Town of Paonia
214 Grand Avenue
Tuesday, July 14, 2026, 6:30 PM
Board Meeting Minutes

RECORD OF PROCEEDINGS

Mayor Pro-Tem Fischer calls the meeting to order at 6:30 PM.

A) Roll Call
Present:
Mayor Pro-Tem Fischer
Trustee Czech
Trustee Hunter
Trustee Foster
Trustee Ostrander (via Zoom)

B) Approval of Agenda

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

The motion carries unanimously.

C) Announcements

Mayor Pro-Tem Fischer asked for the board to observe a moment of silence for firefighter Nicholas Dale, who died July 12 while fighting the South Rim Fire. She also announced Mayor Paige Smith's resignation and explained the process for filling the vacancy, with herself (Mayor Pro-Tem Fisher) assuming mayoral duties in the interim.

D) Public Comment

- B. Brunner comments on past leadership, accountability, transparency, and public trust.
- E. Short comments on Berg Museum proposal and leadership changes.
- E. Carlson comments on challenges with watering restrictions schedule.

E) Consent Agenda

The Board requested clarification regarding a $14,960 disbursement to Wilson & Sons, which staff confirmed. No further discussion or changes were requested.

Trustee Czech makes a motion to approve the Consent Agenda, seconded by Trustee Foster.

The motion carries unanimously.

F) Staff Reports

1) Town Administrator/Treasurer
Interim Town Administrator Sund reported on planned vehicle purchases, progress on the Western Loop and raw-water monitoring projects, and closeout of the 2-million-gallon water-tank project, including liquidated damages and subcontractor payment concerns.

a) Sign Project Update

Staff reported that the welcome signs, recycled-material public-parking signs, and Grand Avenue banners had been installed, with final grant reporting and closeout remaining.

2) Police Chief

Chief Laiminger reported that the Police Department is fully staffed following the hiring of Officer/Investigator Alex Cobb, reminded motorists to use caution during festival season, highlighted online wildfire resources, and announced that free N95 masks are available for residents affected by wildfire smoke.

3) Public Works Director

Water Operator Redden reported on waterline, sidewalk, roadway, tree, sign, and park maintenance projects; preparations for the BMW rally; the hiring of a seasonal parks employee; and recruitment for a new Public Works Director.

G) Public Hearing
Sweet Pea LLC Transfer LL

1) Public Hearing to consider an application to transfer a Hotel & Restaurant (City) Liquor License from EDFOODYO LLC dba NIDO to Sweet Pea Kitchen LLC dba The Pig and the Pea, for the restaurant premises located at 201 Grand Avenue, Paonia CO 81428. The managing member of Sweet Pea LLC is Chelsea Bookout, 608 Orchard Avenue, Paonia, CO 81428

Mayor Pro-Tem Fisher opened the public hearing at 7:12 PM. Trustee Hunter and Mayor Pro-Tem Fischer disclosed friendships with the applicant but stated they had no financial interest.

Town Clerk Vetter confirmed proper notice and reported that the application satisfied the applicable licensing, possession, location, zoning, building, fire, and neighborhood needs-and-desires requirements. Staff found no basis for denial and recommended approval.

Applicant Chelsea Bookout stated that the license transfer was the first step toward reopening the property as The Pig and the Pea. She described ongoing building improvements and plans to offer brunches, pop-up dinners, and events featuring local and guest chefs.

Public Comment:

- J. Holthausen is sworn in and comments in support of the transfer, citing the applicant's commitment to quality food, local producers, community engagement, and responsible business practices.

The application materials, hearing notices, written comments, packet materials, and applicable Town ordinances were entered into the record without objection. The Board expressed support for the application and identified no reason for denial.

Mayor Pro-Tem Fischer closes the public hearing at 7:22 PM.

Trustee Hunter makes a motion to approve the application to transfer the Hotel and Restaurant Liquor License from EDFOODYO LLC dba NIDO to Sweet Pea Kitchen LLC dba The Pig and the Pea for the restaurant premises located at 201 Grand Avenue. Seconded by Trustee Foster.

The motion carries unanimously.

H) Actions & Presentations

1) Consideration of Appointment to the Vacant Seat on the Board of Trustees

The Board considered applications from Elliot Brown, Allison Elliot, and John Emmett Everett. Mr. Brown, the only applicant in attendance, introduced himself and described his professional background and community involvement. The Board discussed the appointment process, reviewed the applicants' qualifications, and recognized Brown's consistent meeting attendance and participation. Trustee Foster disclosed a professional connection to an organization on which Trustee Candidate Everett serves but stated she could remain impartial.

Public comment:

No public comments received on this agenda item.

Trustee Czech makes a motion to accept the application of Elliot Brown for position of town council, seconded by Trustee Foster

The motion carries unanimously.

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

The motion carries unanimously.

Elliot Brown was sworn into office following a five-minute recess.

The meeting resumes at 7:45 PM.

Town Clerk Vetter swears Elliot Brown into office, and he joins the Board of Trustees for the rest of the meeting.

2) Consideration o0f Appointment to the Planning Commission

The Board considered John Everett and Susan Pagano to server on the Planning Commission. Ms. Pagano described her community ties, government-contracting experience, commitment to impartial decision-making, and willingness to learn Town regulations. The Board discussed both applicants' qualifications and noted apparent communication issues regarding the meeting date. Members generally considered Everett's professional background particularly well suited to the Planning Commission.

Public comment:

- E. Short comments in support of Mr. Everett's appointment.
- B. Brunner comments on deferment of appointment due to absences.

Additional discussion by the Board determined that delaying the appointment could create quorum difficulties for upcoming public hearings and agreed sufficient information was available to proceed.

Trustee Foster makes a motion to elect John Everett to the Planning Commission, seconded by Trustee Brown.

Motion carries unanimously.

3) Consideration of Appointment to the Zoning Board of Adjustment

The Board considered Susan Pagano after Shirin Patterson withdrew her application. Pagano had previously stated that she had no preference between serving on the Planning Commission or Zoning Board of Adjustment.

Public comment:

There were no public comments received on this topic.

There was no additional Board discussion on this topic.

Trustee Hunter makes a motion to appoint Susan Pagano to the ZBoA (Zoning Board of Adjustment), seconded by Trustee Czech.

The motion carries unanimously.

4) Consideration of Staff Recommendation on RFP 2026-01 Western Loop Extension

Interim Town Administrator Sund provided background and recommended rejecting the single bid because required easements and project details remained unresolved. Staff anticipated revising the project and rebidding once those matters were addressed.

Public Comment:

No public comments were received on this topic.

Trustee Hunter makes a motion to direct staff to reject the single bid that was received for RFP 2026-01 for the Western Loop Extension, to rebid at a later date. Seconded by Trustee Czech.

The motion carries unanimously.

5) Consideration of Authorization to Administratively Review Building Permit Applications to Add Bathrooms

Utility & Permit Coordinator Bachran presented the staff report and explained that building permits involving additional bathrooms had previously been denied under an interpretation of the water moratorium. Staff requested authority to approve additional plumbing fixtures when they would not create another dwelling unit, require a new water tap, or change the property's use. The Board discussed building additions, accessory dwelling units, enforcement through plan review and inspections, and the distinction between plumbing fixtures and additional dwellings.

Public comment:

- P. Larmer comments in support of approval so he could remain safely in his home as his mobility needs increase.
- J. Kenney, Larmer's attorney, comments on federal and state fair-housing laws.
- B. Brunner comments on need of a broader clarification of the water ordinance.
- M. Wheelock comments in support of allowing plumbing improvements on properties with existing taps.

Trustee Ostrander leaves the meeting at 8:21 pm due to connectivity issues.

Public Works Water Operator Jordan Redden supported allowing additions when water remains properly metered and no additional dwelling units are created.

The Board discussion supported administrative approval, confirmed that Larmer and other pending applicants could be reviewed promptly, and requested that staff later bring forward clarification of the water ordinance.

Trustee Czech makes a motion to allow the administration to authorize to review building permits in regard to the water moratorium.

The motion dies for lack of a second.

Trustee Czech makes a motion to allow the administration to review building permits to allow for remodel, including a change for the bathroom.

The motion dies for lack of a second.

Trustee Czech makes a motion that we allow the administration to approve the building permits that will allow additional water use in the single dwelling units that wouldn't require an additional water tap line a division of one unit into two, like a duplex.

Additional Board discussion focused on the structure & content of the motion to be made. Town Attorney Buchner clarified wording to be more generic and that the plumbing fixtures do not change or increase use of zoning of an existing building or dwelling unit.

Trustee Czech withdraws his motion.

Trustee Hunter makes a motion to allow for administrative approval of additional plumbing fixtures in residential and commercial properties that do not allow for any change in use, zoning, or number of dwelling units. If there are any questions, staff should bring that before the Board of Trustees. And I would further ask that staff bring forward at a future date to the Board of Trustees a clarification of the water ordinance. Seconded by Trustee Czech.

An unidentified trustee seconded.

The motion carries unanimously.

6) Consideration of Resolution 12-26 Enacting Stage 2 Fire Restrictions

Interim Town Administrator Sund explained that the resolution was drafted broadly so Town restrictions would automatically correspond with restrictions announced by the Delta County Sheriff. Trustee Hunter identified two corrections in the resolution: changing the date from June 14 to July 14 and authorizing the Mayor Pro-Tem to sign.

Public Comment:

No public comments were received on this topic.

Trustee Foster makes a motion to approve Resolution Number 12-26 with the changes of the date to July 14 and to be signed by Mayor Pro-Tem Fischer. Seconded by Trustee Hunter.

The motion carries unanimously.

I) Mayor & Trustee Reports

1) Ad Hoc Short Term Rentals Committee

Town Clerk Vetter reported that the Committee established a process for filling its two vacancies by contacting prior applicants and accepting new applications. The Committee also requested extending facilitator Scott Brown's contract through year-end. The Board thanked the volunteers and stated that the STR Committee and ordinance had been placed on its "parking lot" for future review. The Board requested that the Common Ground proposal be included in the work-session materials and agreed that clearer direction was needed.

No formal action was taken.

J) Adjournment

Mayor Pro-Tem Fischer adjourns the meeting at 8:58 PM.

Samira M. Vetter
Samira M. Vetter, Town Clerk

TOWN OF PAONIA SEAL INC 1902 DELTA COUNTY COLORADO

Sheree Fischer
Sheree Fischer, Mayor Pro-Tem