

Minutes
Town Board Regular Meeting
Town of Paonia, Colorado
February 23, 2016

RECORD OF PROCEEDINGS

The Regular Meeting of the Town Board of Trustees held Tuesday, February 23, 2016 was called to order at 7:00 p.m. by Mayor Neal Schwieterman, followed by the Pledge of Allegiance.

Trustees present were as follows:

Mayor Neal Schwieterman
Trustee Charles Stewart
Trustee David Bradford
Trustee Ross King
Trustee Amber Kleinman
Trustee Suzanne Watson

Trustee Eric Goold was absent.

Town Staff present were as follows:

Town Manager/Town Clerk Jane Berry
Deputy Clerk Corinne Ferguson
Public Works Director Travis Loberg

Sergeant Neil Ferguson was absent.

A quorum was present and Mayor Schwieterman proceeded with the meeting.

Approval of Agenda

Motion by Trustee Stewart, Supported by Trustee King to approve the agenda as amended, removing item number 3 – Consideration to Approve Spiegel Industrial Contract Modification. Motion carried with five (5) ayes and zero (0) nays.

Announcements

None

Visitors

None

Unfinished Business

None

New Business

Consideration to Approve Special Review Application No PC-2015-01 Silver Leaf Senior Co-Housing Development Project

Subject property of this Special Review Application is located at 3rd and Clark Streets, Paonia, Colorado. Owner of the property listed as Circle Development Corporation, President Robert S. Dick and is Zoned R-2, Medium Density Residential District. Applicant is requesting a “Residential Uses Permitted by Special Review” be granted to allow for the development of a total of nineteen (19) lots that will consist in total of no more than thirteen (13) dwelling units and in addition accessory buildings and landscaped open space recreational areas. No more than four (4) dwelling units on lots totaling a minimum of 16,000 square feet will be developed, in accordance with the current Town Zoning Ordinance Schedule of Requirements for Residential Districts.

Rob Dick – President of Circle Development Corporation, in conjunction with Mara Mantiou, architect and designer, presented the Silver Leaf Cohousing project to the Board.

Mayor Schwieterman read for the record the Planning Commission recommendation to approve the Silver Leaf Cohousing project and read a letter of support from First Colorado National Bank President Brad Harding.

Two community members spoke in favor of the project, contingent upon the Town and developers coming forward with a plan to improve Clark Avenue.

Two community members spoke against the planning process and review.

Tom Glor, the spokesman for the neighboring property owned by Bear Ranch, spoke in favor of the project and reiterated Bear Ranches willingness to cooperate with the Town regarding easements, etc.

Discussion ensued regarding subdivisions, special reviews, sewer installation and associated costs and traffic flows.

Motion by Trustee King, Supported by Trustee Kleinman, to accept the Planning Commission recommendation and approve the Special Review Application for the Silver Leaf Cohousing project. Motion carried with four (4) ayes and one (1) nay from Trustee Watson.

Consideration to Approve Special Review Development Agreement with Circle Development Corporation

Motion by Trustee King, Supported by Trustee Kleinman, to approve the Special Review Development Agreement between the Town of Paonia and Circle Development Corporation. Motion carried with four (4) ayes and one (1) nay from Trustee Watson.

Consideration to Approve Letter of Support for Elsewhere Studios NEA Grant Application

Karen Goode – on behalf of Elsewhere Studios, requests a letter of support from the Town of Paonia for a grant application that supports artists for a short residency and artistic interaction within the Town.

Motion by Trustee Kleinman, Supported by Trustee King, to provide a letter of support for Elsewhere Studios NEA Grant Application. Motion carried with five (5) ayes and zero (0) nays.

Regular Business

Mayor's Report: Mayor Neal Schwieterman reported:

1. The proposed changes for the Safe Routes to School project located at the intersection of Grand Avenue and Fifth Street are at the county engineer's office for review. A Memorandum of Understanding (MOU) has been requested from Delta County regarding the area of County property that will become Town property should the suggested changes be approved.

Town Manager Report: Town Manager Jane Berry reported:

1. A letter of support was provided to the North Fork Ambulance Association.
2. The joint meeting between the Town and Bone Mesa Water District to discuss upgrades and improvements on the Gelwick and Mays Springs was very productive.
3. The Town is working through several items prior to CDPHE releasing the Town from the current Enforcement Order.
4. The Consumer Report and Tier II water notice will be issued in April.
5. Requesting permission to negotiate a renewal on the cleaning contract for Town Hall.
6. The Letter of Engagement with RubinBrown is being executed with a caveat that should costs begin to approach the contracted \$28,000 an amendment will be provided to the Board for review.
7. The DOLA Regional Manager and Executive Director will be in Town Wednesday, February 24th for a tour of the water treatment plants.
8. A reminder to all municipal election candidates to comply with all campaign finance requirements.
9. A Public Works conference call with Steve LaBonde is scheduled for Thursday February 25th at 1:30pm.

Public Works Department Report: Public Works Director Travis Loberg reported:

1. The 2MG water treatment plant is making water at ½ capacity. Full capacity is expected to be reached by the end of the week.

Police Department Report: Sergeant Neil Ferguson was absent:

Town Manager Berry reported:

1. A \$2,200 grant from POST has been obtained to offset the cost for ammunition.
2. Repairs to one of the 2004 Ford Explorers is included in the disbursements.
3. A written report is included in the packet.

Committee/Meeting Reports:

- Finance and Personnel: Nothing to report
- Public Works: A phone conference was held with Leroy Cruz regarding the water and sewer rate survey. Engineering proposals are under review regarding potential water main repairs.
- Governmental Affairs: Nothing to report.
- Services & Recreation: The WSCC continues to work of Paonia River Park signage. The Committee is satisfied that the signage is acceptable and will offer a recommendation to approve when the WSCC brings the final design to the Board.
- Facilities & Development: Are waiting for a formal plan prior to providing a letter of support for the combined bike trail system.
- Public Safety: Nothing to report

Minutes:

Motion by Trustee King, Supported by Trustee Stewart to approve the Town Board Regular Meeting Minutes as amended for February 9, 2016. Motion carried with five (5) ayes and zero (0) nays.

Motion by Trustee King, Supported by Trustee Kleinman to approve the Town Board Special Meeting Minutes for February 9, 2016. Motion carried with five (5) ayes and zero (0) nays.

Disbursements:

Motion by Trustee Stewart, Supported by Trustee King to authorize the disbursements through the period of February 22, 2016 as reviewed by the Finance Committee with the Town's Finance Officer. Motion carried with five (5) ayes and zero (0) nays.

Adjournment:

The meeting was adjourned by Mayor Neal Schwieterman at 9:15pm

/s/

J. Corinne Ferguson, Deputy Town Clerk

/s/

Neal Schwieterman, Mayor