

Minutes
Special Town Board Meeting
Town of Paonia, Colorado
April 01, 2025

Meeting Video Link: <https://www.youtube.com/watch?v=AIYaAzclwgc>

RECORD OF PROCEEDINGS

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

Roll Call

PRESENT

Mayor Paige Smith
Mayor Pro-Tem Kathy Swartz
Trustee Rick Stelter
Trustee Walter Czech
Trustee Mike Heck
Trustee John Valentine (via Zoom - Arrived at 6:32 PM)

ABSENT

Trustee Lucy Hunter (Recused)

Approval of Agenda

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

The motion carries unanimously.

Actions & Presentations

Consideration of Evidence of Sewer Tap at Lot 2, Dorris Avenue.

Town Administrator Wynn and Deputy Treasurer Bowman explain the issues with historical recordkeeping when it comes to some tap purchases and that this particular issue is time sensitive due to a real estate closing date and why it has been brought to the Board of Trustees for resolution.

Patty Kaech- presents her evidence as an agent who has helped buyers purchase the property.

Marsha Brezonick- presents her evidence as an agent who has represented sellers on the property.

Liz Heidrick presents information on processes for realtors when it comes to the Town, Title Companies and Closings.

Mayor Smith asks a question about a building inspector's letter from 2007 and there is discussion including: multiple tap sales before rezoning, subdivisions, requirements for duplexes. James Shelton- current buyer, comments on the situation from his experience as a builder.

Board topics include: differing procedures used historically, different timelines in buying taps vs plan approval.

Robin Nicholoff, former owner from the period in question presents his recollection and reviews documentation from his time as an owner.

Mayor Pro-Tem Swartz asks Mr. Nicholoff questions about the timeline of purchase and sale of property.

Board discussion includes: differing addresses of undeveloped lot, review of documentation.

Mayor Pro-Tem Swartz calls a point of order on interruptions from the public and Mayor Smith asks everyone to maintain decorum.

Board Discussion continues with topics: stand-by billing practices, tap purchase requirements, Code vs. historical practices, staff time vs the price of a sewer tap, length of stand-by payment and amount, handshake deals.

Mayor Pro-Tem Swartz makes a motion to accept the evidence presented tonight as satisfying the payment of sewer taps fees for both Lot 2 Dorris Avenue and 104 Dorris Avenue, seconded by Trustee Heck.

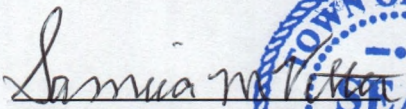
Trustee Stelter calls the previous question.

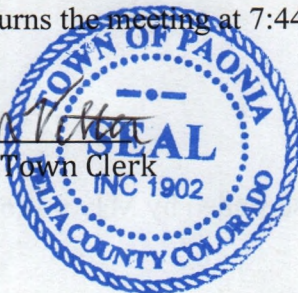
Voting Yea: Mayor Pro-Tem Swartz Swartz, Trustee Czech, Trustee Heck
Voting Nay: Trustee Valentine, Trustee Stelter

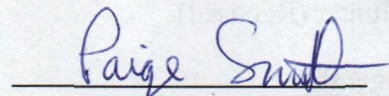
The motion carries.

Adjournment

Mayor Smith adjourns the meeting at 7:44 PM.


Samira M Vetter, Town Clerk




Paige Smith, Mayor