



## 3rd Quarter 2025 Town Administrator's Report



ADA Transition  
Plan Update & Next  
Steps



5th and Grand  
Avenue  
Realignment  
Project

Water Capital  
Improvement  
Plan Phase 1

Hydrogeological  
Study Update



# ADA Transition Plan Update & Next Steps

Facility and Public Right-of-Way Evaluations Completed; Draft Policies Developed; Draft Report Development Underway

## General Information

The Town of Paonia continues advancing its federally required Americans with Disabilities Act (ADA) Transition Plan. Partnering with Mile High Accessibility Consultants (MHAC), the Town has now completed facility and public right-of-way evaluations and advanced to policy development. Together, these efforts form the backbone of a comprehensive ADA Self-Evaluation and Transition Plan, required under ADA Title II.

## Facility and PROW Findings

### Public Rights-of-Way:

Robotic assessment covered 6.85 miles of sidewalks and 116 curb ramps, identifying priority hazards such as excessive slopes, surface damage, and missing detectable warnings. Deficiencies have been scored for phased remediation, beginning with panels that present the highest safety risks

### Facilities & Parks:

Evaluations identified critical accessibility barriers, such as lack of ADA parking at Town Park and Apple Valley Park, slope and surfacing issues at Town Hall, and steep or obstructed entrances at facilities like the Teen Center, and Schoolhouse Museum. Lower-priority issues were also documented in employee-only facilities (Public Works and Ambulance) where accommodations will be made if requested.

## Draft ADA Policy Framework

MHAC has prepared a comprehensive set of draft policies and notices to bring Paonia into compliance with ADA Title II requirements.

### These include:

*General Program Access Policy:* Ensures that no qualified individual with a disability is excluded from services,

programs, or activities, and prohibits unequal benefits or opportunities.

*Equal Employment Policy:* Establishes nondiscrimination in recruitment, hiring, promotions, compensation, training, and all other terms of employment, including provisions for reasonable accommodations.

*Effective Communication Policy:* Requires auxiliary aids and services (such as interpreters, captioning, accessible electronic materials, and assistive technologies) to ensure communication with people with disabilities is equally effective.

*Reasonable Modification Policy:* Commits the Town to modifying policies and practices unless doing so would fundamentally alter the nature of a service or create undue burden.

*Nondiscriminatory Eligibility Criteria Policy:* Prohibits eligibility rules that screen out individuals with disabilities unless based on legitimate safety requirements.

*Emergency Management Plan Development Policy:* Requires disability considerations in all aspects of emergency planning, including evacuation, sheltering, communication, and recovery. Establishes a voluntary registry for residents requiring special assistance during emergencies.

*Contracting Policy:* Ensures procurement and licensing do not perpetuate discrimination against individuals with disabilities.

*Designation of ADA Coordinator:* Formally designates the Town Administrator & Treasurer as ADA Coordinator, responsible for compliance oversight and complaint investigation.

*Grievance Procedure:* Provides a clear, accessible process for residents to submit complaints of discrimination, with defined timelines for resolution and appeal.

**Public Notice:** Notifies the public of Paonia's ADA obligations, rights, and contact information for requesting accommodations

### Next Steps

MHAC will compile the facility and PROW findings into the **Draft ADA Transition Plan and Self-Evaluation Report**.

The draft policy suite will be reviewed by staff and the Board for formal adoption.

A **public engagement process** will follow, including surveys, community meetings, and targeted outreach to individuals with disabilities and advocacy groups.

Final adoption of the ADA Transition Plan is expected after community input, positioning the Town to implement prioritized facility upgrades, policy enforcement, and ongoing compliance.

This quarter's work represents a major step forward. With physical evaluations complete and draft ADA policies in place, Paonia is well-positioned to finalize a Transition Plan that reduces legal risk, advances equity, and ensures accessibility across all facilities, services, and programs.



	Facility/Area	Deficiencies	Priority	Estimated Remediation
1	<u>Public Rights-of-Way</u> (Sidewalks & Curb Ramps)	6.85 miles of sidewalks and 116 curb ramps evaluated; 1,684 ft of sidewalks below compliance; ramps with slope, width, and detectable warning deficiencies	Phased (High to Low)	Phase 1: 0-12 months; Phase 2: 12-36 months; Phase 3: 36-60 months
2	<u>Town Hall</u>	Accessible parking undersized; missing 'Van Accessible' signage; gravel route from parking; vertical level changes at walkway	High (signage), Moderate (route)	Signage: by 2026; Route & surface: by 2028
3	<u>Town Park</u>	No ADA parking; cracked/uneven walkways; excessive slopes; missing signage; playground and seating barriers	High	By 2026
4	<u>Apple Valley Park</u>	No ADA parking; loose gravel walkways; benches lack accessible routes; restroom access issues	High (parking), Important (routes, benches)	Parking by 2026; Routes & benches by 2027
5	<u>Poulos Park</u>	Obstructed sidewalks from shrubs/trees; bike racks and dispensers in clear space	High	By 2026
6	<u>Teen Center</u>	Threshold exceeds ADA max; route slope from parking exceeds 5%; interior restrooms noncompliant	High (entrance), Important (routes)	By 2026-2027
7	<u>Schoolhouse Museum</u>	No accessible parking; ramp slope exceeds 8.3%; vertical transitions over 1 inch	High (parking, hazards), Moderate (ramp)	Parking/hazards by 2026; ramp by 2028
8	<u>Public Works Facility</u>	No ADA parking; restroom too narrow; barriers in employee-only space	Low (employee-only)	If accommodation requested
9	<u>Ambulance Service Facility</u>	No ADA parking; restroom lavatory and toilet noncompliant; employee-only space	Low (employee-only)	If accommodation requested
10	<u>Public Parking Lots</u> (EV Station, Main St)	No ADA parking provided; requires van-accessible stalls with pavement	Important	By 2027

### 1 Summary of Deficiencies at PROW

# 5<sup>th</sup> and Grand Avenue Realignment Project

## Safe Pathways for Paonia – Full Depth Construction & Dig Once Principal for Utilities

### Project Overview

The 5th Street and Grand Avenue Realignment remains the Town’s highest-priority safety and mobility project. Following the award of a federal BUILD grant in July 2025, the Town adjusted its consultant procurement strategy to ensure compliance with federal funding requirements. While SGM was originally identified to provide construction management directly, the Town is now issuing a formal **Request for Qualifications (RFQ 2025-08)** for Construction Management, Materials Testing, and Owner’s Assurance (CM/MT/OA) services, SGM is expected to submit a proposal for the RFQ.

### Federal & State Funding Secured

\$1,884,901 BUILD Grant (USDOT, via Congressional Directed Spending, with advocacy by Senators Bennet, Hickenlooper, and Congressman Hurd), with support from CDOT’s Executive Director Shoshana Lew. The Town secured the grant as a direct recipient, meaning that there is no pass-through from state agencies, instead funding is received directly from FHWA.

\$1,913,599 in CDOT grants, including Revitalizing Main Streets (\$1,040,774 including match) and Safe Routes to School (\$872,825).

Combined, the Town has secured **over \$3.7 million in funding**, covering the entire estimated project cost of \$3,094,558!

### Right-of-Way & Easements

As of August 2025, all right-of-way acquisitions and temporary construction easements have been completed and certified, clearing the way for CDOT’s issuance of a Notice to Proceed.

### RFQ for Consultant Services

The newly issued **RFQ 2025-08 CM/MT (OA)** seeks a qualified consultant to act as the Town’s on-site representative during construction. The selected firm will:

- Provide construction management oversight, including contractor compliance, traffic control, safety, and environmental adherence.
- Conduct quality assurance materials testing for soils, asphalt, aggregates, and concrete using CDOT-certified labs and staff.
- Verify compliance with federal and state requirements, including Buy America/Build America (BABA), Davis-Bacon prevailing wage, Certified Test Reports (CTR), and Certificates of Compliance (COC).
- Support the Town in pay applications, RFIs, change order review, and progress reporting.
- Serve as the Town’s liaison with CDOT, the contractor, local businesses, schools, and emergency services

### RFQ 2025-08 CM/MT (OA) Timeline

- Questions due: October 10, 2025
- Addendum issued: October 17, 2025
- Proposals due: November 14, 2025 (Noon)
- Shortlist notification: November 19, 2025
- Interviews (if required): November 20–24, 2025
- Selection and Board recommendation: November 25, 2025
- Contract award: January 13, 2026
- Notice to Proceed: Anticipated April 1, 2026

## Construction Cost Estimate

The August 2025 Engineer's Opinion of Probable Cost (EOPC) identified a **\$3.09 million total cost**. Major categories include surfacing (\$532,500), drainage (\$403,500), waterline replacement (\$340,500), and construction management/inspection (\$384,058).

## Construction Timeline

Bid advertisement: Fall 2025

Preliminary demolition/staging: Late 2025, weather permitting

Full construction: Spring 2026 – substantial completion by November 1, 2026

The transition from sole-source use of SGM to an open qualifications-based RFQ process ensures the Town's eligibility to use federal BUILD funds for consultant services. This adjustment reflects best practices in public procurement and strengthens the Town's compliance position while maintaining the project's schedule. With funding secured, ROW cleared, and bidding documents advancing, the 5th & Grand Avenue Realignment is entering its final pre-construction phase. When CDOT gives the Town a Notice to Proceed, the Town will publish another RFP to procure the contractor to perform the actual construction work. This will ensure that the Town is first on the list for contractor's during next year's construction season.

## Funding Summary

Source	Amount
USDOT BUILD Grant	\$1,884,901
CDOT Revitalizing Main Streets (RMS)	\$1,040,774 (incl. local match)
CDOT Safe Routes to School (SRTS)	\$872,825
Town Local Match	\$30,182
Total Funding Secured	\$3,828,682

## Right-of-Way (ROW) Status

All permanent and temporary construction easements have been acquired and certified with CDOT (August 2025). No relocations were required. The project is cleared for Notice to Proceed.

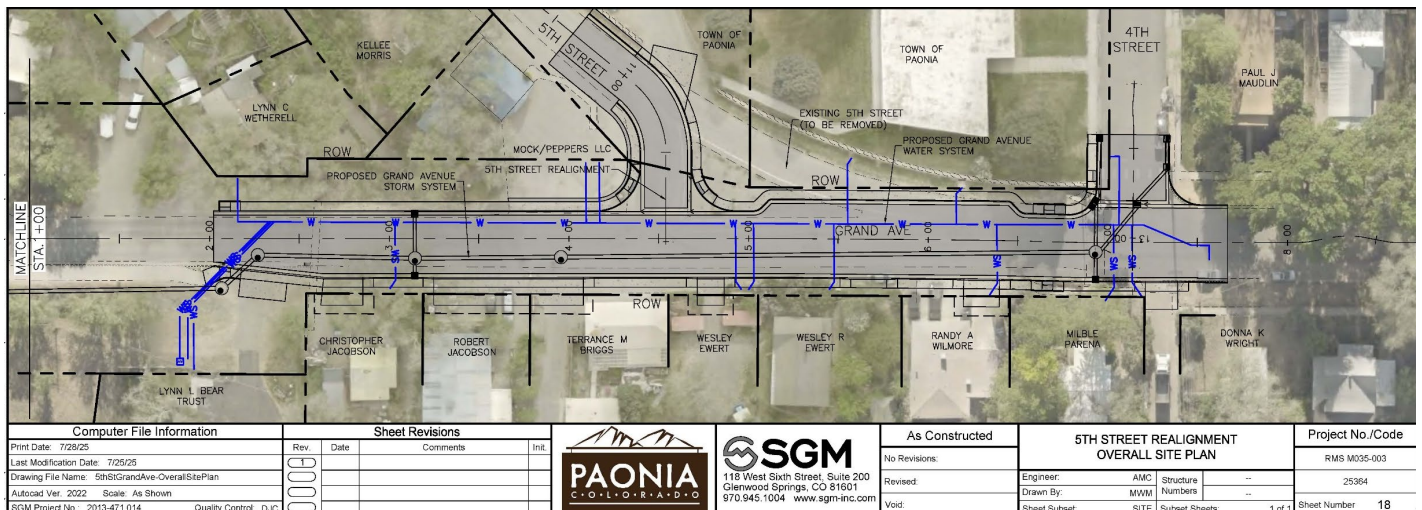
## RFQ 2025-08 – Consultant Procurement Timeline

Milestone	Date
Questions Due	October 10, 2025
Addendum Issued	October 17, 2025
Proposals Due	November 14, 2025
Shortlist Notification	November 19, 2025
Interviews (if required)	November 20–24, 2025
Selection & Board Recommendation	November 25, 2025
Contract Award	January 13, 2026
Notice to Proceed	April 1, 2026 (anticipated)

## Construction Timeline

Milestone	Date
Bid Advertisement	Fall 2025
Preliminary Demolition & Staging	Late 2025 (weather permitting)
Full Construction Start	Spring 2026
Substantial Completion	November 1, 2026

## 2 Visual of Project Summaries



3 5th & Grand Realignment Drawing



# Water Capital Improvement Plan: Phase I

## 2MG Tank Relining, Western Loop Replacement, and Raw Water Metering

### Project Overview

Phase One of the Water CIP continues to advance through its three major components: (1) the 2-million-gallon (2MG) tank rehabilitation, (2) the Western Loop 8-inch water main replacement, and (3) the Raw Water Metering project. Key milestones were achieved this quarter with environmental clearance, contract execution, and the advancement of both design and bidding documents.

### 2MG Water Tank Relining Project

Site Work & Temporary Tank: Earthworx has completed all civil site work, including the tank pad. Viaflex dba Colorado Lining International has installed the temporary tank, and Roop Excavating performed the final grading and connection work.

Environmental Clearance: The Town received a Finding of No Significant Impact (FNSI) from CDPHE's State Revolving Fund (SRF) Program, effective September 2025, confirming NEPA compliance and allowing full progression of federally funded work.

Rehabilitation Contract: On September 4, 2025, the Town issued a Notice to Proceed to Markley's Precision Company (MPC) for the 2MG Tank Relining Project. MPC has 180 days for Substantial Completion and 210 days for Final Completion, putting rehabilitation work on track through early 2026.

Scope of Work: MPC's contract includes lead abatement, interior and exterior coating replacement, paraffin wax removal, and structural safety upgrades. All work is subject to Davis-Bacon wages, DBE goals, and SRF compliance.

### Western Loop Replacement Project

Design Status: RESPEC completed the 100% Drawings and Project Manual for the Western Loop Replacement in August 2025.

Scope of Work: The project replaces aging 8-inch steel water mains with PVC/HDPE pipe, installs new PRV and air-vac vaults, replaces service lines and meters, and uses trenchless methods in sensitive areas. The design also includes hydrants, thrust blocks, erosion controls, and traffic control plans.

Bidding & Funding: The project is being bid under SRF requirements, including DBE participation, bid bonds, and Davis-Bacon wage compliance. The Town anticipates advertising for bid in late 2025, with construction in 2026.

### Raw Water Metering Project

Design Status: RESPEC finalized the 100% Drawings and Project Manual for the Raw Water Monitoring Improvements in August 2025.

Scope of Work: Installation of four new remote metering sites at German Creek Springs / Lakefork 80:20 box, the WTP pressure break box, Old Original / Reynolds Spring confluence, and (as an alternate) Lakefork Spring. Each site will include new Badger flow meters, temperature sensors, solar-powered telemetry, and Campbell data loggers.

Bidding: Bid documents are prepared for release later in 2025, with construction scheduled in 2026 alongside the Western Loop Replacement.

### Funding Update

Loans & Grants: Phase I continues to be supported by the \$9.66M financing package from CWRPDA and \$1.96M in EIAF grant funding.

Disbursements: Recent reimbursements under EIAF Grant #9721 included payments to Viaflex and Roop Excavating (August 2025). Prior reimbursements in January–March 2025 covered Earthworx's civil site work.

Compliance: All disbursements are consistent with SRF and grant requirements, including DBE participation and environmental clearance.



## 3rd Quarter 2025 Town Administrator Report

### Next Steps

1. Begin active relining work on the 2MG tank under MPC's contract.
2. Release bid advertisements for the Western Loop and Raw Water Metering projects (Fall 2025).
3. Coordinate community communications regarding potential temporary water restrictions during rehabilitation.
4. Continue compliance reporting under SRF and EIAF grant requirements.

With the FNSI issued, contracts executed, and 100% designs complete, Phase I of the Water CIP is ready to transition into its construction phase, ensuring both immediate rehabilitation of critical assets and long-term modernization of Paonia's water infrastructure.

### Funding Summary

Source	Amount
CWRPDA Leveraged Loan (3.53%)	\$3,664,396
CWRPDA Direct Loan (1.5% w/ \$3M forgiveness)	\$6,000,000
EIAF Grant Funding	\$1,956,000
Total Funding Secured	\$11,620,396

### 2MG Tank Relining Project

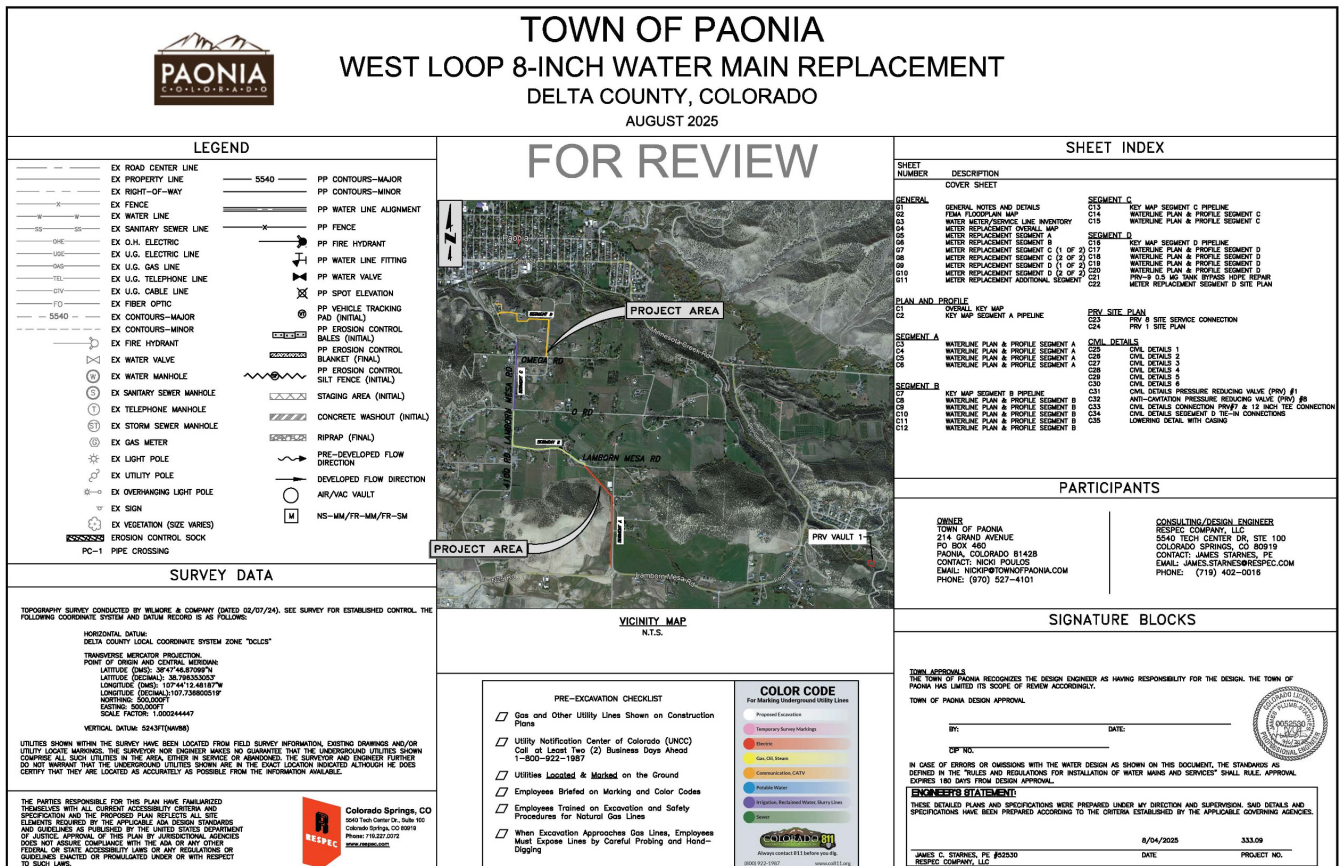
Milestone	Date/Status
Civil Site Work (Earthwork)	Complete – Spring 2025
Temporary Tank (Vialflex/Roop)	Installed – August 2025
Environmental Clearance (FNSI)	Effective September 2025
Rehabilitation Contract (MPC)	Notice to Proceed issued Sept 4, 2025
Substantial Completion	180 days (March 2026)
Final Completion	210 days (April 2026)

### Western Loop Replacement Project

Milestone	Date/Status
100% Design Complete	August 2025
Bid Advertisement	Fall 2025 (anticipated)
Construction Start	2026 (seasonal scheduling)

### Raw Water Metering Project

Milestone	Date/Status
100% Design Complete	August 2025
Bid Advertisement	Fall 2025 (anticipated)
Construction Start	2026 (coordinated with Western Loop)



# Hydrogeological Study

## Phase I Field Work Completed and

### Project Overview

The Hydrogeological Study, funded by the Colorado Water Conservation Board's Water Supply Reserve Fund (WSRF) and supplemented by the Colorado River Water Conservation District's Community Funding Partnership, has now completed its first season of active fieldwork. Wright Water Engineers (WWE) is serving as lead consultant, with RESPEC providing technical support and Hemlock Consulting contracted for vegetation clearing and access improvements.

### Field Implementation

Hemlock Brush Clearing: Hemlock Consulting completed brush clearing for survey access between May 29 and June 1, 2025, in accordance with U.S. Forest Service (USFS) restrictions (no removal of live trees >4 inches DBH, limited hand tools only).

2DR Resistivity Surveys: WWE performed two-dimensional resistivity (2DR) geophysical transects across the German Creek, Old Original, Reynolds, and Lake Fork spring complexes between July 22–25, 2025. These surveys are critical to mapping subsurface fracture zones, aquifer geometry, and recharge pathways.

Spring Monitoring: Nine priority springs remain instrumented with pressure transducers, providing continuous flow and temperature data to support the development of a hydrologic budget model.

### Technical Findings & Expanded Scope

Spring Documentation: WWE has now mapped and documented spring boxes that had not been verified since the 1970s, integrating them into GIS mapping.

Flow Anomalies: Significant bypass flows were observed outside of collection systems, requiring new monitoring methods.

Water Rights Review: WWE reconciled physical conditions with Paonia's decreed 9.9 cfs spring rights, determining ~5.4 cfs is reliably divertible.

Hydrologic Budget: Development of a mass balance model is underway, combining transducer data and geophysical findings to establish spring yield capacity.

Budget Adjustment: WWE requested an additional \$42,800 (\$35,000 in labor and \$7,800 for survey equipment shipping and materials) to account for unforeseen scope expansion.

### Environmental & Regulatory Compliance

USFS Nominal Effects (2024): Confirmed non-invasive geophysics and brush clearing pose no significant environmental impacts.

USBOR Categorical Exclusion (2025): Cleared geophysical survey and vegetation clearing activities under NEPA requirements.

Agency Coordination: WWE supported Town participation in the Wildfire Ready Action Plan (WRAP) while safeguarding sensitive water supply data.

### Next Steps

1. Complete interpretation of 2DR resistivity survey data.
2. Continue spring flow monitoring through Winter 2025 low-flow conditions.
3. Deliver preliminary Hydrologic Budget findings to the Board in early 2026.
4. Draft the Hydrogeological Study Report, including recommendations for Phase II CIP investments in spring rehabilitation and protection.

With brush clearing completed, and geophysical field surveys completed, the Hydrogeological Study has transitioned fully into the analysis phase. Paonia is now on track to receive the most detailed evaluation of its spring system in over three decades, establishing the foundation for long-term raw water resiliency.