three (3) days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an unauthorized worker; and (ii) terminate the subcontract with the subcontractor if within three (3) days of receiving such notice, the subcontractor does not stop employing or contracting with the unauthorized worker, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an unauthorized worker. The Contractor shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If the Contractor fails to comply with any requirement of Section 8-17.5-102(2), C.R.S., the Principal may terminate this Agreement for breach, and the Contractor shall be liable for actual and consequential damages to the Principal. If the Contractor participates in the Department Program, the Contractor shall provide the affirmation required under Section 8-17.5-102(5)(c)(II), C.R.S., to the Principal.

The Contractor, if operating as a sole proprietor, hereby swears or affirms under penalty of perjury that the Contractor (i) is a citizen of the United States or legal permanent resident or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of Section 24-76.5-101 *et seq.*, C.R.S., and (iii) shall produce one of the forms of identification required by Section 24-76.5-103, C.R.S., prior to the performance of any of its other obligations hereunder.

15. Compliance with Laws. The Contractor is obligated to familiarize itself and comply with all laws applicable to the performance of the Scope of Services.

16. Acceptance Not Waiver. The Principal's approval or acceptance of, or payment for, any of the services shall not be construed to operate as a waiver of any rights or benefits provided to the Principal under this Agreement.

17. 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.

18. Remedies. In the event a Party declares a default by the other Party, such defaulting Party shall be allowed a period of ten (10) days within which to cure said default. In the event the default remains uncorrected, the Party declaring default may elect to (a) terminate the Agreement and seek damages; (b) treat the Agreement as continuing and require specific performance; or (c) avail itself of any other remedy at law or equity. If the non-defaulting Party commences legal or equitable actions against the defaulting Party, the defaulting Party shall be liable to the non-defaulting Party for the non-defaulting Party's reasonable attorney fees and costs incurred because of the default.

Under no circumstances shall either Party be liable to the other Party for special, punitive, indirect, or consequential damages arising out of or in connection with this Agreement, including without limitation lost profits, loss of use, or loss of opportunity, except as required by Paragraph 13 (Unauthorized workers).

19. Indemnification; No Waiver of Liability. Contractor shall indemnify, save, and hold harmless the Principal, its employees, and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees and related costs, incurred as a result of any act or omission by Contractor, or its employees, agents, subcontractors, or assignees pursuant to the terms of this Agreement. As part of this obligation, the Contractor shall compensate the Principal for the time, if any, spent by its legal counsel in connection with such claims or actions. If an Additional Scope of Services contains any provisions purporting to require the Principal to defend, indemnify, or hold harmless the Contractor or purporting to effect a waiver or limitation of the Contractor's liability (either by type of liability or amount), the Principal does not agree or accept such provisions, and such provisions are not part of the Agreement. The Principal is relying on and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, defenses, and protections provided by the CGIA or otherwise available to the Principal or its officers or employees.

20. Binding Effect. This writing constitutes the entire agreement between the Parties and shall be binding upon the Parties, their officers, employees, agents and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of the Parties.

21. Law; Venue. The laws of the State of Colorado shall govern the construction, interpretation, execution, and enforcement of this Agreement. Venue for any dispute between the Parties arising out of or relating to this Agreement shall be in the State of Colorado District Court for the county in which the Principal's mailing address is located.

22. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

23. Enforcement and Waiver. The failure of either party in any one or more instances to insist upon strict performance of any of the terms and provisions of this Agreement, shall not be construed as a waiver of the right to assert any such terms and provisions on any future occasion or of damages caused thereby.

24. Nonexclusive Nature. This Agreement does not grant Contractor an exclusive privilege or right to supply services to the Principal.

25. Annual Appropriation. Payment pursuant to this Agreement, whether in whole or in part, is subject to and contingent upon the continuing availability of Town funds for purposes hereof, as determined by the Principal's Board of Directors. In the event that said funds, or any part thereof, become unavailable as determined by the Principal, the Principal may immediately terminate this Agreement or amend it accordingly.

26. Ownership of Work Product. All documents such as reports, plans, drawings and contract specifications, information, and other materials prepared or furnished by the Contractor (or the Contractor's independent professional associates, subcontractors, and consultants) and paid for pursuant to this Agreement are instruments of public information and property of the Principal. All internal documents which support the public information such as field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Contractor as instruments of service shall be provided to the Principal. The Principal understands such documents are not intended or represented to be suitable for reuse by the Principal or others for purposes outside the specific scope and conditions of the Scope of Services. Any reuse without written verification or adaptation by the Contractor for the specific purpose intended will be at the Principal's sole risk and without liability or legal exposure to the Contractor, or to the Contractor's independent professional associates, subcontractors, or consultants.

27. Taxes. The Principal is a governmental entity and is therefore exempt from state and local sales and use tax. The Principal will not pay for or reimburse any sales or use tax that may not directly be imposed against the Principal. The Contractor shall use the Principal's sales tax exemption for the purchase of any and all products and equipment on behalf of the Principal.

28. Business License. The Principal shall maintain an active Business License and/or Contractor's Work Permit as required by the Town during the entirety of the Agreement. The Principal shall obtain all permits as required prior to beginning work.

29. Time Is of the Essence. All times stated in this Agreement are of the essence.

30. Notices. All notices which are required or which may be given under this Agreement shall be effective when mailed via registered or certified mail, postage prepaid and sent to the address first set forth above.

31. Counterparts, Electronic Signatures and Electronic Records. This Agreement may be executed in two counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101, *et seq.*, C.R.S. The Agreement and any other documents requiring a signature may be

signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement, solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic signature or that it is not in its original form or is not an original.

32. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person, not a party to this Agreement. No person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.

CONTRACTOR:

By: Scott Brown
Name: Scott Brown
Title: Facilitator (STR)
Date: 5/1/26

PRINCIPAL:

Town of Paonia

By: Paige Smith
Name: Paige Smith
Title: Mayor
Date: 5/1/26

EXHIBIT A

SCOPE OF SERVICES

Short-Term Rental Committee Facilitation Services

1. Purpose and Objective

The Contractor shall provide professional facilitation services to support the Town of Paonia Short-Term Rental (STR) Ad Hoc Committee (Committee). The objective is to guide structured, efficient, and consensus-based discussions limited to creating actionable recommendations to the Board of Trustees for each of the seven topics identified below and to which the Board of Trustees directed the Committee to discuss as confirmed by unanimous vote on February 24, 2026, and reaffirmed by unanimous vote on March 24, 2026. The seven topics directed by the Board of Trustees for discussion resulting in recommendations are as follows:

1. Number of maximum (Dwelling unit/single room) STR licenses offered by the Town and what this number is based on.
2. Definition of a single room rental.
3. Approach for licensing single room rentals.
4. Owner occupied vs. non-owner-occupied dwelling units as STRs
5. Possibly assigning the number of STR licenses and the associated parking requirements based respectively on the Town Zoning Classifications - C-1, C-2, R-1, R-2, R-3, and E-1 (See attached zoning classification descriptions and the Town zoning map)
6. Discuss the time frame included in the definition for *primary residence* – A privately-owned residential dwelling or property at which the owner resides for at least two hundred (200) days per year. (This is the definition and time frame included in the original Ordinance).
7. Establishment of a license waiting list used when all allotted licenses have been issued.

2. General Scope of Work

The Contractor shall facilitate Committee meetings, guide discussion of Board of Trustees directed STR topics identified above and assist the Committee in reaching consensus-based recommendations. The Contractor shall ensure discussions remain focused, productive, and aligned with the seven topics and meeting agendas.

3. Public Engagement Framework

Public comment shall generally occur at the conclusion of meetings. The Contractor may allow public input during discussions when appropriate or when requested by the Committee.

4. Use of Existing Information

The Contractor shall build upon prior Committee work, including surveys and prior public input, and shall not duplicate previous efforts.

5. Meeting Management

The Contractor shall manage meeting structure, time, and discussion flow to ensure efficient and effective meetings, minimizing redundancy and confusion.

6. Deliverables

The Contractor shall support:

- a. Development of consensus-based recommendations for each of the seven Board of Trustees' identified topics,
- b. Clear identification of Committee positions, and
- c. Structured progression through assigned STR topics.

7. Professional Judgement

The Contractor shall exercise discretion in managing discussions and balancing efficiency, inclusivity, and decision-making progress.

8. Coordination with Town Staff

The Contractor shall coordinate with the Town Clerk or designee on agendas and materials.

9. Level of Effort and Time Commitment

The Contractor shall facilitate bi-weekly meetings of approximately ninety (90) minutes and perform approximately two (2) hours of preparation per meeting.

Total anticipated effort is approximately 3.5 hours per meeting cycle, or 7 hours per month.

Exhibit B

Compensation and Rate Schedule

1. Hourly Rate - \$90.00 per hour

2. Estimated Level of Effort

a. Meeting Facilitation: 1.5 Hours per meeting

b. Preparation: 2.0 Hours per meeting (which includes an Executive Summary of the previous meeting to be included in the Agenda for the next upcoming meeting)

Total per Meeting Cycle: 3.5 Hours

Two Meetings per Month

Estimated Monthly Hours: 7.0 Hours

3. Estimated Monthly Cost: \$630.00 per Month

4. Additional Services: Services in addition to Exhibit A will require prior written authorization from the Principal after consultation and approval by the Board of Trustees.



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

AGENDA ITEM:	Consideration of Resolution 13-26 Declaring a Vacancy for Mayor of the Board of Trustees
SUBMITTED BY:	Samira Vetter, Town Clerk
DATE:	July 28, 2026
BACKGROUND:	On July 14, 2026, Mayor Paige Smith resigned in writing to the Board of Trustees and the Town Clerk. Resolution 13-26 formally declares a vacancy in the office of Mayor and begins the process for filling the vacancy. Information will be posted advising qualified candidates that they must have lived within Town limits for at least one year, be a registered elector, and be over the age of 18. Interested qualified candidates must submit an application and letter of interest to the Town Clerk no later than Wednesday, August 5, 2026 at noon. Candidates will also be asked to attend the August 11, 2026 Regular Board Meeting to be available to answer any questions the Board may have. The Board has until September 25, 2026 to appoint someone to the office of Mayor before an election is required.
BUDGET:	There is no budget impact associated with declaring the vacancy. If the Board does not appoint a Mayor within the statutory timeframe and an election is required, election-related costs may be incurred.
RECOMMENDATION :	Due to the important duties attended to by the Mayor, including serving as tie breaker, chairing meetings, signing contracts and checks, and acting as a liaison between the Board and staff, staff recommends that the Board attempt to appoint a Mayor before going to election for continuity of the Town's business.
ATTACHMENT:	Resolution 13-26 Declaring a Vacancy for Mayor of the Board of Trustees

**TOWN OF PAONIA, COLORADO
RESOLUTION NO. 13-26**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
PAONIA, COLORADO, DECLARING A VACANCY IN THE OFFICE OF
MAYOR**

WHEREAS, the Town of Paonia (the “Town”) is a statutory town in Delta County, Colorado;

WHEREAS, with respect to a vacancy on the Board of Trustees, C.R.S. § 31-4-303 provides in part:

The board of trustees has the power, by appointment, to fill all vacancies in the board or any other office, and the person so appointed shall hold his office until the next regular election and until his successor is elected and has complied with section 31-4-401. The board also has the power to fill a vacancy in the board or in any other elective office of the town by ordering an election to fill the vacancy until the next regular election and until a successor has been elected and has complied with section 31-4-401. If a vacancy in the board or in such other elective office is not filled by appointment or an election is not ordered within sixty days after the vacancy occurs, the board shall order an election, subject to the municipal election code, to be held as soon as practicable to fill the vacancy until the next regular election and until a successor has been elected and has complied with section 31-4-401....

(emphasis added);

WHEREAS, Section 2-2-10(e) of the Town of Paonia Municipal Code (the “Code”) provides, in part, that “The Board of Trustees shall have power, by appointment, to fill all vacancies in the Board of Trustees or in any other elected office, and the person so appointed shall hold office until the next regular election and until his or her successor is elected and qualified”;

WHEREAS, on July 14, 2026, Mayor Paige Smith resigned in writing to the Board of Trustees and the Town Clerk;

WHEREAS, accordingly, the Board of Trustees wishes to declare a vacancy in the office of Mayor, as set forth herein.

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

1. **Recitals**. The foregoing recitals are incorporated herein as findings of the Board of Trustees.
2. **Mayor Vacancy**. It is the Board's intention that such vacancy be filled by appointment not later than 14 days from the approval of this Resolution - that is, not later than August 11, 2026; however, the Board will have until the statutory deadline to make such appointment, at the Board's discretion. The Board will order a special election to fill the vacancy within the statutory timeframe of 60 days from the effective date of this Resolution if the Board does not fill the vacancy by appointment prior to that time.
3. **Term**. The term of the vacant Mayor position is to and through April of 2028.

4. Information. Information on when and how qualified residents may seek appointments to the Board will be posted on the Town's website, on the Town's Facebook page, in the Town office, and on the bulletin board at Town Hall.

APPROVED AND ADOPTED this 28th day of July, 2026, by the Board of Trustees, Town of Paonia.

TOWN OF PAONIA, COLORADO

ATTEST:

Samira M. Vetter, Town Clerk

Sheree Fischer, Mayor Pro-Tem

RESOLUTION NO. 13-26

A RESOLUTION OF THE PAONIA BOARD OF TRUSTEES RECOGNIZING THE IMPORTANCE OF RESPECT FOR EACH OTHER BY BOARD MEMBERS AND THOSE APPEARING BEFORE THE BOARD.

WHEREAS, maintaining decorum in public meetings is vitally important to ensuring public boards are able to achieve success in the community, and

WHEREAS, decorum is achieved through a show of respect for all participants in public meetings, and

WHEREAS, the Paonia Board of Trustees believes in the important of the phrase “Be Nice, Be Kind, and

WHEREAS, the Paonia Board of Trustees asks all those appearing before the Board to keep the saying “Be Nice, Be Kind” in mind while they address the Board, and

WHEREAS, the Paonia Board of Trustees fully supports the right of the people to peaceably assemble and express ideas as protected by the First Amendment to the United States of America’s Constitution,

NOW, THEREFORE, BE IT RESOLVED that the Paonia Board of Trustees proudly supports the presentation, discussion, and exchange of information on a wide variety of ideas in ways that demonstrate respect for all participants and maintains decorum in the public meeting setting.

Dated this 28 day of July, 2026.

Sheree Fischer, Mayor Pro-Tem

ATTEST:

Samira M Vetter, Town Clerk

TOWN OF PAONIA, COLORADO
RESOLUTION NO. 2017-06

**A RESOLUTION ESTABLISHING STANDARDS OF CONDUCT
FOR ELECTED OFFICIALS OF THE TOWN**

WHEREAS, the Board of Trustees believes that the members of the Board, including the Mayor, must act at all times within the scope of their lawful authority, in accordance with the highest ethical standards, and in a manner that accords all persons with respect and dignity; and

WHEREAS, the Board desires to establish for itself, and for each member of the Board, including the Mayor, minimum standards of conduct to assure the same; and

WHEREAS, the failure to comply with such standards would constitute serious misconduct that would reflect poorly on the Town, and would detrimentally affect the credibility of the Board and the effectiveness of the Town in serving the community; and

WHEREAS, the Board intends that the standards of conduct established herein be enforceable by such consequences as will assure compliance therewith;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Paonia, Delta County, Colorado, that the following Board of Trustees Standards of Conduct are hereby adopted:

PAONIA BOARD OF TRUSTEES

STANDARDS OF CONDUCT

Section 1. **Scope of Authority.** The Mayor and each Trustee has only such authority as is conferred by applicable state statutes, and ordinances not inconsistent with such statutes. No member of the Board of Trustees, including the Mayor, shall act in a manner that exceeds such authority, including but not limited to:

- a. No member shall purport to speak on behalf of the Board on any matter on which the Board has not taken a position, or represent a Board position inaccurately.
- b. No member shall make commitments or promises individually on any matter for which a vote or consensus of the Board is required.
- c. At Board meetings, no one member shall attempt to dominate the discussion. Each member shall strive to speak once on any topic, and then allow each other member to speak on that topic before speaking again. Members shall seek recognition from the presiding officer before speaking. Members shall primarily direct remarks at Board meetings to the Board as a whole, rather than engaging in back-and-forth arguments with another member.
- d. No member shall act or attempt to act on any matter which is encompassed within the responsibilities of the Town Administrator or other staff member.
- e. No member shall give orders to any staff member who reports directly or indirectly to the Town Administrator.

- f. Excepting the provision in the Town Administrator's contract that he/she works under the "general supervision" of the Mayor; no member shall individually direct the work of the Town Administrator or other direct report of the Board. Any such directions shall only be given by the Board as a whole, and such direct reports shall be held accountable only for directions given by the Board as a whole.
- g. The Mayor (or in the Mayor's absence the Mayor pro tem) shall be responsible for presiding over meetings of the Board. Except as otherwise specifically granted by the state statutes or ordinances not inconsistent therewith, the Mayor (and in the Mayor's absence the Mayor pro tem) shall, for all other purposes, have only the same powers as any other member of the Board.
- h. Individual members may make reasonable inquiries to the Town Administrator concerning matters pertaining to their decision-making responsibilities, but shall be careful to avoid giving orders or directions.
- i. Except where applicable laws or Town ordinances or resolutions specifically provide otherwise, no member shall allow or encourage any employee to disregard the chain of command within the Town, or involve himself or herself in employment matters below the level of the Board's direct reports.
- j. No member shall direct or request the hiring or firing of any employee to or from any position that reports directly or indirectly to the Town Administrator.

Section 2. Personal Conduct. The Board of Trustees desires to serve as a positive example for civility, respect, and dignity in its dealings with one another, the Town's staff, citizens, and the business community. To that end, each member shall comply with the following standards of personal conduct:

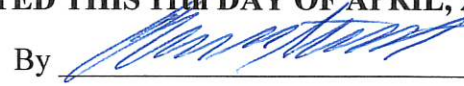
- a. Each member shall respect the rights of others to be heard and given due consideration of their views.
- b. Each member shall recognize that the Mayor has the right, in consultation with the Town Administrator, to establish the agenda for all meetings.
- c. No member shall berate, intimidate, or belittle others for expressing their opinions or viewpoints, or engage in speech that is inflammatory, defamatory, demeaning, bullying, or threatening.
- d. No member shall make disparaging remarks about any Town employee in a public setting. While criticism about job performance may be a valid topic of discussion, members shall choose a setting appropriate for such discussion.
- e. No member shall fail to comply with any provision of the Town's employee handbook with respect to the treatment of employees, including but not limited to provisions concerning prohibited harassment, discrimination, and bullying.
- f. Each member shall direct all inquiries or requests for staff support to the Town Administrator, and shall respect the time limits on staff support.
- g. Each member shall comply at all times with applicable state statutes, the Paonia Municipal Code and the Rules of Procedure adopted by the Board.

Section 3. Consequences for Violation of Standards of Conduct. Any member of the Board who violates these standards of conduct is subject to disciplinary action. Such disciplinary action shall be taken upon approval by a vote of a majority of the Board members in office. No member shall vote on any matter pertaining to his or her own discipline. The Board reserves the right to take one or more of the following steps, after consideration of the seriousness, duration, and/or repeated nature of the violation:

- a. Remedial or educational training on the subject of the violation intended to avoid or prevent future violations;
- b. Public warning;
- c. Removal from any appointed Board position or policy liaison role;
- d. A resolution of public censure;
- e. A request that the member resign from his or her elected office; or
- f. Removal from office in accordance with C.R.S. Section 31-4-307.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 11th DAY OF APRIL, 2017.

By 
Corinne Ferguson, Town Clerk

By 
Charles Stewart, Mayor



TOWN OF PAONIA, COLORADO
RESOLUTION NO. 2017-10

WHEREAS, the Town of Paonia, a Colorado Statutory Town (herein after the “Town”), conducts its regular business by and through its Board of Trustees meeting, regularly held on the second and fourth Tuesday of each month; and

WHEREAS, for a more efficient administration and management of the regular meetings of the Board of Trustees, the Board believes that it is in the best interest of the Town to implement rules of procedure for the conduct of the Board meetings; and

WHEREAS, in an effort to enact more efficient administration, the Board shall implement the use of a consent agenda for the passage of non-controversial items, where Board comment and discussion on such matters is unanticipated; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Paonia, Delta County, Colorado, that the following Rules of Procedure and Consent Agenda Policy are hereby adopted:

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:
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report(15 minutes)
- (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. 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.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 11th DAY OF JULY, 2017.

By ___s/s_____

Corinne Ferguson, Town Clerk

By ____s/s_____

Charles Stewart, Mayor



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

AGENDA ITEM:	Consideration of Designating a Primary and an Alternate Member to the Colorado Municipal League Policy Committee
SUBMITTED BY:	Samira Vetter, Town Clerk
DATE:	July 28, 2026
BACKGROUND:	The Colorado Municipal League (CML) Policy Committee provides member municipalities an opportunity to review anticipated, proposed, or introduced legislation and make recommendations for legislative positions to the CML Board. CML permits each municipality to assign one member to the Policy Committee and designate an alternate to attend when the primary member is unavailable. The Town Clerk has served as the Town of Paonia alternate on the CML Policy Committee for the past two years and would like to continue serving, as she attends each meeting. The alternate member votes only when the primary member is not in attendance. Participation on the Policy Committee provides a useful opportunity to follow legislative issues affecting municipalities and observe the relationship between CML and its member municipalities. A Trustee may also be interested in serving as the Town's primary or alternate representative. Meetings are offered virtually and generally occur once per month during the legislative session. Meeting length can vary from approximately one to four hours depending on the agenda and level of discussion. The Board may designate one primary representative and one alternate representative to the CML Policy Committee.
BUDGET:	There is no budget impact associated with this item.
RECOMMENDATION :	Staff recommends that the Board of Trustees reappoint Samira Vetter and appoint one Trustee to serve on the CML Policy Committee, with one designated as the primary representative and one designated as the alternate representative.
ATTACHMENT:	2026 Policy Committee Roles and Responsibilities



Policy Committee Roles and Responsibilities

CML GENERAL GOVERNANCE OVERVIEW

- CML works with and on behalf of Colorado cities and towns to develop and improve municipal government.
- CML provides services that increase the efficiency of Colorado cities and towns.
- CML assists in securing legislative enactments that benefit municipalities while opposing injurious legislation.
- CML always acts in the best interest and for the benefit of all Colorado municipalities and their residents.
- CML conducts all business while adhering to the highest legal and ethical standards.
- CML is governed by an executive board elected by members. The executive board is responsible for setting and establishing policy using existing guidance and recommendations from various committees, including the Policy Committee.

ROLE OF THE POLICY COMMITTEE

- Policy Committee representatives are appointed by their respective municipalities. Each municipality may assign one member and designate an alternate should that member be unable to attend. Cities with a population over 100,000 may appoint two members plus an alternate.
- CML section chairs serve as non-voting members of the committee appointed by their respective sections.
- Policy Committee representatives are responsible for reviewing anticipated, proposed, or introduced legislation provided by CML advocacy staff and voting on recommendations for legislative positions to the CML Board at Policy Committee meetings.
- Representatives are responsible for reviewing requests for CML-initiated legislation from member municipalities or CML staff and voting on a recommendation to the CML Board.
- Representatives are responsible for reviewing CML's Annual Policy Statement and proposing revisions, if necessary. CML members will vote on proposed Policy Statement revisions at CML's Annual Business Meeting.
- CML promotes inclusive leadership development and discourage redundancy: Ensure equitable access to leadership opportunities within both the Policy Committee and Executive Board by encouraging a system of rotation that prevents overlapping memberships. This approach aims to foster diverse perspectives, broaden expertise, and build a dynamic pipeline of leaders across the organization.
- The Policy Committee is dedicated to creating a safe, inclusive space where all members have equal opportunity to voice their perspectives without fear of judgement. Members are

encouraged to actively listen, respect differing opinions, and contribute to an environment that values diversity of thought.

ROLE OF INDIVIDUAL POLICY COMMITTEE REPRESENTATIVES AND ALTERNATES

- **General Expectations**
 - Policy Committee representatives are expected to attend, in person or virtually, all CML policy committee meetings. If you cannot participate in a meeting, please ensure your municipality's designated alternate is available and prepared to attend.
 - Policy Committee representatives are expected to review committee materials with their city councils and relevant municipal staff and departments ahead of CML policy committee meetings to represent their municipality's views accurately.
- **Meeting Expectations**
 - Please arrive on time and ready to participate.
 - Follow the rules and instructions the Policy Committee chair sets forth at the beginning of the meeting.
 - Wait to be recognized by the chair before speaking or making a motion.
 - Having active and engaged committee discussions produces great outcomes. To the extent possible, please minimize distractions during committee meetings, which includes refraining from leaving the room to take phone calls or engaging in unrelated work.
 - Discussions around legislation often lead to passionate conversations, with everyone eager to participate. Dialogue and debate should maintain a civil and respectful atmosphere and tone.
- **Fiduciary Duty**
 - **Duty of Care:** Members must make informed, well-considered decisions based on accurate and current information, dedicating the necessary time and attention to understand relevant issues.
 - **Duty of Loyalty:** Members are expected to prioritize the Municipal League's interests above personal or outside interests, avoiding any actual or perceived conflicts of interest, and must disclose any potential conflicts promptly.
 - **Duty of Obedience:** Members must ensure that all actions and decisions comply with applicable laws, regulations, and organizational policies, safeguarding the League's integrity and public trust.

ROLE OF THE POLICY COMMITTEE CHAIR

- The Policy Committee chair is appointed by and serves at the pleasure of the CML Executive Board President.
- The Policy Committee Chair is responsible for maintaining rules of order and running efficient policy committee meetings.
- The chair will recognize speakers during discussion, recognize motions when made, and call for a vote when appropriate.

- The chair will ensure that each person, both in person and online, has an equal opportunity to speak and make motions during meetings.
- The chair will not recognize speakers for a second time until other members who want to speak have done so.
- The chair will ensure that motions are in order and proceed according to the rules.
- A designated staff member, such as the Communications Manager or Meetings and Event Manager, will assist the Policy Committee Chair in moderating meetings, ensuring smooth engagement with Zoom attendees, and accurately managing vote counts. This support allows the Chair to focus on guiding discussions effectively while staff facilitate technical aspects and participant interaction.

THE ROLE OF THE CML EXECUTIVE BOARD

- CML Executive Board Meetings generally occur the week following CML Policy Committee Meetings.
- The Executive Board has the final authority to establish the League's positions.
- At the CML Executive Board Meetings, the Board will consider recommendations submitted by the CML Policy Committee. A member of the advocacy team will present each recommendation.
- Legislative and policy recommendations may be presented directly to the CML Executive Board when time does not permit waiting to present it to the Policy Committee first.