

Minutes
Regular Town Board Meeting
Town of Paonia, Colorado
September 22, 2022

RECORD OF PROCEEDINGS

Mayor Bachran called the meeting to order.

Roll Call

PRESENT

Mayor Mary Bachran

Trustee Dave Knutson

Trustee Paige Smith

Trustee Thomas Markle

Trustee Dave Weber

Trustee John Valentine

Trustee Rick Stelter

Approval of Special Meeting Agenda

Motion made by Trustee Stelter, Seconded by Trustee Weber to approve the agenda as presented. Motion carried unanimously.

Motion made by Trustee Knutson, Seconded by Trustee Stelter to amend the agenda to include a brief summary of the previous budget session #2 - Public Safety.

Discussion ensued regarding expenditures requested by staff and recommended by the Public Works Committee, which included a public safety vehicle and the previously approved Lexipol program. Direction given was to move forward with police vehicle estimates, with and without the hybrid feature. A profit-loss for fuel vs. electric option was suggested.

Discussion ensued.

Motion made by Trustee Stelter, Seconded by Trustee Knutson to approve public safety salary increases effective immediately and the purchase of a police vehicle in the 2022 budget. Motion carried with four (4) ayes and two (2) nays from Trustees Markle and Smith.

As requested by the Board the updated 2023 budget calendar was included in the packet.

Budget Session #3 Enterprise Funds Led by Finance Director Cindy Jones and Water/Sewer/Trash Committee Trustees Weber & Markle

Finance Director Jones turned the discussion regarding the enterprise funds, to Trustee Weber, a member of the Water/Sewer/Trash committee.

Trustee Weber discussed the water rate study from 2021 and the necessity for a rate change in 2022. Other items discussed were:

Revenues

Expenditures

Reserves

Salaries

Current fund deficit

Trustee Markle stated he did not see anything out of line within the proposed budget as presented.

Trustee Markle concurred with the direction to increase rates within the water use tiers.

Discussion ensued regarding the impact on the balanced general fund that reallocation of administrative salaries from enterprise funds would have, the amount of time spent by administration in enterprise activities, and staffing changes that can be made to impact the

enterprise funds positively, such as removing new positions in water department and administrator from the proposed 2023 budget.

Motion made by Trustee Markle, Seconded by Trustee Smith to reallocate all administrative salaries to the general fund. Motion failed unanimously.

No further motion or direction was given.

Trustee Weber began the presentation of the Sewer Fund which included discussion of the current deficit within the fund. No further motion or direction was given.

Trustee Weber began the presentation of the Trash Fund which included discussion of the current deficit within the fund.

Discussion ensued regarding landfill fees, and other money saving efforts such as dissolution of trash services.

No further motion or direction was given.

Motion made by Trustee Knutson, Seconded by Trustee Markle to adjourn. Motion carried unanimously.

The special session adjourned at 6:24 pm.

Call to Order

Mayor Bachran opened the meeting with Roll Call.

PRESENT

Mayor Mary Bachran
Trustee Dave Knutson - entered at 6:34pm
Trustee Paige Smith
Trustee Thomas Markle - entered at 6:33pm
Trustee Dave Weber
Trustee John Valentine
Trustee Rick Stelter

Approval of Agenda

Motion made by Trustee Weber, Seconded by Trustee Valentine to approve the agenda as presented. Motion carried unanimously.

Announcements

None.

Recognition of Community & Guests

Ms. Suzanne Watson - Second Street - stated two items on unfinished business should be new business since it has not been considered previously and streets money allocated from the "Pot for Potholes" fund can be used on trees as well.

Medina Ryan - North Fork Senior Connections - updated the Board on the event in Crawford.

Consent Agenda

Regular Minutes
Special Meeting Minutes
Disbursements

Trustee Markle questioned the Administrators hiring practices and used a current temporary employee as an example. Administrator Ferguson stated for full transparency the temporary employee is her son's friend who at the request of Public Works is helping fill vacancies in the department and utilizing his expert experience in concrete work and as a cdl driver. She added that he has in the past and currently rents a room in her home.

Trustee Markle moved to direct Administrator Ferguson to attend ethics classes.

Administrator Ferguson provided verbal resignation effective December 31st.

Motion made by Trustee Stelter Seconded by Trustee Knutson to approve the consent agenda.
Motion carried unanimously.

Staff Reports

Town Administrator's Report

Finance/Treasurer Report

Police Report

Public Works Report

 Town Administrator's Report

 Finance/Treasurer Report

 Police Report

 Administrator Ferguson provided updates on the contract obligation with previous officers with the Town which have been successfully paid in full.

 Police Blotter code enforcement information was provided.

 Public Works Report

Unfinished Business

Acceptance of the Unmodified 2021 Paonia Audit as Presented 9/15/2022

The Board acknowledged the clean audit and praised Ms. Jones and staff for the effort. Community member questioned the use of the trash fund terminology.

Motion made by Trustee Stelter, Seconded by Trustee Markle to accept the unmodified 2021 Paonia Audit as presented. Motion carried unanimously.

Continued from July 28, 2022, Regular Meeting: Citizens' Initiative to Repeal the Water Moratorium

Tabled until Mr. Brunner can be present.

Community Member Bill Brunner - Colorado Open Records Act Policy Discussion

Tabled until Mr. Brunner can be present.

Department of Local Affairs (DOLA) Innovative Housing Planning Grant

Mayor Bachran provided an overview of the proposed housing grant.

The sixteen (16) strategies were discussed by the Board. The strategies are:

1. The use of vacant publicly owned real property within the local government for the development of affordable housing;
2. The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development;
3. The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located;
4. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units;
5. The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community;
6. With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects;
7. With respect to infrastructure, the creation of a dedicated funding source to subsidize

- infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure;
8. Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts;
 9. The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district;
 10. Authorizing accessory dwelling units as a use by right on parcels in single family zoning districts that meet the safety and infrastructure capacity considerations of local governments;
 11. Allowing planned unit developments with integrated affordable housing units;
 12. Allowing the development of small square footage residential unit sizes;
 13. Lessened minimum parking requirements for new affordable housing developments;
 14. The creation of a land donation, land acquisition, or land banking program;
 15. An inclusionary zoning ordinance (per CRS 29-20-104(1)); and
 16. Other novel, innovative or creative approaches to incentivize affordable housing development.

Discussion continued regarding home ownership incentives.

Motion by Trustee Weber, Seconded by Trustee Knutson to approve and move forward with the DOLA Innovative Housing Grant Application, to include strategies 4, 10, and 12.

Motion to amend the main motion made by Trustee Valentine, Seconded by Trustee Smith to include strategy 16 in the grant application.

Motion to amend the main and amended motion by Trustee Markle, Seconded by Trustee Valentine to include strategy 7 in the grant application. Motion failed with one (1) aye and five (5) nays from Trustees Smith, Valentine, Stelter, Weber, and Knutson.

The discussion was opened to the community. Topics discussed were:

Affordable housing for those living here.

Medical staff housing.

Overburdened housing costs which are currently over 33% on average.

Motion made by Trustee Knutson, Seconded by Trustee Valentine to submit the Innovative Housing Grant application once completed, including strategies 4, 10, 12, and 16. Motion carried unanimously.

Resolution TBD-2022 Revision of Resolution 2017-10 Rules of Procedure

Motion made by Trustee Knutson, Seconded by Stelter to accept all items recommended by Trustee Knutson and former Trustee Thompson.

Motion made by Trustee Weber, Seconded by Trustee Smith to table until referenced document was included in the packet. Motion carried unanimously.

New Business

None.

Mayor's Reports

Colorado Grand grant update, including an increase in the ask to include Town Park restroom updates.

Park tree maintenance was discussed as an alternative.

Commission/Committee Reports

Finance: Weber & Smith – nothing new to report.

Parks: Knutson & Stelter – Trustee Knutson provided the parks report having met in the Paonia River Park. There is currently no regular restroom facility at the river park. Town should review the MOU between the WSCC and the Town. The committee will be presenting a draft plan to the Board at a future date.

Streets: Valentine & Markle – nothing new to report.

Water/Sewer/Trash: Weber & Markle – Will report following AWC meeting.

Personnel: Smith & Valentine – Trustee Valentine provided an update on the request for proposals for assistance with a recruitment of an Administrator. There are currently eleven (11) applications.

Public Safety: Knutson & Stelter – Meeting with Interim Chief Laiminger next week.

Paonia Tree Board: Trustee Valentine informed the Board the tree board will have a booth during Mountain Harvest Festival this weekend and the next meeting Tuesday October 2nd at 5pm in Town Park.

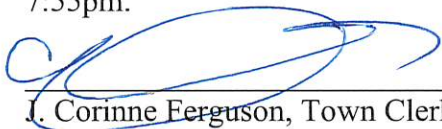
A personnel committee meeting, to include Mayor Bachran was scheduled for Monday, September 26th at 3pm to discuss filling open administrator and clerk position.

How Did We Do?

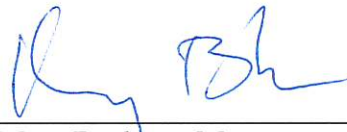
It was a very quick meeting.

Adjournment

7:55pm.



J. Corinne Ferguson, Town Clerk



Mary Bachran, Mayor

