



**Town of Paonia;
214 Grand Avenue
Tuesday, April 22, 2025 6:30 PM
Town Board Minutes**
<https://us02web.zoom.us/j/81065034677>
Meeting ID: 810 6503 4677

Roll Call

The Mayor called the meeting to order at 6:30 PM.

PRESENT:

Mayor Paige Smith
Mayor Pro-Tem Kathy Swartz
Trustee John Valentine (Zoom)
Trustee Walter Czech
Trustee Mike Heck
Trustee Lucy Hunter (Zoom)
Trustee Rick Stelter

Approval of Agenda

Mayor Pro-Tem Swartz moved to approve the agenda with the removal of Item # 7, seconded by Trustee Stelter.

The motion carries unanimously.

Announcements

Mayor Pro-Tem Swartz makes an announcement about West Elk Church's Clean up Day and Jumbo's reopening

Mayor Pro-Tem Swartz reads "Appreciations".

Public Comment

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

No public comment is made.

Consent Agenda

Trustee Stelter moved to approve the consent agenda with changes made to the April 1st, 2025 meeting minutes, seconded by Mayor Pro-Tem Swartz.

The motion carries unanimously.

Staff Reports

Town Administrator Wynn gives highlights on the Departmental scorecard and staff answers questions for the Board of Trustees about different projects.

Actions & Presentations

Public Hearing-

Consider a Request for Approval of a Major Subdivision Application from David Warren & Dan Rubinoff for Lot 2 of Clark's End Subdivision.

Mayor Smith opens the Public Hearing at 6:45 PM

Trustee Heck asks about a potential conflict with his wife previously serving on the Planning Commission when the project was first approved many years ago. Since there is no pecuniary advantage it is determined that there is no conflict.

Clerk Vetter confirms proper notification was made.
Town Administrator Wynn goes over the staff report in the packet.

David Warren, owner and representative of Daniel Rubinoff in this matter gives a short presentation about the requested Major Subdivision.

Public Hearing ends at 6:59 PM

No objection by the members of the Board of Trustees to the items included in the record.

Mayor Pro-Tem Swartz comments that the project looks very straightforward

Mayor Pro-Tem Swartz makes a motion to approve the application for subdivision of the property commonly known as: TBD Clark Avenue, Paonia, CO 81428 because it does not adversely affect the public health, safety and welfare of the existing residential neighborhood, that the subdivision substantially conforms to the Comprehensive (Master) Plan, and promotes infill construction within the Town limits while considering density, zoning and compatibility of surrounding land uses.; with the following condition(s): that the applicant may only build one dwelling unit for each of the new lots, seconded by Trustee Heck.

The motion carries unanimously.

Item # 1- Special Event Permit 25-01 - Arbol Farmer's Market -

Marion Madanguit gives a presentation about Arbol Farmer's Market.

Board Discussion: sponsoring fully, lowered payment, incurred costs, different ways of sponsoring besides waiving fees, sponsoring banner, trash conscientious, budget.

Trustee Hunter makes a motion to approve SEP 25-01, seconded by Trustee Stelter.

Trustee Czech makes a motion to amend the main motion to waive \$1000.00, seconded by Mayor Pro-Tem Swartz.

Voting Aye: Mayor Pro-Tem Swartz, Trustee Czech

Voting Nay: Trustee Stelter, Trustee Hunter, Trustee Heck, Trustee Valentine

The motion to amend fails.

Trustee Stelter calls the previous question.

The motion carries unanimously.

Mayor Pro-Tem Swartz makes a motion to approve sponsoring Arbol Farmer's Market for \$750.00.

The motion dies for lack of a second.

Item # 2 - Consideration of Selecting a Water Attorney Based on Proposals, Interviews and Scoring

Trustee Stelter makes a motion to approve engaging the services of NSW as the Town's Water Attorney and Direct the Town Administrator to sign a Continuing Services Agreement, seconded by Trustee Czech.

The motion carries unanimously.

Item # 3 - Consideration of Appointment to the Zoning Board of Adjustments

Greg Schroeder introduces himself to the Board and opens himself up for questions.

Trustee Stelter makes a motion to appoint Greg Schroeder to the Zoning Board of Adjustments, seconded by Trustee Heck.

The motion carries unanimously.

Item # 4 - Consideration of Appointment to the Tree Board Lisa Short introduces herself and opens herself up to questions from the Board.

Trustee Stelter makes a motion, to appoint Lisa Short to the open seat on the Tree Board, seconded by Trustee Czech.

The motion carries unanimously.

Item # 5 - Consideration of Directing Staff on Enforcing Section 16-11-20 of the Paonia Municipal Code

Town Administrator Wynn gives background on the issue and reads the Town Attorney's Memorandum into the record.

Public Comment:

M. Durlin: comments in favor of changing the ordinance.

S. Watson: comments on double standards

A. Wynn: comments on home health givers and state law

Mayor Pro-Tem Swartz makes a motion to table this subject until the May 13, 2025, seconded by Trustee Stelter.

The motion carries unanimously.

Item # 6 - Consideration of Approval of Ordinance 25-01 Publishing by Title

Public Comment:

S. Watson: Comments on readability on website.

Trustee Stelter makes a motion to approve Ordinance 25-01 Publishing by Title, seconded by Trustee Heck.

The motion carries unanimously.

Item # 7 - Consideration of Adopting Resolution 12- 2025 Board Rules of Procedure

Agenda Item removed.

Item # 8 - Consideration of Resolution 13-2025 Temporary Moratorium on Enforcement

Public Comment:

S. Watson: comments on ambiguity

D. Spiegall: comments on resolution

Trustee Stelter makes a motion to adopt Resolution 13-2025, seconded by Trustee Hunter.



The motion carries unanimously.

Item # 9 - Consideration of Acceptance of Resolution 14-2025 Expedited Review of Affordable Housing Applications

Town Administrator Wynn gives background on the need for the Resolution to fulfill the requirements for DOLA to release the remainder of the IHOP grant.

Public Comment:

S. Yeamans: comments on short-term rentals

S. Watson: comments on spare rooms.

J. Park: comments on affordable housing

Board discussion covers timing, state funding, and definitions of affordable housing.

Mayor Pro-Tem Swartz makes a motion to adopt Resolution 14-2025, seconded by Trustee Stelter.

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

Voting Nay: Trustee Heck

Item # 10 - Consideration of Approval of the Services Agreement between the Town of Paonia and Colorado Complete Clean

Trustee Stelter makes a motion to enter the 3 year contract agreement with Colorado Complete Clean for Town Hall cleaning services, with the option to renew for 2 additional years, seconded by Trustee Heck.

The motion carries unanimously.

Item # 11 - Consideration of Approval of Ordinance 25-03 An Ordinance Approving Loans From the Colorado Water Resources and Power Development Authority ("CWRPDA") in the Aggregate Principal Amounts Not to Exceed \$3,744,000 (the "Leveraged Loan"), \$3,000,000 (the "Direct Loan") and \$3,000,000 (the "BIL Principal Forgiveness (PF) Loan"); Authorizing the Forms and Execution of the Loan Agreements and Governmental Agency Bonds to Evidence Such Loans; Authorizing the Construction of a Project; Prescribing Other Details in Connection Therewith; and Declaring an Emergency.

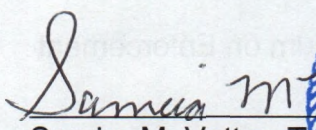
Mayor Pro-Tem Swartz makes a motion to call a Special Meeting on Thursday April 24, 2025 at 9 am to consider this item, seconded by Trustee Stelter.

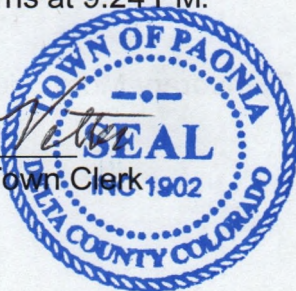
The motion carries unanimously.

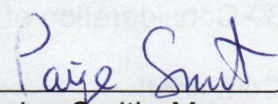
Mayor & Trustee Reports

Adjournment

The meeting adjourns at 9:24 PM.


Samira M. Vetter, Town Clerk




Paige Smith, Mayor