Minutes
Regular Town Board Meeting
Town of Paonia, Colorado
April 23, 2024

RECORD OF PROCEEDINGS

Mayor Bachran calls the meeting to order at 6:30 pm

Roll Call

PRESENT
Mayor Bachran
Mayor Pro-Tem Dave Knutson
Trustee John Valentine
Trustee Rick Stelter
Trustee Kathy Swartz
Trustee Morgan MacInnis
Trustee Smith

Approval of Agenda

Mayor Pro-Tem Knutson makes a motion, seconded by Trustee Smith, to approve the agenda.

The motion carries unanimously.

Announcements

Trustee Stelter explains the process and benefits of being on the Colorado Municipal League Executive Board.

Town Administrator Wynn announces a speed trailer on 3rd Street for the weekend.

Town of Paonia was awarded the Water Smart Grant for $250,000.

Trustee Swartz thanks Shane Smith and Christina Patterson for the flowers in front of Town Hall.

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

P. McCarthy: Comments about STR/ADU's.

Consent Agenda

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

The motion carries unanimously.

Staff Reports

Town Administrator Wynn provides highlights on the departmental scorecard.

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

Public Hearing

Consideration of the Application from Double Shot Twins LLC to Rezone the Parcels at 215 North Fork Avenue.

Mayor Bachran opens the public hearing at 6:39 pm.

Clerk Vetter confirms proper notification

Mayor Bachran asks for any conflicts of interest or disclosures from the Board.

No disclosures are given.

Lori Mason for Double Shot Twins LLC presents her reasoning for requesting the rezoning.

Public Comment:

S. Watson: speaks as a nay vote on the planning commission, cites errors in the staff report, zoning map and incompatibility in surrounding zoning.

Public Hearing is closed at 6:52 pm

Mayor Bachran admits items as evidence.

There were no objections.

Mayor Pro-Tem Knutson comments about the lateness of the staff report at the Planning Commission but thinks the new one was timely and that rezoning makes sense.

Trustee Stelter talks about when it was oil storage and how nice that has been cleaned up, feels it makes sense residential.
Trustee Smith comments that error in zoning or not does not undo what the properties potential is.

Trustee MacInnis wonders feels that this would increase the character of the neighborhood and creating more homes is good in the housing crisis.

Trustee Smith makes a motion, seconded by Trustee Stelter to adopt Ordinance 2024-02 Rezoning 215 North Fork Avenue.

The motion carries unanimously.

Public Hearing

Consideration of the Application for a Change of Use for a Room at the Property at 130 Grand Avenue from a Community Space for Tenants to a Bar Open to the Public.

Mayor Bachran opens the public hearing at 6:56 pm.

Town Clerk Vetter confirms proper notification.

Mayor Bachran asks if the Board has any disclosures.

Trustee MacInnis discloses that he has had impromptu conversations with the applicant in the course of business and thinks he should recuse himself.

Trustee Stelter discloses that his son has been employed by the applicants during their remodel and will recuse himself.

Town Administrator Wynn expands about the parking minimums and agreements.

Rene Verduin (applicant) & Steve Wilson (contractor) are sworn to tell the truth.

They talk about their plans, the parking, the amount of area they want to change the use on and also add that they are more than willing to enter into the parking agreement.

Public Comment:

R. Arthur: owner of store in the 100 block of grand, speaks in favor of the change of use.

M. Morgan: owner of Paonia farm and home comments in favor of the change of use.

S. Guerro: speaks in favor of the change of use.

K. Goodwin: speaks in favor of the change of use.

M. Brezonick: comments in support of the change of use and against past inconsistent application of parking requirements.

Mayor Bachran closes the public hearing at 7:12 pm

Trustee Knutson ask questions about the parking agreement.

Trustee Smith asks questions about requested conditions and parking agreements.

Trustee Swartz asks about the projected date of finishing the project.

Trustee Swartz makes a motion, seconded by Trustee Smith to approve SRV 2024-01 because the plan substantially conforms to the Comprehensive (Master) Plan, the review criteria and performance standards as required by the Paonia Municipal Code have been met by the applicant; with the following conditions: that the applicant completes an off street parking agreement with the Town of Paonia prior to receiving a temporary or permanent certificate of occupancy, that any future uses of combination of uses that aren't allowable by right receive a special review and that parking calculations are also adjusted for future uses, and that the applicant completes the improvements on or before October 23rd, 2024

Aye: Trustee Smith, Trustee Swartz, Trustee Valentine and Mayor Pro-Tem Knutson.

Recused: Trustee Stelter & Trustee MacInnis

The motion carries unanimously.

Agenda Item 1: Affirmation of New Board Mayor & Trustee's

Town Clerk Vetter swears in Mayor Paige Smith and Trustees Kathy Swartz, Bill Brunner and Walter Czech.

Agenda Item 2: Recognition of Outgoing Mayor and Trustees

Town Administrator Wynn thanks outgoing Mayor Mary Bachran, Mayor Pro-Tem Dave Knutson and Trustee Morgan MacInnis for their service to the Town of Paonia and its citizens.

A short recess is taken to celebrate the incoming and outgoing Board members.

Mayor Smith calls the meeting back to order at 7:45 pm

Presentation
Status Update from Phoenix Rising Resources on the Comprehensive Plan

Mayor Smith calls the meeting back to order at 7:45 pm

Jess Dervin-Ackerman presents on the current progress of the Comprehensive (Master) Plan.

Agenda Item 3: Resolution Declaring Vacancy on Board of Trustees

Clerk Vetter explains the options that the Board has to fill the vacant seat created by Trustee Smith becoming Mayor.

Public Comment:

C. Patterson: speaks in favor of the Resolution

Trustee Swartz comments that she did talk to Linda McCone and she is not willing to take the vacant seat.

Trustee Brunner makes a motion, seconded by Trustee Stelter to accept Resolution 2024-04 Declaring a Vacancy on the Board of Trustees.

The motion carries unanimously.

Agenda Item 4: Board Appointment of Mayor Pro-Tem

Public Comment:

C. Patterson: suggests Trustee Brunner for Mayor Pro-Tem.

M. Bachran: suggests a person who has been on the Board the longest.

Board Discussion:

Trustee Stelter makes a motion, seconded by Trustee Czech, to appoint John Valentine Mayor Pro-Tem.

The motion carries unanimously.

Consideration of Approval of Resolution 2024-05: Appointment of Officers

Board discussion includes delaying decision to another meeting, finding an outside Treasurer, staff qualifications and personnel matters.

Trustee Stelter makes a motion, seconded by Mayor Pro-Tem Valentine, to approve Resolution 2024-05 Appointment of Officers

Voting Aye: Mayor Pro-Tem Valentine, Trustee Swartz, Trustee Czech, Trustee Stelter

Voting Nay: Trustee Brunner

Consideration of Approval of Resolution 2024-06: Authorized Signatories on Accounts
Trustee Swartz makes a motion, seconded by Trustee Stelter, to approve Resolution 2024-06 Authorized Signatories on Accounts.

The motion carries unanimously.

Appointing the Mayor and one other Board Member as well as two in-town Community Members to the Planning Commission

Trustee Swartz makes a motion, seconded by Trustee Stelter to lay this agenda item on the table until after the Board Appointments to Committees item.

The motion carries unanimously.

Board Appointments to Committees and Local Government Designee to the Energy & Carbon Management Commission.

Trustee Swartz volunteers to be on the finance committee and Mayor Smith also volunteers to stay on the finance committee.

Trustee Stelter makes a motion, seconded by Mayor Pro-Tem Valentine, to appoint Mayor Smith and Trustee Swartz to the Finance Committee until the next Board member is seated.

The motion carries unanimously.

Planning Commission Appointments *(returned to)*

Mayor Smith asks for any volunteers to the Planning Commission.

Trustee Brunner volunteers for the Planning Commission.

Mayor Smith appoints Trustee Brunner to the Planning Commission.

Mayor Smith appoints Lyn Howe and Peter McCarthy to the Planning Commission.

Agenda Item #9 Consideration of Caselle Module for Community Development Suite - Permitting, Planning & Zoning, Approvals & Notifications; and Code Enforcement.

Town Administrator Wynn provides background on the modules and how it will benefit staff.

Public Comment:

M. Bachran: comments in support

P. McCarthy: questions about whether it is public facing.

Board members ask about yearly costs and staff time to implement.
Trustee Swartz makes a motion, seconded by Mayor Pro-Tem Valentine, to accept the proposal from Caselle in an amount not to exceed $21,610.

The motion carries unanimously.

Agenda Item #10 Consideration of Selecting a Consultant for RFP 2024-01 Municipal Code Revision

Public Comment:

M. Bachran: comments in favor of Sustainable Futures

L. Howe: Comments on how exciting it is that we are hiring professionals to fix code.

Board: timelines, high scores, new goals, breaking up into pieces, zoning moratorium, professional vs non-professional help with the Code, confidence in Sustainable Futures.

Trustee Brunner makes a motion to hire Sustainable Futures with the October timeline and directing the Town Administrator and Town Attorney to begin negotiations.

Motion dies for lack of second

Trustee Stelter makes a motion, seconded by Mayor Pro-Tem Valentine to approve the proposal for Sustainable Futures and directing the Town Administrator and the Town Attorney to begin negotiations on the contract.

Voting Aye: Trustee Stelter, Mayor Pro-Tem Valentine and Trustee Czech

Trustee Swartz asks if it is to late to Amend the motion.

Trustee Stelter makes a motion, seconded by Trustee Brunner, to reconsider the question.

The motion carries unanimously

Trustee Swartz makes a motion to accept the proposal from Sustainable Futures, making it clear that the Board would prefer a completion date earlier than the date proposed but providing some flexibility and directing the Town Administrator and Town Attorney to move forward with contract negotiations.

The motion carries unanimously.

Mayor & Trustee Reports

Adjournment

Mayor Smith adjourns the meeting at 9:15 pm.

Samira M Vetter

Samira M Vetter, Town Clerk

TOWN OF PAONIA
SEAL
INC 1902
DELTA COUNTY COLORADO

Paige Smith

Paige Smith, Mayor