



September & October 2024 Town Administrator's Report



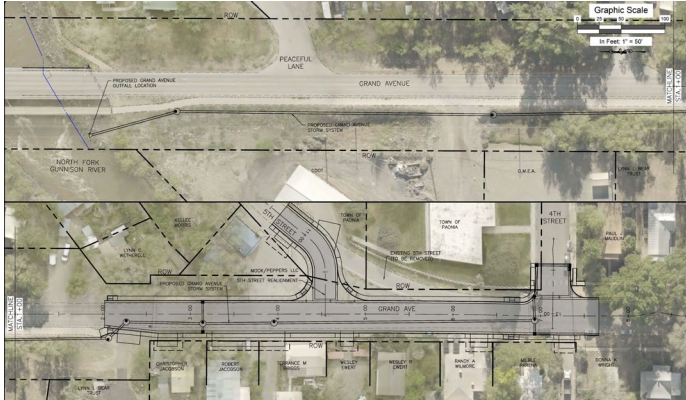
5th & Grand
Realignment

Water Capital
Improvement Plan
Phase I

Budget Process
Update

5th & Grand Avenue Update

Right of Way Secure, Additional Funding Sought, and Construction in FY-25



Picture 1: 90% Design Project Realignment

After the July 10, 2024, onsite meeting there were questions regarding the Right of Way and potential conflicts with the property located at: 200 5th St. Paonia, CO 81428. The property owner produced an Improvement Location Certificate (not a survey) that showed a potential conflict with the ownership of the right of way. The Town's engineering firm for this project, SGM, conducted a thorough review of the property and the records on file with Delta County.

The research found that the warranty deed for the property from March 25, 2024, showed the following statement within the property description, "Except that portion deeded to the State Highway Department in Book 333 at Page 288." Further, book 333 at Page 288 is a document dating to 1951 defining the CDOT Right of Way through the property area with mapping that clearly shows that CDOT clearly owned that property. In 2010, Delta County received a Quitclaim Deed from CDOT conveying that portion of the highway to Delta County. All supporting documentation is attached to this report as **Attachment A**.

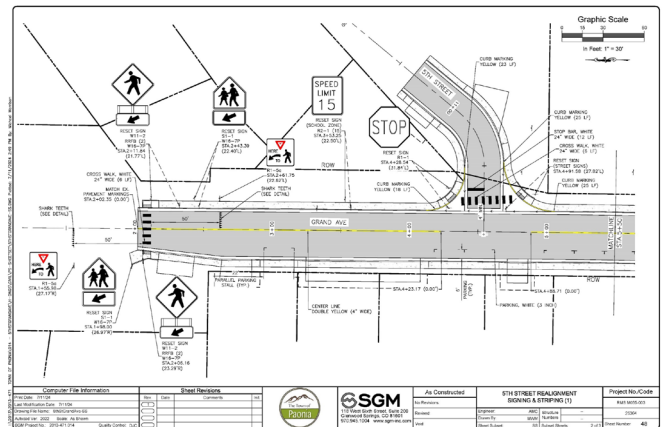
Continuing with securing the final Right of Way, CDOT required that the Town change the property donation letter from the school district to remove that it was being donated to CDOT and replace it with the Town of Paonia. This was only achieved through the assistance of SGM's project engineer, Ashley Cline, without her determination, this wouldn't be completed yet! On October 7th, SGM sent surveyors back to the project location to verify the project control so that a project control diagram is able to be completed for the final plan set. This was a CDOT requirement and will most likely be necessary for any supplemental federal funding that the Town pursues. Once these pieces are complete, then CDOT will complete its Right of Way Plan Review (ROWPR), marking the final step in CDOT approval to begin the RFP bidding process.

For good governance, and for reference, the costs for designing the project are as follows: the original scope of work for design of the project was: \$64,634; Change Order #1 was: \$83,900; Change Order #2 was: \$35,200 and Change Order #3, if approved will be: \$14,000 for a total design engineering cost of: \$197,734.00.

For budgeting purposes, the draft budget for FY-2025 contemplates paying for the improvements without any further supplemental funding or assistance. The estimated probable cost of construction is estimated to be \$2,925,675.00. This amount includes Construction Management costs of \$255,000.00, due to the volume of projects scheduled for the water system in FY-2025, staff do not have the capacity to act as construction managers for this project and external assistance is necessary.

The Town has secured \$1,010,592.00 through CDOT's Revitalizing Main Streets (RMS) grant program. On July 30th, 2024, the Town was notified that the project hadn't been selected for Congressionally Directed Spending, which meant an additional \$1,915,083.00 would need to be secured. With the assistance of Mary Bachran, the Town is pursuing a CDOT Safe Routes to School (SRTS) Infrastructure Grant. Available grant funding is between \$100,000.00 and \$1,000,000.00.

Improvements to the 5th and Grand intersection have been in consideration for several years, and they will finally come to fruition in Spring 2025. The FY-2025 Budget contemplates the worst-case scenario, and funds the project deficit entirely from previous years' surplus funds, up to \$1,915,083.00. If the SRTS grant is awarded to the Town, it will help keep surplus to fund other projects in subsequent years.



Picture 2: Crosswalks, signage and sidewalks at 5th and Grand

Water Capital Improvement Plan: Phase I

Timeline from the Initiation of the Water Moratorium in 2020

Progress made on data collection to better inform project needs and objectives for design of water distribution improvements

In 2019, the Town experienced a catastrophic loss to its water system that left customers without water for nearly three weeks. The final determination was that the existing state of the Town's drinking water distribution system had been neglected for years and that serious investment in the system was necessary to keep clean drinking water flowing to customers.

The water moratorium was enacted in 2020 through Ordinance 2020-01, after a citizen-led referendum. The moratorium gave two conditions that must be met for it to be lifted:

- i. A report, bearing the seal of a licensed engineer experienced in domestic water supply systems, finds that the Town of Paonia has in operation sufficient infrastructure and associated water rights to serve all existing obligations for water in the foreseeable future, and;
- ii. A report, bearing the seal of a licensed engineer experienced in domestic water supply systems, quantifies additional obligations, enumerated in the form of water taps, that the Town of Paonia can reasonably supply without the likelihood of adversely affecting the service to existing water tap holders.

In 2020, the Town began the work needed to begin meeting the criteria of the water moratorium. A water engineering firm was selected, JDS Hydro, who later were acquired by RESPEC, who are still the Town's water engineers today. The engineers first task was to model the existing water system and begin an asset inventory – facilities in operation, condition of pipes in ground, etc.

In 2020, the Town only had one dedicated and certified employee working for it, and the water and wastewater departments were seriously understaffed. A note was made by the Water Engineer that the Town would need to hire additional staff in order to collect all of the data necessary for the water moratorium and to adequately respond to issues with the system.

By 2021, the Town had lost its only certified water employee and contracted with a company for the temporary continuation of operations. RESPEC produced its first deliverable and began public engagement and collecting data on the existing water system (raw water collections, treatment, finished water distribution). RESPEC began piecing together the beginning of a Water Capital Improvement Plan.

Significant changes to staffing occurred in 2022 both in staff terminations and new staff hiring. A new Public Works Director was hired in February, a long-time employee transferred to the water department and began obtaining certifications, and a second water employee was hired. The Town Administrator resigned, an Interim Administrator was hired, and the Finance Director was terminated. The Interim Administrator developed an RFP for financial services and Professional Management Solutions were hired to help make sense of the general ledger and the budget, and prepare for annual audits. RESPEC was given a General Engineering contract in November, and new staff installed iHydrant monitoring stations on fire hydrants.

After reviewing what caused the catastrophic water failure in 2019, it was determined that a major water main break next to a fire hydrant was the main cause for the water loss. Installing monitoring stations on fire hydrants helps Town

staff find water breaks in a timelier manner, and mitigate water loss. In November new tank operations went into effect.

Major achievements were made in 2023 to planning and design for the Water Capital Improvement Plan and included the completion of a Project Needs Assessment (PNA) with a 20-year cashflow analysis approved by the Colorado Department of Public Health and Environment (CDPHE) and necessary to obtain State Revolving Fund loans for project implementation. Approval of the PNA also allowed the Town to seek up to \$40,000.00 in reimbursement from the state. The Town had also hired a new Town Administrator/Treasurer that was instrumental in getting the 20-year cashflow analysis completed. Town staff also completed three unplanned sewer main repair/replacements and one planned sewer main replacement at Dorris Avenue. The first phase of the Water Capital Improvement Plan was determined by the end of the year and would be the first part of three phases.

Throughout 2023, Town staff also began a meter auditing project that has been instrumental in getting accurate readings on water consumption, began logging water loss and making efforts to mitigate water loss through water main repairs and replacements. Town staff also ended 2023 with an average response time of 24 hours from water break notice to water break repair – significantly reducing the amount of water loss caused by aging infrastructure. Staff also began mapping lead and copper service lines to comply with a final rule from the EPA on lead and copper in drinking water distribution systems.

2023 also saw notable work completed on a Comprehensive (Master) Plan for land use that hadn't been updated since 1996. Plans to complete the Comprehensive Plan are underway for late 2024, or first quarter of 2025. The Town also identified critical areas of need in 2023 for emergency planning to add emergency backup power at all critical facilities in Town including the water treatment plant. Multiple grants were applied for in 2023 for raw water collection improvements and for designing projects for the Water Capital Improvement Plan.

Two ordinances were passed clarifying the water moratorium in 2023, Ordinance 2023-02, and Ordinance 2023-05 which repealed and replaced Ordinance 2023-02. The clarifying ordinance included the following language, *“This moratorium does not prohibit the connection of lawfully served units to the Town’s municipal water supply system. It is presumed that each tap sold by the Town prior to the effective date of Ordinance No. 2020-01 was purchased for the connection of one (1) household unit or one (1) commercial unit to the Town’s municipal water supply system. The applicant for connection of any household or commercial unit to the Town’s municipal water distribution system shall have the burden of overcoming such presumption by submission of written testimony and documents to the Town Administrator. Decisions of the Town Administrator shall be made in writing and furnished to the applicant, and may be appealed by the applicant to the Board of Trustees by submission of a written appeal to the Town Clerk within ten (10) business days of the Town Administrator’s written decision. Any applicant that fails to submit a written appeal to the Town Clerk within ten (10) business days of the Town Administrator’s decision shall be deemed to have forfeited any right to appeal the Town Administrator’s decision. All duly-made appeals shall be heard by the Board of Trustees in a duly-noticed hearing, during which hearing the property owner and Town staff will each be given the opportunity to present pertinent evidence and testimony.”*



Picture 3: Graphic Depiction of Grants for Water System

2024 brought even more progress towards the Water Capital Improvement Plan. It is the first full year with the current leadership team and with a budget that prioritizes improvements to the Town’s infrastructure. The Town was awarded a \$300,000.00 Design and Engineering Grant through CDPHE for designing Phase I of the Water Capital Improvement Plan. The Town also received a \$250,000.00 grant from the Colorado Water Conservation Board (CWCB) towards a study of the Raw Water system (Hydrogeological Study), and received a \$250,000.00 WaterSMART Grant from the U.S. Bureau of Reclamation to take the Hydrogeological Study further and collect additional data on the raw water collections system. The Town has completed design and received CDPHE approval for the relining of the two-million gallon finished water storage tank. The Town has also procured additional land near the Lamborn Water Treatment Plant to complete the work, and will begin site work this winter so that the relining project can promptly begin in Spring of 2025.

The Town is approaching 90% completion on the design of the nearly two-mile replacement of 8” steel distribution line. The design includes upsizing the pipe to a 12” plastic distribution line throughout most of the project. By upsizing the pipe it will improve pressures throughout the distribution area and increase finished water storage. An 8” diameter pipe that is 9,000 feet long holds approximately 23,501 gallons of water. Upsizing the main distribution line to 12” diameter increases the volume of the pipe to nearly 52,877 gallons of water.

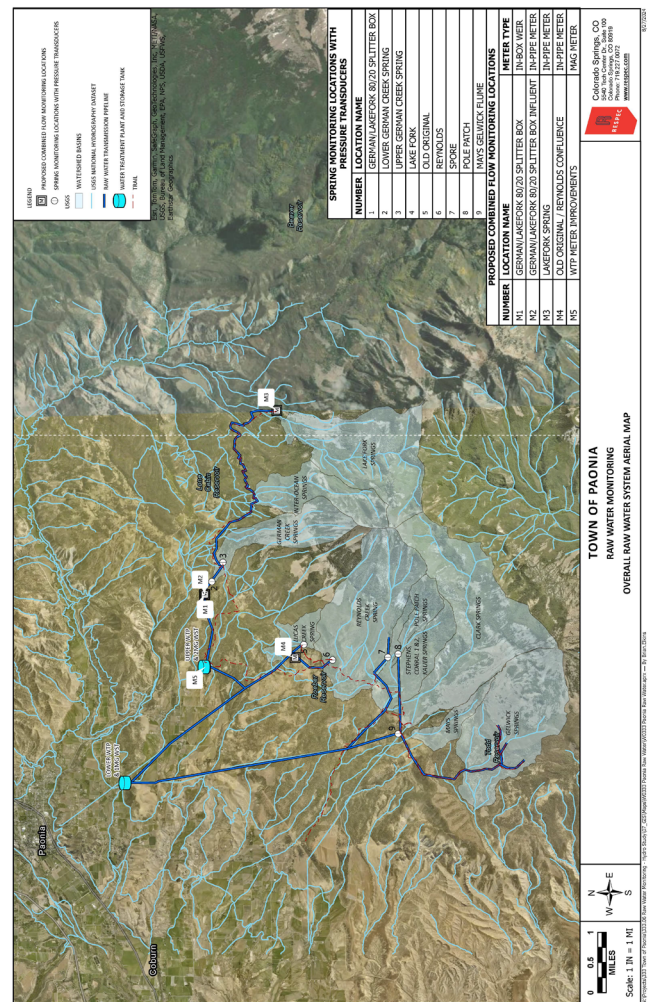
Now that the Town has nearly finished the 90% completion of the design of the West loop 8” steel distribution line, it will begin scheduling with consecutive systems to talk about connection points, pressures, easements and master meters. The Town will also begin securing Rights of Way throughout the entire project location. Although construction was originally planned to begin in FY-2024, it will begin in the Spring of 2025.

Major progress towards implementing construction projects for Phase I of the Water Capital Improvement Plan are scheduled to begin in 2025. The relining of the two-million gallon water storage tank will be completed in 2025, improvements to raw water diversion boxes and spring metering will be completed in 2025, and the 8” steel

line replacement project will begin with an anticipated completion in 2026.

Due to the volume of projects scheduled for completion over the next couple of years, it would stand to reason that any further design and discussion of the Water Capital Improvement Plan Phase II begin in 2026 and continue through 2027. This will give the water team enough time to finish the water meter audit, replace and upgrade water meters, and fine tune operations after Phase I improvements are complete. Completion of Phase I and changes to operations will help to inform the improvements necessary for the next phase(s).

Information on Phase I: Paonia West Loop Waterline 60% Set is attached as: Attachment B.



Picture 4: Overall Raw Water System Aerial Map



Budget Process Update

The FY-2025 Budget Planning Process Included Identifying Internal and External Factors for Every Department of Town

The Board of Trustees is hosting its 1st Work Session after discussing Goals & Objectives for the FY-2025 Budget on Tuesday, October 22, 2024

Budget Calendar (Subject to Change) continued:

- 10/15/2024 Town Administrator/Treasurer submits proposed budget to the BoT.
- 11/1/2024 Deadline for submitting to DOR for an increased levy.
- 11/12/2024 Draft of Proposed Final Budget for the BoT.
- 12/10/2024 Assessors' changes in assessed valuation will be made only once by a single notification to the county commissioners. BoT to adopt a final budget during meeting.
- 12/15/2024 Deadline for certification of mill levy to county commissioners. Town must adopt the budget before certifying the levy to the county.
- 12/22/2024 Deadline for County Commissioners to levy taxes and to certify the levies to the assessor.

The Board of Trustees held its first strategic planning workshop on August 27, 2024. During that workshop a number of priorities were identified through conversations with the Trustees and staff on the departmental level. The Town completed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise for each department and identified service-delivery level priorities and deficiencies within each department.

Using the information gathered from the SWOT exercise, the Town Administrator/Treasurer compiled digital

representations of the information discussed. The Draft of the FY-2025 Budget was informed by the service delivery goals and objectives identified through the SWOT exercise. A recurring theme among every department was the need to retain capable staff and the issue with constrained budgets.

In 2025, it is anticipated that the Town will receive approximately \$50,000.00 less in property tax revenue due to a number of Senate Bills that could affect the levy and collection of property taxes. Further, the Town was informed by the state that the Highway User Tax Fund for FY-2025 will see approximately \$40,000.00 less in revenue. Finally, it is anticipated that the sale of marijuana has plateaued most likely due to competing markets that have opened in Hotchkiss, and that the \$5.00 transaction fee is anticipated to be between \$25,000.00 and \$50,000.00 less than in previous years. These reductions will have a direct impact on the General Fund budget.

In order to pay for anticipated capital improvement projects, the surplus of the General Fund will need to be used to help defray the cost of completing the 5th and Grand realignment project. The Town is actively seeking a Safe Routes to School grant for the maximum allowed of \$1,000,000.00, but the program may offer between \$100,000.00 and \$1,000,000.00 as there is no guarantee that the Town will be granted the full amount of its request.

The following pages include SWOT analyses for each individual department and a draft of the Town's first ever Mission Statement and Value Statements.

Our Mission

Paonia is a vibrant community that values our rural, small-town history and heritage centered on education, recreation, social and economic diversity, and a government that ensures a quality of life for all residents by striving to provide exemplary service in a safe, healthy and transparent manner while protecting our precious natural resources.





Our Core Values

Resiliency

We embrace our creative culture and recognize that new industries have flourished after experiencing historic losses to the mineral industry, we commit to ensuring that Paonia remains a livable Town, recovers quickly from difficulties, and we strive to support our Town by proactively adapting to the rapidly evolving impacts of climate change.

Family & Community

We value our families, individuals, neighbors and our extended community as a whole and ensure Paonia remains a livable Town providing an affordable high quality of life for all Residents through exceptional management of resources.

Conservation & Recreation

We value our diverse recreational opportunities and recognize that thoughtful stewardship of our natural resources contribute to our vibrant community and quality of life and that we recognize that our water, agricultural and recreation management practices directly impact our environment and the ability for our residents and the environment to flourish.

Natural Resources & Economic Development

We value investment in our businesses and promote sustainable solutions to economic development while honoring our agricultural heritage and ensuring that we address the impacts of growth to our natural environment in a sustainable and regenerative manner.

ADMINISTRATION

SWOT



STRENGTH

- **Well-Trained, Knowledgeable, diligent and caring staff**
- **Improved Communication with Elected Officials, Residents, and the extended Paonia Community**
- **Continuous Improvement and High Performance Mindset**
- **Building Confidence in Utility Systems and Processes**
- **High Performing and Impactful Team**

WEAKNESS

- **Need More Office Space**
- **Volume of Work is at times, Overwhelming**
- **Historic Data Collection, Retention and Records Management lacked established processes and procedures, resulting in difficult to recall information.**

OPPORTUNITY

- **Utilize Consulting Resources More Frequently Such as CML, Other Municipalities, Professional Associations**
- **Grant Funding and Opportunities, especially for Technical Assistance**
- **Continuing Education for Clerks, Accountants, Administrator, Etc.**

THREATS

- **Cloud of Judgement Stemming from Past Issues with Previous Administrations**
- **Volume of Catch-up Work and new Issues Can Quickly Overwhelm Staff and May Lead to Dissatisfaction**
- **Funding Infrastructure Takes Priority Over All Other Departments**

SWOT ANALYSIS

S

- Full-Staffed / Employees
- Community Policing - Out in the Community
- Social Media Presence and Engagement
- Collaborative with Other Departments

W

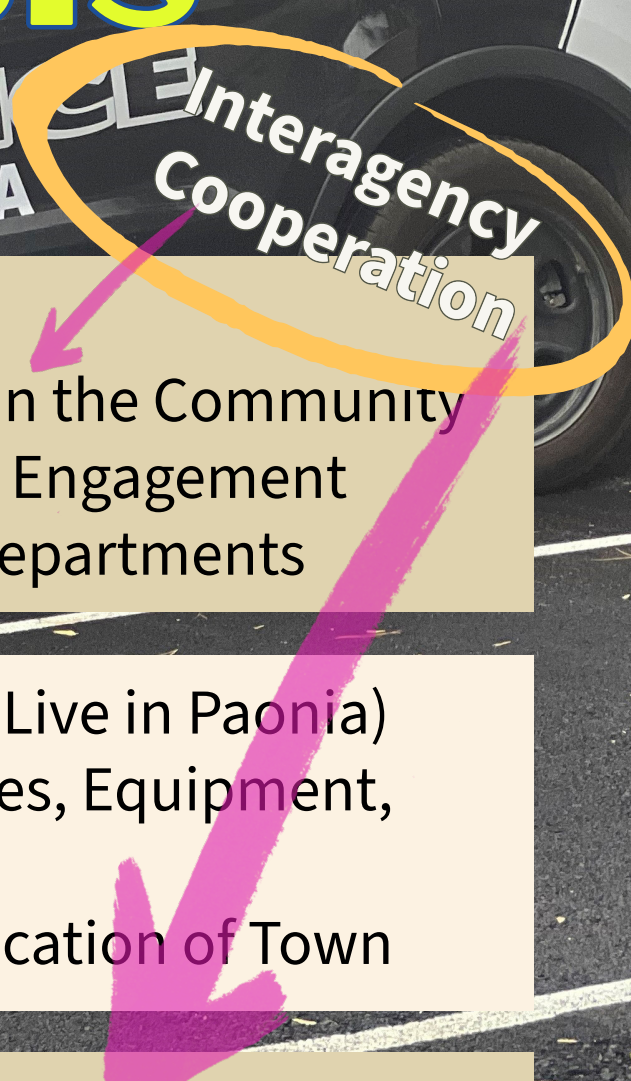
- Reliance on Local Officers (Live in Paonia)
- Funding (Competitive Wages, Equipment, etc.)
- Officer Retention due to Location of Town

O

- Strengthen the Partnership with Delta County Public Schools
- Establish Reserve Officer Program for Special Events & Departmental Support.

T

- Location & Distance from other Agencies, Paonia Mutual Aid Agreements are one-sided
- Unfunded Mandates from the State



Water

SWOT ANALYSIS

S

- Ambitious, Dedicated, Knowledgeable, and Skilled Employees
- Good Water (Tasting, Clean)
- An Understanding of Necessary Improvements to the System
- Three Excellent Engineering Firms

Strengths

W

- Understaffed, Need to Hire additional employees at Competitive Wages
- Tight Budget and Limited Resources
- State and Federal Government Processes & Procedures
- Scale and Magnitude of Needs
- Lack of System Redundancies

Weaknesses

O

- Skilled Contractors
- Supplemental Funding from Grants
- Improve Relationship and Collaborate with Consecutive Water Systems

Opportunities

T

- Additional Rules and Regulations from CDPHE
- Stigma Associated with Issues from Town's Historical Performance
- Spreading of Misinformation through Social Media
- Threat of Wildfires in Watershed
- Scale and Magnitude of Needs

Threats

Wastewater

SWOT ANALYSIS

S

- Ambitious, Dedicated, and Knowledgeable Employees
- Additional Capacity Available in Wastewater Plant
- Excellent Engineering Firm(s)

Strengths

W

- Understaffed, Need to Hire additional employees at Competitive Wages
- Lack of Funding
- Lack of Discharge Ability (Constrained by Permit)
 - Sludge Removal Necessary in 3-5 Years
- Land Constraints

Weaknesses

O

- Skilled Contractors
- Supplemental Funding from Grants
- Rural Water Association/Auxiliary Organizations and NGO's
- Ditch Company Offsets
- Floodplain Near the Plant
 - (Dilution Ability)

Opportunities

T

- Additional Rules and Regulations from CDPHE, EPA and changes to the NPDES Permit
- River Level Fluctuates and Effects Effluent
- Inconsistent Sampling Reports from Labs

Threats

STREETS, PARKS AND REC.

SWOT

STRENGTHS

- Caring and Professional Employees
- Excellent and Accessible Parks
- Free Public WiFi Internet
- Community's Love of Parks!
- Robust Volunteer Network
 - Flower Pot Crew
- Legacy Events

↑
Tree Board

Underutilized, and We Have One

WEAKNESSES

- ADA Accessibility at EVERY Park
- Need a Clearly Defined Maintenance Schedule Based on Seasons
- Internal Scheduled for Rentals, Maintenance and Coordination
- Parks Need Attention (Funding)
- Under-Utilization of Park Potential
- Potholes, Lack of Stormwater Consideration, Sidewalk Issues
- Lack of Funding for all Street-Related Issues

OPPORTUNITIES

- Strengthen Public/Private Partnerships
 - Western Slope Conservation Center
 - The Nature Connection
 - Delta County Public Schools
- Strengthen Relationship with North Fork Valley Pool Parks and Rec. District
- Grants
 - CDOT
 - FHWA
 - GOCO
- Continue to Build Relationship with Delta County



THREATS

- Skyrocketing cost of materials
 - Additional Cost Associated with Federal Construction and Design Standards Compliance
- Undermaintenance of Tree Canopy & DMEA Topping
- Emerald Ash Borer

STRENGTHS

- Dedicated Employees
 - Multiple Staff with CDL
- Proposed Changes to the Paonia Municipal Code will Strengthen the Enterprise

WEAKNESSES

- Customer Education about Rules
- Lack of Ability to Track Service Level and Appropriate Charges in the Field
- Employee Safety
- Lack of Ability to Enforce Rules
 - No Spare Truck or Redundancy
 - Route Scheduling

TRASH SWOT ANALYSIS

- Establishing a Recycling Program with CDPHE Assistance
- Locate and Establish a Dedicated Place for Town-Wide Composting
- New Technology to Help Mitigate Weaknesses

OPPORTUNITIES

- Landfill Approaching Maximum Capacity
 - Tipping Fees Increase
- Additional Enforcement from State Agencies on What Can be Collected and Disposed of at the Landfill
- Distance to Landfill - Causes Wear on Truck

THREATS

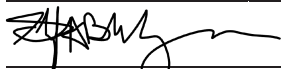


Town of Paonia
Individual Development Plan

Name: Stefen Wynn

Time Period Covered: 10/2024 - 10/2025

Developmental Goals	Relationship of Goals to Department Mission	Skills Developed	Developmental Activities	Deadline	Resources	Achievement Review	Date Completed
Your personal goals for this FY:	My goals have City and Personal relevance because:	My Goals involve developing the following competencies/skills:	Developmental Activities I will Pursue:	Target dates for goal completion:	Resources I will need:	How I will measure & track my progress:	Date Goal Achieved:
Goal 1 Recertify as an ICMA Credentialed Manager	Continuous learning and improvement in my abilities to manage effectively	Learning new skills in people management and best practices in local government management.	40 hours of courses through CML and CCCMA conferences as well as free trainings through ICMA and CCCMA	July 2025 - Recertification due to ICMA for consideration and approval from the credentialing board.	Budgeting for continuing education in FY-2025 and support to attend CIRSA trainings and conferences.	Through updates provided in Town Administrator Reports and through ICMA's voluntary credentialing portal.	
Goal 2 Pursue AICP-CP training and certification	Establishing as a recognized and certified professional in land use planning. Help to guide the Town into making fair and equitable decisions in land use	Training through AICP online preparation programs on best practices in land use planning and zoning.	Online test preparation and courses geared towards best practices in land use planning.	December 2026	Budgeting for continuing education in FY-2025 and FY-2026 Budgeting to attend trainings and courses through APA Colorado	Through updates provided in Town Administrator reports and through annual appraisals.	
Goal 3 Update the Personnel Policy and Employee Handbook	Give guidance to employees and establishes internal policies on how to handle issues related with employees and personnel.	Using SHRM best practices to write the personnel policies and employee manual will help give insight into updates that need to happen with the Town's existing manual.	Learning best practices from SHRM, ICMA and from the State of Colorado on policies for managing staff and best practices for human resources management.	December 2025	Assistance from Town Staff and input from the Board of Trustees on reviewing a draft of personnel policies and an employee manual. May need budgeting for SHRM membership for the Town.	Monthly Departmental Scorecard Updates.	


Signature (Employee)

10/7/2024
Date

Signature (Supervisor)

Date



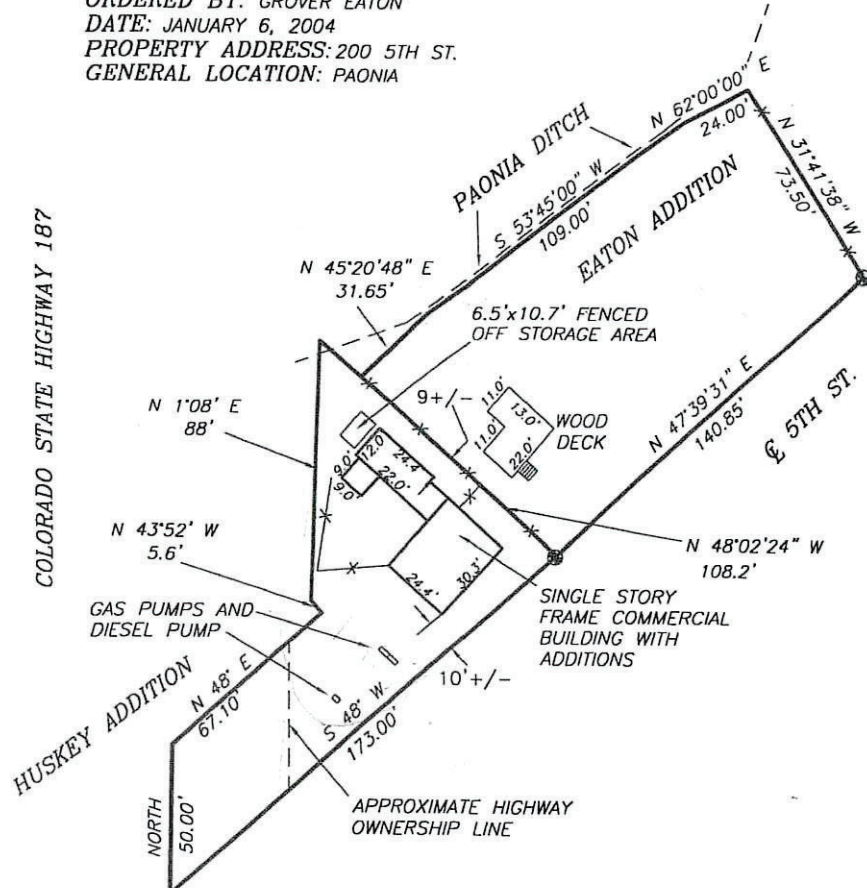
Town of Paonia
Individual Development
Plan Continued (If Needed)

Developmental Goals	Relationship of Goals to Department Mission	Skills Developed	Developmental Activities	Deadline	Resources	Achievement Review	Date Completed
Your personal goals for this FY:	My goals have City and Personal relevance because:	My Goals involve developing the following competencies/skills:	Developmental Activities I will Pursue:	Target dates for goal completion:	Resources I will need:	How I will measure & track my progress:	Date Goal Achieved:
<p>Goal 4</p> <p>Complete an ADA Transition Plan</p>	<p>An ADA Transition Plan has been required by the ADA since 1991, the Town has no such plan and must comply with federal regulations</p>	<p>bringing the Town into compliance with federal regulations so that the Town can comply with requirements for federal funding. This is also part of my role as the ADA coordinator</p>	<p>Continued Education for ADA coordinators. Developing and RFP for a consultant to complete an ADA transition Plan that includes compliance with PROWAG</p>	<p>12.31.2025</p>	<p>Funding consideration from the board for a consultant to complete the work.</p>	<p>Regular Town Administrator reports and through the use of the departmental scorecard.</p>	
<p>Goal 5</p> <p>Timely delivery of financial information: Audits on Schedule, Budgets beginning in May</p>	<p>Timely delivery of financial information is necessary to ensure that financial decisions are made with accurate and relevant information.</p>	<p>GFOA Best Practices on financial reporting</p>	<p>GFOA training and working with staff and consultants to ensure that financial statements are delivered timely</p>	<p>6.30.2025 - statutory deadline for audits.</p>	<p>Continued funding for third party consultants, auditors, training for staff and membership with the GFOA</p>	<p>Regular Town Administrator reports and through the use of the departmental scorecard.</p>	
<p>Goal 6</p>							

IMPROVEMENT LOCATION CERTIFICATE

THIS IS NOT A SURVEY

ORDERED BY: GROVER EATON
 DATE: JANUARY 6, 2004
 PROPERTY ADDRESS: 200 5TH ST.
 GENERAL LOCATION: PAONIA



TYPICAL LEGEND

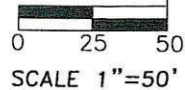
- Found pin with cap
- *— Fencelines
- T— Tel. line
- E— Electric (overhead)
- G— Gas line
- H— Water line
- Easement
- ~~~ Creek - River
- Irrigation ditch
- ▒ Concrete

NOTE:
 BOUNDARY LINES ARE UNKNOWN WITHOUT A SURVEY. TWO MONUMENTS WERE FOUND. THE IMPROVEMENTS APPEAR TO BE WITHIN THE BOUNDARY LINES.

LEGAL DESCRIPTION:

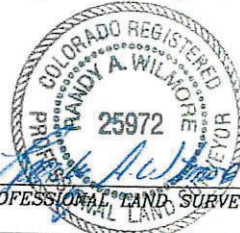
SEE ATTACHED "EXHIBIT A"

COUNTY OF DELTA,
 STATE OF COLORADO.



INVESTIGATION BY WILMORE AND COMPANY PROFESSIONAL LAND SURVEYING INC., 4053 GERMAN CREEK DRIVE, PAONIA, COLORADO 81428 (970)527-4200 FAX (970)527-4202
 I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared solely for GROVER EATON, that it is NOT a survey plat, and that it is NOT to be relied upon for the establishment of fences, buildings, or other future improvement construction lines. I further certify that the improvements on the above described parcels on this 6TH day of JANUARY, 2004, EXCEPT as may be shown above, that there are no apparent encroachments upon the described parcel by improvements on an adjoining property, EXCEPT as indicated, and that there is no apparent evidence of any easement crossing or burdening this parcel, EXCEPT AS NOTED.

Wilmore and Company
 Professional Land Surveying Inc.



JOB# ILC04002 JANUARY 6, 2004 DRAWN BY: JAM FIELD: JAM/RAW PROFESSIONAL LAND SURVEYOR COLO# 25972

mike @ grin and baranit.com

SCHEDULE "A"

BOOK
495
PAGE
-17

HUSKIE ADD. ANNEX

A tract of land in Lot 2, (or the NW $\frac{1}{4}$ NE $\frac{1}{4}$)
Section 6, Township 14 South, Range 91 West,
6th P.M., described as beginning at a point
which bears South 48° West 166.9 feet from
a point on the North line of said Section 6,
which point is 244.2 feet West from the
Northeast Corner of said Subdivision
(E 1/16 cor. 31/6); thence South 48°
West 173 feet; thence North 50 feet; thence
North 48° East 67.1 feet; thence North
43°52' West 5.6 feet; thence North 1°08' East
88 feet to a point which bears North 49°
West 108.2 feet from the point of beginning;
thence South 49° East 108.2 feet to the point
of beginning.

County of Delta,
State of Colorado.

WARRANTY DEED

THIS DEED, is dated March 25, 2024, and is made between Mock/Peppers, LLC a Colorado limited liability company

(whether one, or more than one), the "Grantor," of the * County of and State of California, and GBD Solutions, LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee," whose legal address is P.O. BOX 1699, PAONIA CO 81428 of the County of Delta and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of One hundred twenty five thousand and no/100ths DOLLARS, (\$125,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Delta and State of Colorado, described as follows:

A tract of land in Lot 2 or NW¼NE¼, Section 6, Township 14 South, Range 91 West of the 6th Principal Meridian, described as follows:
Beginning at a point which bears South 48° West 166.9 feet from a point on the North line of said NW¼NE¼, which point is 244.2 feet West from the Northeast Corner of said NW¼NE¼; thence South 48° West 173 feet; thence due North 50 feet; thence North 48° East 67.1 feet; thence North 43°52' West 5.6 feet; thence North 1°08' East 88 feet to a point which bears North 49° West a distance of 108.2 feet from place of beginning; thence South 49° East 108.2 feet to the place of Beginning.

EXCEPT that portion deeded to the State Highway Department in Book 333 at Page 288.

Delta County, State of Colorado

Together with 1 Town of Paonia Commercial water tap and sewer tap.

also known by street address as: 200 5th Street, Paonia, Co 81428 and assessor's schedule or parcel number: R008743

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: none; or the following matters:

except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS38-30-113, revised

Recorded at 9:10 o'clock, A. M., November 18, 1954
Reception No. 266586 O. A. Ehrigott Recorder.

This Deed, Made this 15th day of September in the year of our Lord one thousand nine hundred and fifty-four between EFFIE B. CRAWFORD and RONALD L. CRAWFORD, and Justin S. Wade and Mary L. Wade, of the County of Delta and State of Colorado, of the first part and THE STATE HIGHWAY COMMISSION OF COLORADO a public corporation of the County of Delta and State of Colorado, of the second part:

WITNESSETH That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations - - - - -

to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described lots and parcels of land, situate, lying and being in the County of Delta and State of Colorado, to-wit:

A tract or parcel of land No. 2 of Grantee's project No. S 0119(11) containing 0.068 acres, more or less, in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M., in Delta County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the City Limit line of Paonia, Colorado, from which point the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 77°20' W. a distance of 907.6 feet.

1. Thence along City Limit line of Paonia, Colorado, along the arc of a curve to the right with a radius of 290.0 feet a distance of 26.1 feet (the chord of which arc bears N. 23°31' E. a distance of 26.1 feet);
2. Thence N. 43°52' W. a distance of 25.7 feet to the Southerly line of land conveyed to Katie Gallob Jones by Quit Claim deed dated May 3, 1949, and recorded in Book 299, Page 496 of the Delta County Records;
3. Thence along the southerly line of land so conveyed to Katie Gallob Jones, S. 48°00' W. a distance of 67.1 feet to the West line of the property;
4. Thence along the west line of the property S. 01°08' W. a distance of 50.0 feet to the Southerly line of the property;
5. Thence along the southerly line of the property N. 48°00' E. a distance of 78.3 feet more or less, to the point of beginning.

The above described parcel contains 0.068 acres, more or less.

TOGETHER, With all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, The said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises, in the quiet and peaceable possession of the said party of the second part its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed, and Delivered in Presence of

Ronald L. Crawford (SEAL)
Effie B. Crawford (SEAL)
Justin S. Wade (SEAL)
Mary L. Wade (SEAL)

STATE OF COLORADO, County of Delta

I, Dorsey C. Hawkins, a Notary Public Mary L. Wade

in and for said County, in the State aforesaid, do hereby certify that EFFIE B. CRAWFORD, Justin S. Wade and / who are personally known to me to be the persons whose names are subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal, this 21st day of October, A. D. 1954.

My Commission expires February 4, 1956.

Pg 288

Pg 281

FEDERAL ROAD DISTRICT	9	COLORADO	PROJ. NO.	S 0119 (II)	SHEET NO.	1	TOTAL SHEETS	4
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RIGHT OF WAY
 Revised 1/10/2011 Sheets 2-4,
 added 4A ROW Abandoned - LED

COLORADO DEPARTMENT OF HIGHWAYS

PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. S 0119 (II)

STATE HIGHWAY NO. 187 COUNTY OF DELTA

- INDEX OF SHEETS
- SHEET NO. 1 SKETCH MAP AND TITLE PAGE.
 - 2 TABULATION OF PROPERTIES.
 - 3-4 PLAN AND PROFILE SHEETS
 - 5 SHOWING RIGHT OF WAY OWNERSHIP MAP.

CONVENTIONAL SIGNS

CENTER LINE	—+—
RIGHT OF WAY LINE	—+—+—
COUNTY LINE	—+—+—+—
TOWNSHIP OR RANGE LINE	—+—+—+—+—
LAND LINES	—+—+—+—+—+—
RAILROAD	—+—+—+—+—+—+—
BARBED WIRE FENCE	—+—+—+—+—+—+—+—
COMBINATION WIRE FENCE	—+—+—+—+—+—+—+—+—
CITY LIMITS	—+—+—+—+—+—+—+—+—+—
TELEPHONE & TELEGRAPH LINES	—+—+—+—+—+—+—+—+—+—+—
POWER LINE	—+—+—+—+—+—+—+—+—+—+—+—
PRESENT ROAD (Plan Sheets)	—+—+—+—+—+—+—+—+—+—+—+—+—

SCALES OF ORIGINAL DRAWINGS

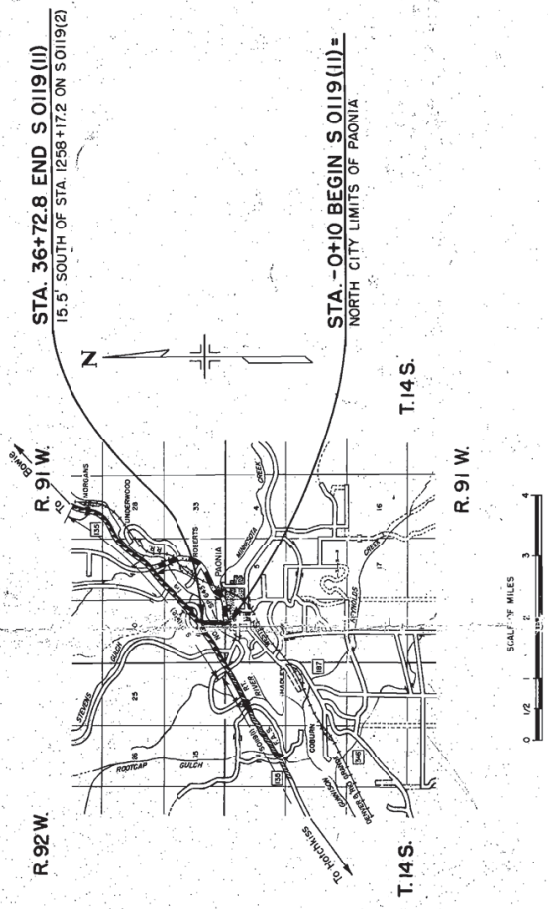
ON PLAN. 1 IN. = 100 FT.

ON PROFILE 1 IN. = 200 FT. HORIZONTAL
 1 IN. = 10 FT. VERTICAL

GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD

NET LENGTH OF PROJECT 3.6823 FT. * 0.697 MI.

RIGHT OF WAY



R.O.W. TABULATION OF PROPERTIES IN DELTA COUNTY

S.H.No. 187 PROJ. NO. S 0119 (II)

FEDERAL ROAD DIVISION NO. 1	DISTRICT COLORADO	PROJ. NO. S 0119 (II)	SHEET NO. 2	TOTAL SHEETS
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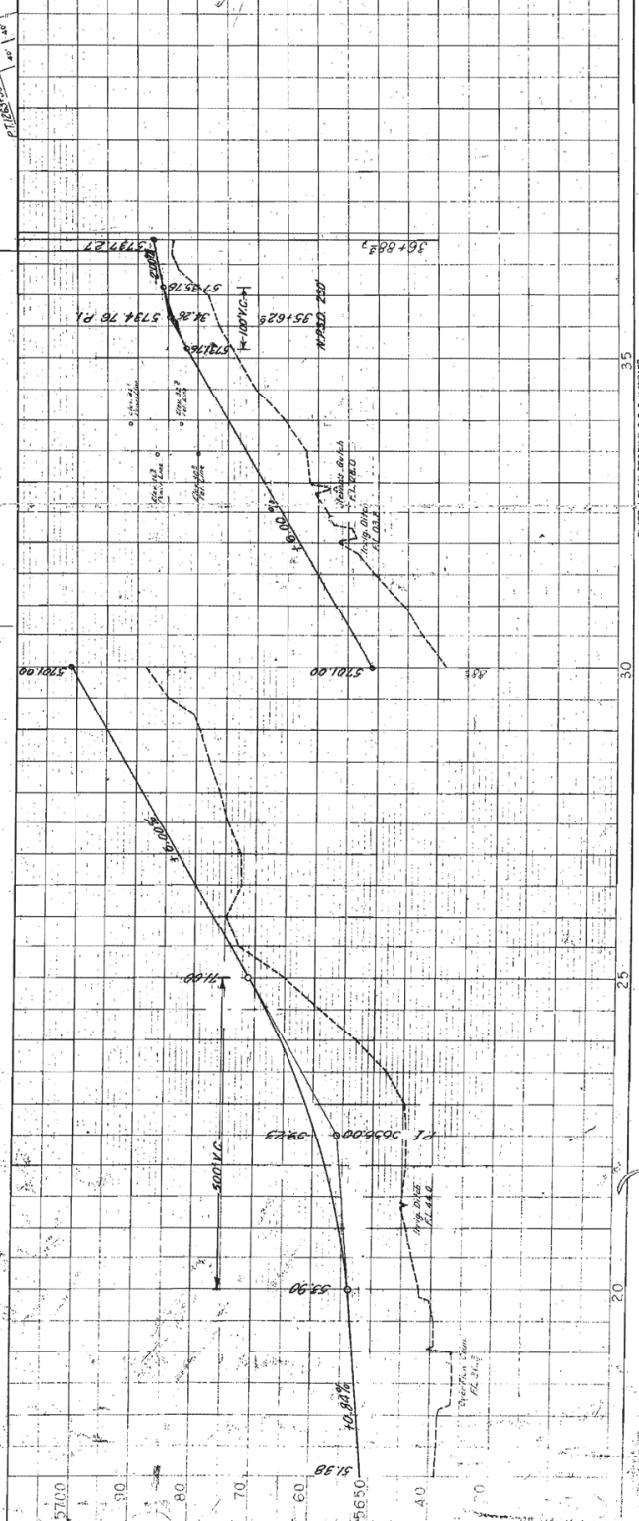
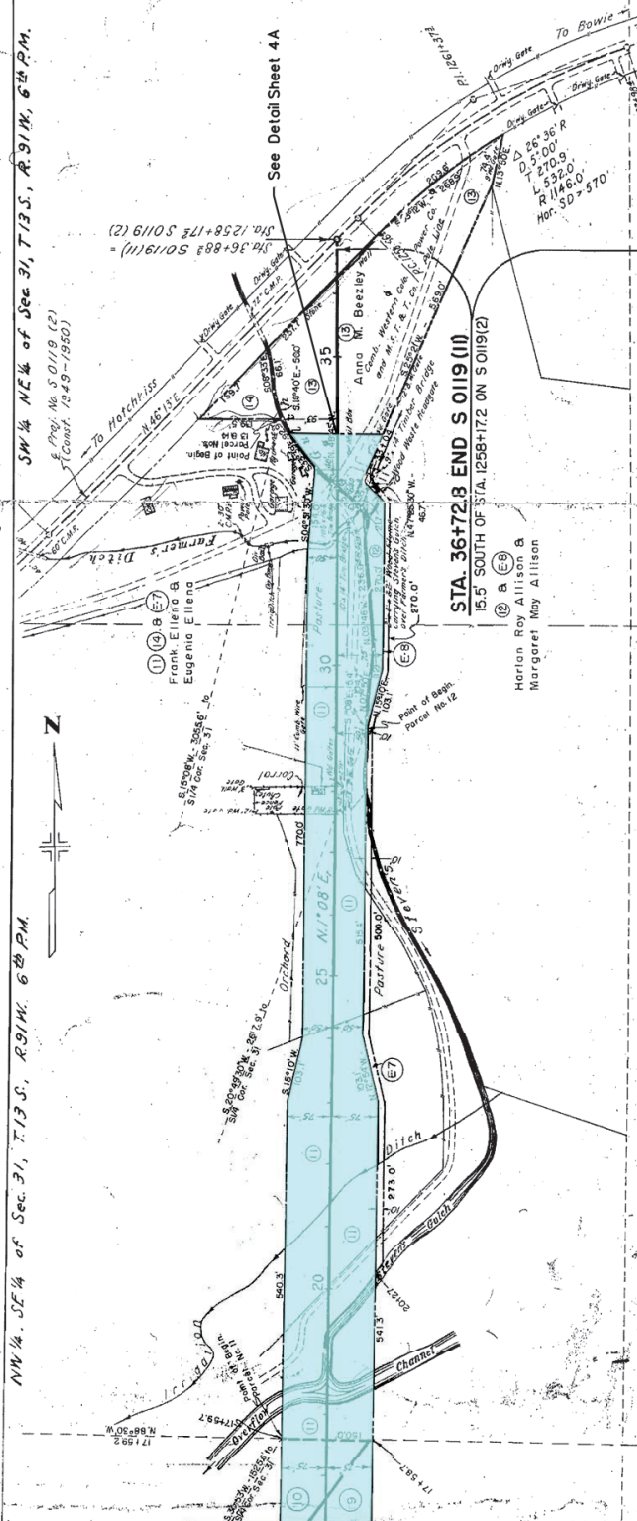
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN TRACT	IN PARCEL	TO BE ACQUIRED	REMARKS		NO.
							RIGHT OF WAY		
			T. 14 S., R. 91 W., 6 TH. P.M.				Revised - 1/10/2011 - ROW Abandonment - LED		
2	No. Owner of Record		LOT 2, Sec. 6	0.407	0.407	0.407			1
3	Effie B. Crawford & Ronald L. Crawford	Paonia, Colorado	LOT 2, Sec. 6	0.068	0.068	0.068	Abstractor unable to find any owner on record. Parcel lies within R.O.W. of Present Highway & Road to City Dump.		2
4	George Streber & Anna Streber	Paonia, Colorado	LOT 2, Sec. 6	0.077	0.077	0.077			3
5	Clarence E. Hutchinson & Katherine E. Hutchinson	Paonia, Colorado	LOT 2, Sec. 6	0.041	0.041	0.041			4
6	Katie Galiob Jones	Paonia, Colorado	LOT 2, Sec. 6	0.168	0.168	0.168			5
7	Katie Galiob Jones	Paonia, Colorado	T. 15 S., R. 91 W., 6 TH. P.M.				ROW Abandoned to Delta County 1/4/2011		6
8	Enory Simpson & Jessie Simpson	Paonia, Colorado	SW/4SE/4, Sec. 31	0.026	0.026	0.026	Reception No. 647951 All of parcels 1-12, and a portion of 13.		7
9	Enory Simpson & Robert A. Crawford	Paonia, Colorado	SW/4SE/4, Sec. 31	0.379	0.379	0.379			8
10	Enory Simpson & Robert A. Crawford	Paonia, Colorado	SW/4SE/4, Sec. 31	0.875	0.875	0.875			9
11	Town of Paonia	Paonia, Colorado	SW/4SE/4, Sec. 31	2.874	2.874	2.874			10
12	Thomas Phillip McKee, J., McKee & Mary McKee	Paonia, Colorado	SW/4SE/4, Sec. 31	0.353	0.353	0.353			11
13	Frank Ellena & Eugenia Ellena	Paonia, Colorado	SW/4SE/4, Sec. 31	4.200	4.200	4.200			12
14	Frank Ellena & Eugenia Ellena	Paonia, Colorado	SW/4SE/4, Sec. 31	0.181	0.181	0.181			13
15	Frank Ellena & Eugenia Ellena	Paonia, Colorado	SW/4NE/4, Sec. 31	2.054	2.054	2.054			14
16	Frank Ellena & Eugenia Ellena	Paonia, Colorado	SW/4NE/4, Sec. 31	0.175	0.175	0.175			15
- EASEMENTS -									
E-1	Town of Paonia	Paonia, Colorado	SW/4SE/4, Sec. 31				Easement has been obtained & recorded		E1
E-2	Mary J. Smith & Evelyn E. Baviere	Paonia, Colorado	SW/4SE/4, Sec. 31				Easement has been obtained & recorded		E2
E-3	F. Ernest Allen & T. Blanche Allen	Paonia, Colorado	SW/4SE/4, Sec. 31				Easement has been obtained & recorded		E3
E-4	The Wade & Highower Ditch Co. & The Paonia Ditch Co.	Paonia, Colorado	T. 13 S., R. 91 W., L. 4 S., R. 91 W.				Easement has been obtained & recorded		E-4
E-5	Effie B. Crawford & Robert A. Crawford	Paonia, Colorado	SW/4SE/4, Sec. 31	0.088	0.088	0.088	Easement to be obtained		E5
E-6	Town of Paonia	Paonia, Colorado	T. 13 S., R. 91 W., Sec. 31	0.057	0.057	0.057	Easement to be obtained		E6
E-7	Frank Ellena & Eugenia Ellena	Paonia, Colorado	SW/4SE/4, Sec. 31	0.200	0.200	0.200	Easement to be obtained		E7
E-8	Harlan Roy Allison & Margaret Moy Allison	Paonia, Colorado	SW/4SE/4, Sec. 31, T. 13 S., R. 91 W.	0.096	0.096	0.096	Easement to be obtained		E8

FED. ROAD DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	S 0119(1)	4	4

RIGHT OF WAY

Revised - 1/10/2011 - ROW Abandonment - LED

- ROW Abandonment - 1/4/2011
Reception No. 547951



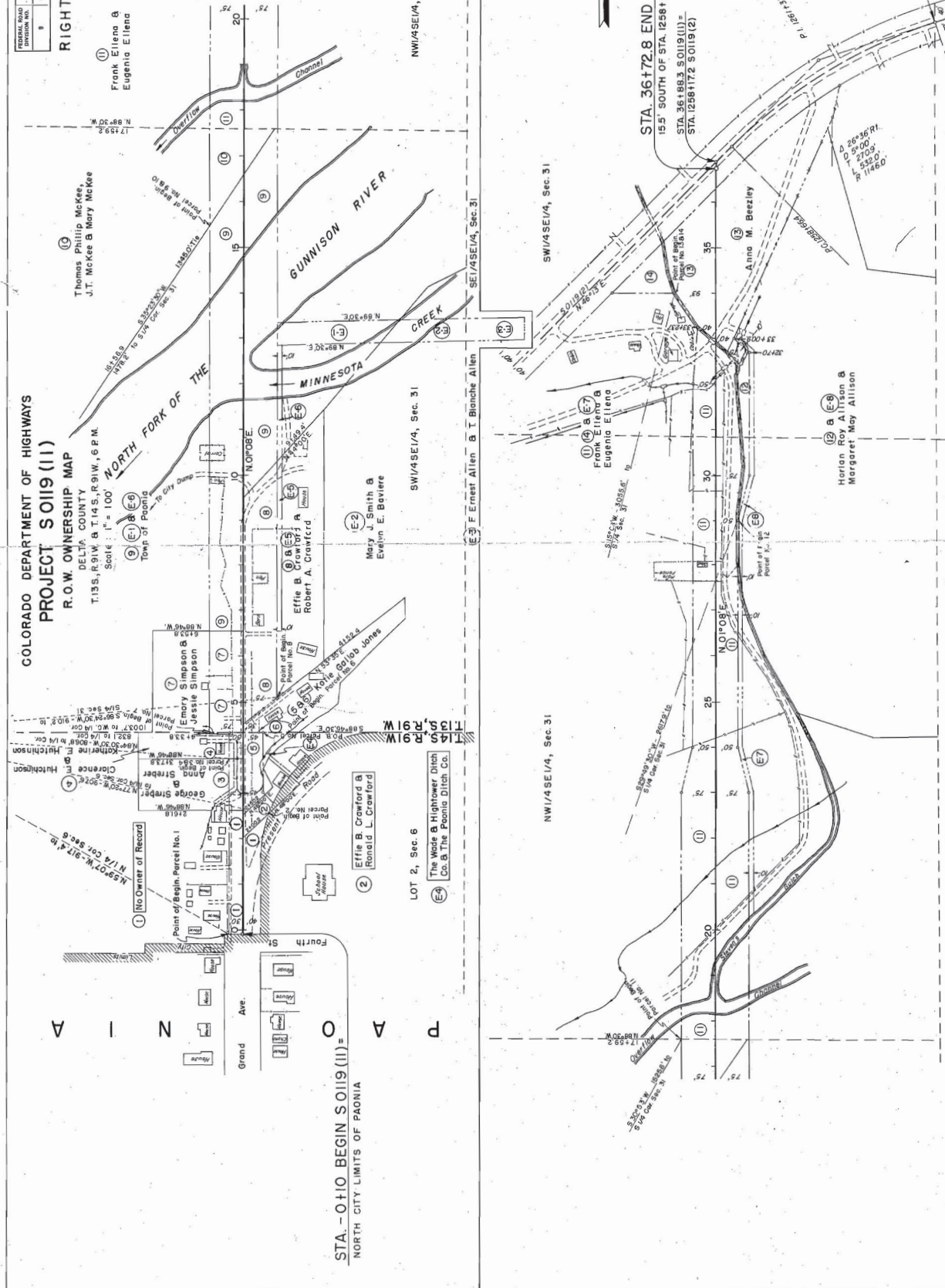
FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	S 0119 (II)	5	

RIGHT OF WAY



**COLORADO DEPARTMENT OF HIGHWAYS
PROJECT S0119 (II)
R.O.W. OWNERSHIP MAP**

DELTA COUNTY
T.13S, R.91W, & T.14S, R.91W, 6 P.M.
Scale: 1" = 100'
Top of Paonia



Thomas Phillip McKee,
J.T. McKee & Mary McKee
Frank Eilena & Eugenia Eilena

Effie B. Crawford & Ronald L. Crawford
Mary J. Smith & Evelyn E. Batters
Eddie B. Crawford & Robert A. Crawford

George Simpson & Jessie Simpson
Katherine E. Hutchinson
Clarence E. Hutchinson
Anna Street
George Sinsler

Point of Begin. Parcel No. 1
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Point of Begin. Parcel No. 3
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Point of Begin. Parcel No. 10
Point of Begin. Parcel No. 11
Point of Begin. Parcel No. 12

Frank Eilena & Eugenia Eilena
Anna M. Benzley
Herlan Roy Allison & Margaret May Allison

Point of Begin. Parcel No. 13
Point of Begin. Parcel No. 14
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Point of Begin. Parcel No. 16
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Point of Begin. Parcel No. 18
Point of Begin. Parcel No. 19
Point of Begin. Parcel No. 20

Grand Ave
Fourth St
Point of Begin. Parcel No. 1
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Point of Begin. Parcel No. 70

STA - 0+10 BEGIN S0119 (II) =
NORTH CITY LIMITS OF PAONIA

LOT 2, Sec. 6
The Wade & Hightower Ditch Co. & The Paonia Ditch Co.

Point of Begin. Parcel No. 71
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Point of Begin. Parcel No. 120

STA. 36+72.8 END S 0119 (II)
155' SOUTH OF STA. 1258+17.2 ON S 0119 (2)
STA. 36+188.3 S 0119 (II) =
STA. 1258+17.2 S 0119 (2)

Point of Begin. Parcel No. 121
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Point of Begin. Parcel No. 179
Point of Begin. Parcel No. 180

QUITCLAIM DEED

THIS DEED, made this 17th day of December, 2010, between

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

of the City and County of Denver and State of Colorado, grantor(s), and

DELTA COUNTY, COLORADO, a Corporate and Body Politic, acting through its Board of Commissioners

whose legal address is P.O. Box 172 Delta, Colorado 81416 of the County of Delta and State of Colorado, grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Montrose and State of Colorado, described as follows:

SEE ATTACHED LEGAL DESCRIPTION FOR THE PORTION OF STATE HIGHWAY 187 THAT IS THE SUBJECT OF THIS TRANSACTION, ATTACHED HERETO AS EXHIBIT A-1 CONSISTING OF EIGHT (8) PAGES, AND A MAP THEREOF ATTACHED HERETO AS EXHIBIT A-2, CONSISTING OF EIGHT (8) PAGES.

SUBJECT TO any and all easements of record, and to any and all existing utilities as constructed, and for their maintenance as necessary.

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR PUBLIC TRANSPORTATION PURPOSES OR IN THE EVENT THE PLACEMENT OF OUTDOOR ADVERTISING SIGNS ON OR NEAR THE PROPERTY HEREIN CONVEYED VIOLATE THE FEDERAL-AID HIGHWAY ACT OF 1958 AND/OR THE FEDERAL HIGHWAY BEAUTIFICATION ACT OF 1965, THEN THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

also known by street and number as: N/A assessor's schedule or parcel number: N/A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

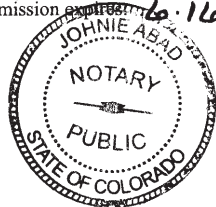
ATTEST: [Signature] BERNHARDT K. RASMUSSEN CHIEF CLERK

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO [Signature] PAMELA HUTTON, P.E. CHIEF ENGINEER

STATE OF COLORADO)) ss. City and County of Denver)

The foregoing instrument was acknowledged before me this 17th day of December, 2010, by Pamela Hutton, P.E. as Chief Engineer and Bernhardt K. Rasmussen as Chief Clerk for the State of Colorado, Department of Transportation.

Witness my hand and official seal. My commission expires 6.16.2012



[Signature] Notary Public

EXHIBIT A-1

CDOT State Highway 187 Right of Way Abandonment

Delta County

DATE: April 13, 2010

DESCRIPTION

A tract or parcel of land of the Department of Transportation, State of Colorado, being a portion of State Highway 187 Right of Way located in Lot 2, Sec. 6, T. 14 S., R. 91 W., and in the SE1/4 of Sec. 31, T. 13 S., R. 91, W., of the 6th Principal Meridian, Delta County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at Station -0+10 as defined in Federal Aid Project No. S 0119 (11) of State Highway 187 (see Exhibit A-2), and terminating at Station 33+73.7 of said Federal Aid Project (see Exhibit A-3).

The Department of Transportation, State of Colorado Right of Way for the above-described segment is set forth in the following Right of Way plans from Project No. S 0119 (11) and including the following 13 parcels:

Parcel of land No.1 containing 0.407 acres, more or less, located in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M, said tract or parcel being more particularly described as follows: Beginning at a point on from which point the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 59° 50' W. a distance of 917.4 feet;

1. Thence S. 88° 52' E. a distance of 70.0 feet;
2. Thence N. 01° 08' E. a distance of 165.5 feet;
3. Thence along the arc of a curve to the right with a radius of 290.0 feet a distance of 100.2 feet (the chord of which arc bears N. 11° 02' E. a distance of 99.7 feet); to the Southerly line of land conveyed to Effie B. Crawford and Ronald L. Crawford by deed dated September 28, 1949, and recorded in Book 307, Page 123 of the Delta County Records;
4. Thence along the Southerly line of land so conveyed to Effie B. Crawford and Ronald L. Crawford, S. 48° 00' W. a distance of 78.3 feet;
5. Thence N. 01° 08' E. a distance of 61.6 feet;
6. Thence N. 88° 46' W. a distance of 30.0 feet;
7. Thence S. 01° 08' W. a distance of 271.8 feet, more or less, to the point of beginning.

Parcel of land No.2, as described in recorded document at Reception Number 266586, Delta County Records and containing 0.068 acres, more or less, located in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 77° 20' W. a distance of 907.6 feet.

1. Thence along the arc of a curve to the right with a radius of 290.0 feet a distance of 26.1 feet (the chord of which arc bears N. 23° 31' E. a distance of 26.1 feet);
2. Thence N. 43° 52' W. a distance of 25.7 feet to the Southerly line of land conveyed to Katie Gallob Jones by Quit Claim deed dated May 3, 1949, and recorded in Book 299, Page 496 of the Delta County Records;
3. Thence along the southerly line of land so conveyed to Katie Gallob Jones, S. 48° 00' W. a distance of 67.1 feet to the West line of the property;
4. Thence along the west line of the property S. 01° 08' W. a distance of 50.0 feet to the Southerly line of the property;
5. Thence along the southerly line of the property N. 48° 00' E. a distance of 78.3 feet more or less, to the point of beginning.

Parcel of land No.3 as described in recorded document at Reception Number 266255, Delta County Records and containing 0.077 acres, more or less, located in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of land conveyed to Clarence E. Hutchinson and Katherine E. Hutchinson by deed September 5, 1953, and recorded in Book 327, Page 513 of the Delta County Records from which point the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 84° 30' W. a distance of 804.4 feet;

1. Thence S. 01° 08' W. a distance of 112.0 feet;
2. Thence S. 88° 46' E. a distance of 30.0 feet to the west line of land conveyed to Katie Gallob Jones by deed dated May 3, 1949, and recorded in Book 299, Page 496 of the Delta County Records;
3. Thence along the west line of land so conveyed to Katie Gallob Jones, N. 01° 08' E. a distance of 112.0 feet;
4. Thence N. 88° 46' W. a distance of 30.0 feet, more or less, to the point of beginning.

Parcel of land No.4 as described in recorded document at Reception Number 266258, Delta County Records and containing 0.041 acres, more or less, located in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 84° 30' W. a distance of 804.4 feet;

1. Thence along the south line of the property S. 88° 46' E. a distance of 30.0 feet to the west line of land conveyed to Katie Gallob Jones by deed dated May 3, 1949, and recorded in Book 299, Page 496, of the Delta County Records;
2. Thence along the west line of land so conveyed to Katie Gallob Jones, N. 01° 08' E. a distance of 60.0 feet to the north line of Sec. 6;
3. Thence. along the north line of Sec. 6, N. 88° 46' W. a distance of 30.0 feet;
4. Thence S. 01° 08' W. a distance of 60.0 feet, more or less, to the point of beginning.

Parcel of land No.5 as described in recorded document at Reception Number 266587, Delta County Records and containing 0.168 acres, more or less, located in Lot 2, Sec. 6, T. 14 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the north line of Sec. 6 from which point the NW corner of Lot 2, Sec. 6, T. 14 S., R. 91 W. bears N. 88° 46' 30" W. a distance of 877.1 feet;

1. Thence along the north line of Sec. 6 N. 88° 46' 30" W. a distance of 45.0 feet to the west line of the property;
2. Thence along the west line of the property S. 1° 08' W. a distance of 183.6 feet to the northerly line of land conveyed to Effie B. Crawford and Ronald L. Crawford by deed dated Sept. 28, 1949, and recorded in Book 307, Page 123 of the Delta County Records;
3. Thence along the northerly line of land so conveyed to Effie B. Crawford and Ronald L. Crawford, N. 48° 00' E. a distance of 67.1 feet;
4. Thence N. 43° 52' W. a distance of 5.6 feet;
5. Thence N. 1° 08' E. a distance of 133.7 feet, more or less, to the point of beginning.

Parcel of land No.6 as described in recorded document at Reception Number 266606, Delta County Records and containing 0.026 acres, more or less, in the SW1/4 of the SE1/4, Sec. 31, T. 13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of Sec. 31 from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears N. 88° 46' 30" W. a distance of 867.1 feet;

1. Thence N. 1° 08' E. a distance of 45.6 feet to the southerly line of land conveyed to Effie B. Crawford and Robert A. Crawford by deed dated September 6, 1943, and recorded in Book 273, Page 486 of the Delta County. Records;
2. Thence along the Southerly line of land so conveyed to Effie B. Crawford and Robert A. Crawford S. 53° 35' W. a distance of 44.1 feet to the East line of land conveyed to

Emory Simpson and Jessie Simpson by deed dated October 25, 1943, and recorded in Book 273, Page 498 of the Delta County Records;

3. Thence along the east line of land so conveyed to Emory Simpson and Jessie Simpson S. 1° 08' W. a distance of 18.6 feet to the south line of Sec. 31;
4. Thence along the south line of Sec. 31, S. 88° 46' 30" E. a distance of 35.0 feet, more or less, to the point of beginning.

Parcel of land No. 7 as described in recorded document at Reception Number 266259, Delta County Records and containing 0.379 acres, more or less, in the SW1/4 of the SE1/4, Sec. 31, T. 13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of Sec. 31, from which point the SW corner of the SE1/4, Sec. 31; T. 13 S., R. 91 W. bears N. 88° 46' 30" W. a distance of 757.1 feet:

1. Thence along the south line of Sec. 31, S. 88° 46' 30" E. a distance of 75.0 feet to the east line of the property;
2. Thence along the east line of the property N. 01° 08' E. a distance of 220.0 feet, to the north line of the property;
3. Thence along the north line of the property N. 88° 46' W. a distance of 75.0 feet;
4. Thence S. 01° 08' W. a distance of 220.0 feet, more or less, to the point of beginning.

Parcel of land No. 8 as described in recorded document at Reception Number 266264, Delta County Records and containing 0.875 acres, more or less, in the SW1/4 of the SE1/4, Sec. 31, T. 13 S., R. 91 W., of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the northerly line of land conveyed to Katie Gallob Jones by deed dated May 3, 1949, and recorded in Book 299, Page 496 of the Delta County Records from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 86° 25' W. a distance of 910.2 feet:

1. Thence N. 1° 08' E. a distance of 520.1 feet to the northerly line of the property;
2. Thence along the northerly line of the property, S. 44° 00' W. a distance of 110.2 feet to the west line of the property;
3. Thence along the west line of the property S. 1° 08' W. a distance of 497.0 feet to the northerly line of land conveyed to Katie Gallob Jones;
4. Thence along the northerly line of the land so conveyed to Katie Gallob Jones, N. 53° 35' E. a distance of 94.6 feet, more or less, to the point of beginning.

Parcel of land No.9 as described in recorded document at Reception Number 266262, Delta County Records and containing 2.874 acres, more or less, in the SW1/4 of the SE1/4, Sec. 31, T.13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the northerly line of the property from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 35° 23' 30" W. a distance of 1,345.0 feet:

1. Thence S. 1° 08' W. a distance of 892.9 feet to the north line of land conveyed to Emory Simpson and Jessie Simpson by deed dated October 25, 1943, and recorded in Book 273, Page 498 of the Delta County Records;
2. Thence along the north line of land so conveyed to Emory Simpson and Jessie Simpson, S. 88° 46' E. a distance of 75.0 feet to the west line of land conveyed to Effie B. Crawford and Robert A. Crawford by deed dated September 6, 1943, and recorded in Book 273, Page 486 of the Delta County Records; .
3. Thence along the west line of land conveyed to Effie B. Crawford and Robert A. Crawford, N. 1° 08' E. a distance of 295.6 feet;
4. Thence along the northerly line of land so conveyed to Effie B. Crawford and Robert A. Crawford, N. 44° 00' E. a distance of 110.2 feet;
5. Thence N. 1° 08' E. a distance of 728.5 feet to the north line of the SW1/4 of the SE1/4, Sec. 31;
6. Thence along the north line of the SW1/4 of the SE1/4, Sec. 31, N. 88° 30' W. a distance of 5.6 feet;
7. Thence S. 35° 23' 30" W. a distance of 256.5 feet, more or less, to the point of beginning.

Parcel of land No. 10 as described in recorded document at Reception Number 266257, Delta County Records and containing 0.353 acres, more or less, located in the SW1/4 of the SE1/4, Sec. 31, T. 13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the northwesterly line of land conveyed to the Town of Paonia by Quit Claim Deed, dated June 21, 1940, and recorded in Book 252, Page 462 of the Delta County Records from which point the SW corner of the S1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 35° 23' 30" W. a distance of 1,345.0 feet:

1. Thence along the northwesterly line of land so conveyed to the Town of Paonia, Colorado, N. 35° 23' 30" E. a distance of 256. 5 feet to the north line of the SW1/4 of the SE1/4, Sec. 31;

2. Thence along the north line of the SW1/4 of the SE1/4, Sec. 31, N. 88° 30' W. a distance of 144 .4 feet;
3. Thence S. 1° 08' W. a distance of 212 .9 feet, more or less, to the point of beginning.

Parcel of land No. 11 as described in recorded document at Reception Number 266261, Delta County Records and containing 4.200 acres, more or less, located in the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4, Sec. 31, T. 13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of the NW1/4 of the SE1/4, Sec. 31, from which point the SW1/4 corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 31° 22' W. a distance of 1502.5 feet:

1. Thence along the south line of the NW1/4 of the SE1/4, Sec. 31, S. 88° 30' E. a distance of 150.0 feet;
2. Thence N. 1° 08' E. a distance of 541.3 feet;
3. Thence N. 12° 54' W. a distance of 103.1 feet;
4. Thence N. 1° 08' E. a distance of 515.4 feet to the center line of Stevens Gulch;
5. Thence along the centerline of Stevens Gulch N. 7° 50' E. a distance of 104.7 feet;
6. Thence continuing along the centerline of Stevens Gulch N. 3° 46' W. a distance of 236.0 feet;
7. Thence continuing along the centerline of Stevens Gulch N. 48° 45' W. a distance of 107.3 feet;
8. Thence S. 4° 51' 30" W. a distance of 154.0 feet;
9. Thence S. 1° 08' W. a distance of 770.0 feet;
10. Thence S. 15° 10' W. a distance of 103.1 feet;
11. Thence S. 1° 08' W. a distance of 540.3 feet, more or less, to the point of beginning.

Parcel of land No. 12 as described in recorded document at Reception Number 266260, Delta County Records and containing 0.181 acres, more or less, in NW1/4 of the SE1/4 and the SW1/4 of the NE1/4, Sec. 31, T. 13 S. R. 91 W., of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the centerline of Stevens Gulch from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 20° 49' 30" W. a distance of 2,617.9 feet:

1. Thence N. 15° 10' E. a distance of 103.1 feet;
2. Thence N. 01° 08' E. a distance of 270.0 feet;
3. Thence N. 47° 25' 30" W. a distance of 46.7 feet to the Easterly line of land conveyed to Anna M. Beezley by deed dated October 30, 1923 and recorded in Book 288, Page 398 of the Delta County Records;

4. Thence along the easterly line of land so conveyed to Anna M. Beezley, S. 25° 21' W. a distance of 35.5 feet to the centerline of Stevens Gulch;
5. Thence along the centerline of Stevens Gulch S. 48° 45' E. a distance of 21.7 feet;
6. Thence continuing along the centerline of Stevens Gulch, S. 03° 46' E. a distance of 236.0 feet;
7. Thence continuing along the centerline of Stevens Gulch, S. 07° 50' W. a distance of 104.7 feet;
8. Thence continuing along the centerline of Stevens Gulch, S. 01° 08' W. a distance of 15.4 feet, more or less, to the point of beginning.

Parcel of land No. 13 as described in recorded document at Reception Number 266256, Delta County Records and containing 2.054 acres, more or less, in the SW1/4 of the NE1/4, Sec. 31, T. 13 S., R. 91 W. of the Sixth P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the centerline of Stevens Gulch from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 15° 08' W. a distance of 3,055.6 feet:

1. Thence along the centerline of Stevens Gulch S. 33° 39' E. a distance of 92.9 feet;
2. Thence along the centerline of Stevens Gulch S. 48° 45' E. a distance of 85.6 feet to the Westerly line of land conveyed to Harlan Roy Allison and Margaret May Allison by deed dated December 26, 1952, and recorded in Book 323, Page 381 of the Delta County Records;
3. Thence along the westerly line of land so conveyed to Harlan Roy Allison and Margaret May Allison, N. 25° 21' E. a distance of 569.0 feet;
4. Thence N. 13° 50' E. a distance of 74.4 feet to the southerly right of way line of Project S 0119(2);
5. Thence along the southerly right of way line of Project S 0119(2) along the arc of a curve to the left with a radius of 1106.0 feet a distance of 269.6 feet (the chord of which are bears S. 53° 12' W. a distance of 268.9 feet);
6. Thence continuing along the southerly right of way line of Project S. 0119 (2), S. 46° 13' W. a distance of 257.7 feet to the centerline of Stevens Gulch;
7. Thence along the centerline of Stevens Gulch S. 08° 33' E. a distance of 66.1 feet;
8. Thence continuing along the centerline of Stevens Gulch S. 16° 40' E. a distance of 50.0 feet, more or less, to the point of beginning.

Except the following described portion of Parcel 13:

A tract or parcel of The Department of Transportation, State of Colorado, Project No. S 0119(11) containing 1.860 acres, more or less, in the SW1/4 of the NE1/4 of Section 31, Township 13 South, Range 91 West, of the 6th P.M., said tract or parcel being more particularly described as follows:

Beginning at a point on the centerline of Stevens Gulch from which point the SW corner of the SE1/4, Sec. 31, T. 13 S., R. 91 W. bears S. 15° 08' W. a distance of 3,055.6 feet:

1. Thence along the centerline of Stevens Gulch S. 33° 39' E. a distance of 32.03 feet;
2. Thence S. 88° 52' E. a distance of 147.48 feet to the Westerly line of land conveyed to Harlan Roy Allison and Margaret May Allison by deed dated December 26, 1952, and recorded in Book 323, Page 381 of the Delta County Records;
3. Thence along the westerly line of land so conveyed to Harlan Roy Allison and Margaret May Allison, N. 25° 21' E. a distance of 453.70 feet;
4. Thence N. 13° 50' E. a distance of 74.40 feet to the southerly right of way line of Project S 0119(2);
5. Thence along the southerly right of way line of Project S 0119(2) along the arc of a curve to the left with a radius of 1106.00 feet a distance of 269.60 feet (the chord of which are bears S. 53° 12' W. a distance of 268.90 feet);
6. Thence continuing along the southerly right of way line of Project S. 0119 (2), S. 46° 13' W. a distance of 257.70 feet to the centerline of Stevens Gulch;
7. Thence along the centerline of Stevens Gulch S. 08° 33' E. a distance of 66.10 feet;
8. Thence continuing along the centerline of Stevens Gulch S. 16° 40' E. a distance of 50.0 feet, more or less, to the point of beginning.

And Subject to the release of all interests and appurtenances thereunto the following easements:

- E-1 – Town of Paonia – Reception No. 248592
- E-2 – Smith & Baviere – Reception No. 248590
- E-3 – Allen & Allen – Reception No. 248591
- E-4 – The Wade & Hightower Ditch Co. & The Paonia Ditch Co.– Reception Nos. 248593-248596
- E-5 – Crawford & Crawford – Reception No. 266268
- E-6 – Town of Paonia – Reception No. 266265
- E-7 – Ellena & Ellena – Reception No. 266266
- E-8 – Allison & Allison – Reception No. 266267

The length of highway as described above is 0.64 linear miles and contains 9.843 acres.

For and on Behalf of the Colorado Department of Transportation
Leslie E. Doehling, PLS #31551
222 S. 6th St., Grand Junction, CO 81501

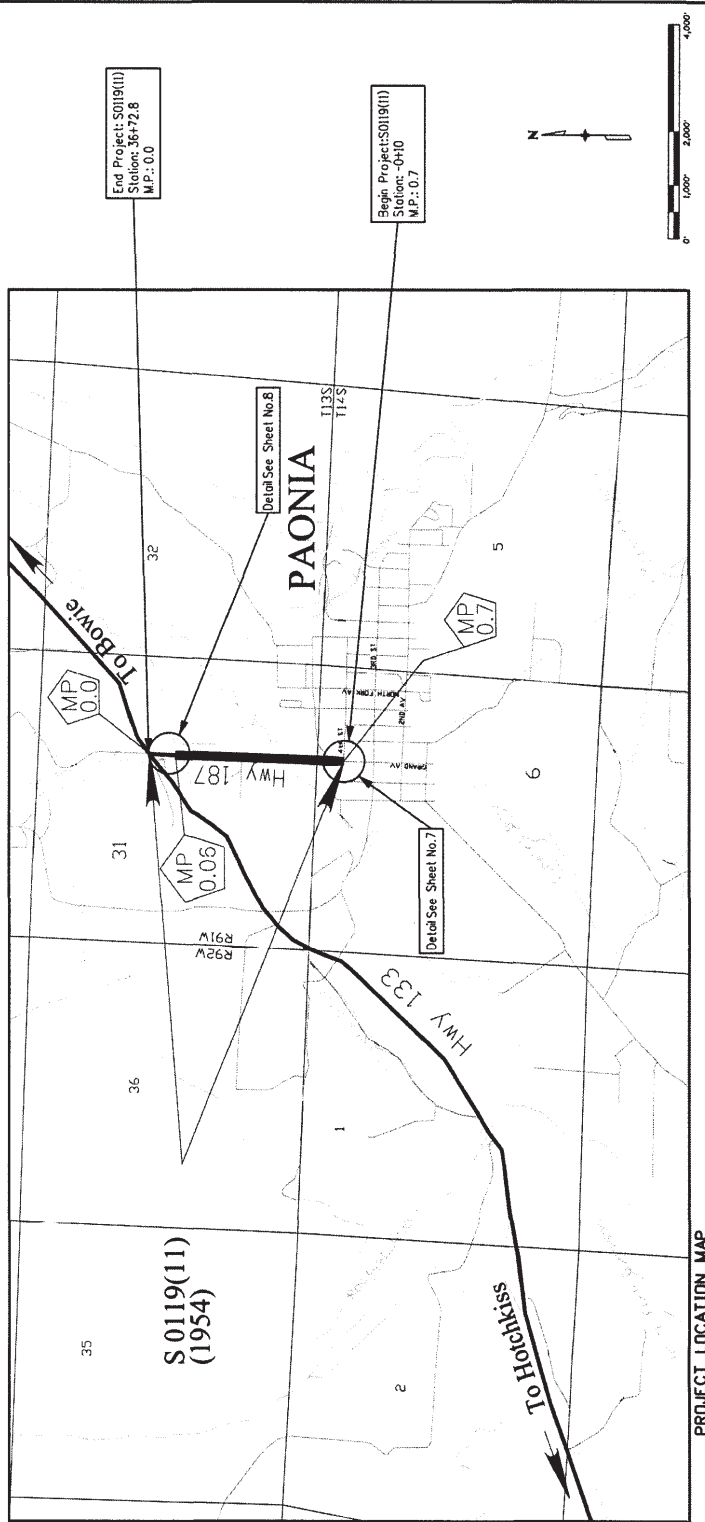
Colorado Department of Transportation 222 South 6th Street Room 317 Phone: 970-683-6234, Fax: 970-683-6249 LED		Region 3																																													
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Project Number: SH 187 Project Location: SH 187 Project Code: SH 187 Sheet No. 01		Plan Sheet Exhibit A-2 Page 1 of 8																																													

INDEX OF PROJECTS INCLUDE:
(1) S 0119(11)

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

EXHIBIT A-2 PROPOSED PORTION OF
 STATE HIGHWAY 187
 TO BE RELINQUISHED TO DELTA COUNTY
 Section 31, T. 13 S., R. 91 W. & Section 6, T. 14 S., R. 91 W.
 of the 6th Principal Meridian
 DELTA COUNTY



PROJECT LOCATION MAP

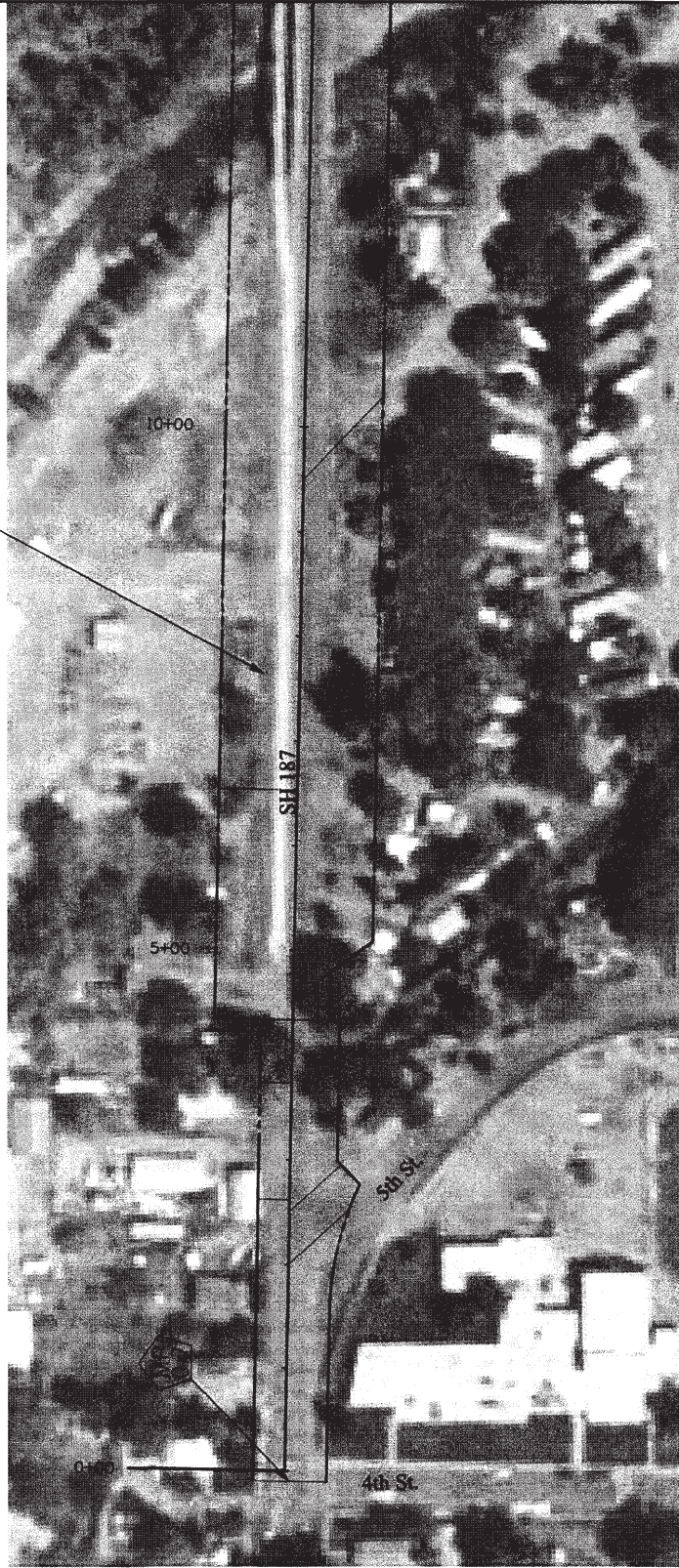
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 SHEETS AT PAGE: 10 OF 17
 REVISIONS: 10 OF 17
 DEPARTMENT: DELTA COUNTY
 PROJECT: STATE HIGHWAY 187
 SHEET: 01


Colorado Department of Transportation 222 South 6th Street Room 317 Grand Junction, CO 81501 Phone: 970-683-6234 FAX: 970-683-6249 LED		Region 3																																	
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Project Number: SH 187 Project Location: From 4th St. to SH 133 Subject: 68421 00 15 000 1 4 1 2		Sheet No. 2																																	

Section 6, Township 14 South, Range 91 West and Section 31,
 Township 13 South, Range 91 West
 of the 6th Principal Meridian
 County of Delta



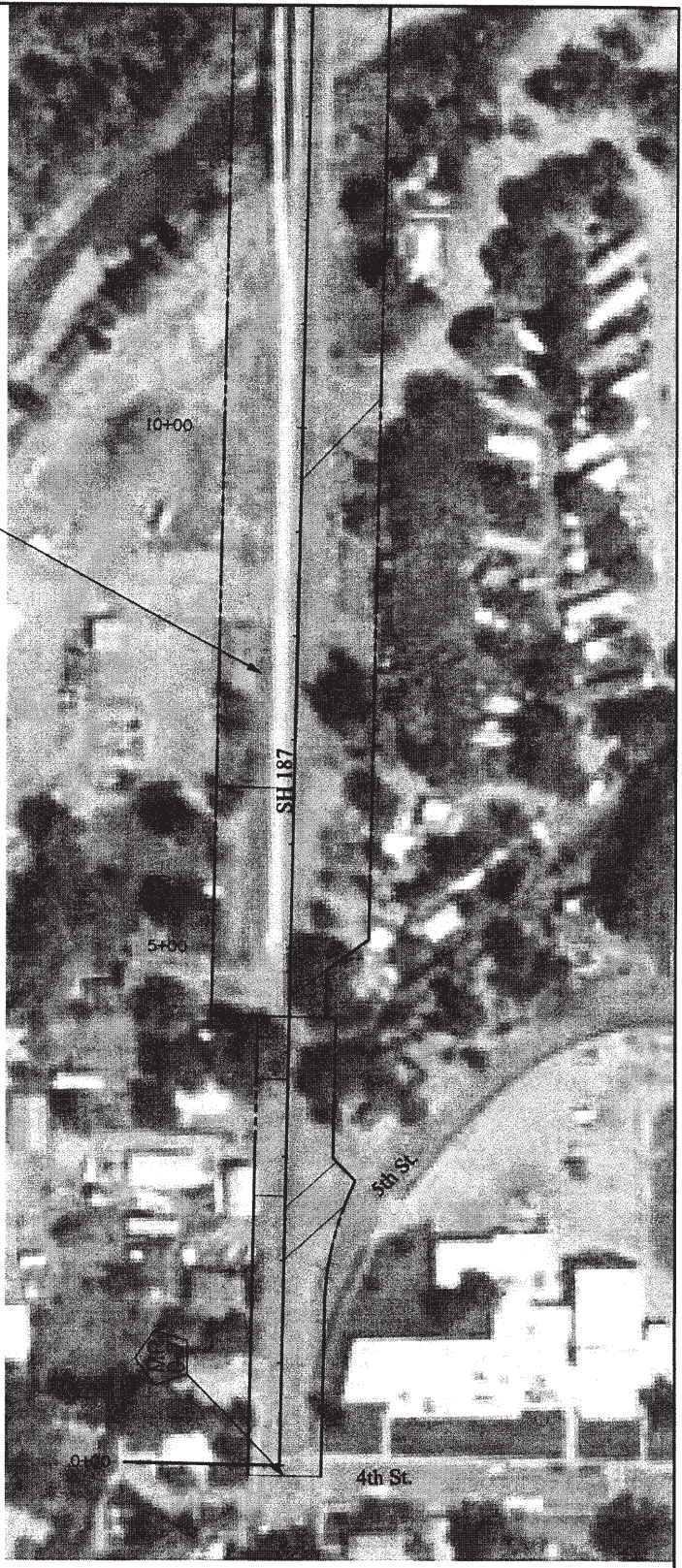
Relinquishment Area is depicted
 in the Blue Shaded Region



 Colorado Department of Transportation 222 South 6th Street Room 317 Fort Collins, CO 80501 Phone: 970-683-6234 FAX: 970-683-6249 Region 3 LED		Sheet Revisions <table border="1"> <tr><th>Date</th><th>Description</th><th>By</th><th>Appr.</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		Date	Description	By	Appr.																	Sheet Revisions <table border="1"> <tr><th>Date</th><th>Description</th><th>By</th><th>Appr.</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		Date	Description	By	Appr.																	Sheet Revisions <table border="1"> <tr><th>Date</th><th>Description</th><th>By</th><th>Appr.</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		Date	Description	By	Appr.																	Exhibit A-2 Page 2 of 8	Plan Sheet Project Number: Project Location: SH 187 Subcontract: 08-11-2009 From 4th St. to SH 133 Sheet No. 2
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 in the Blue Shaded Region



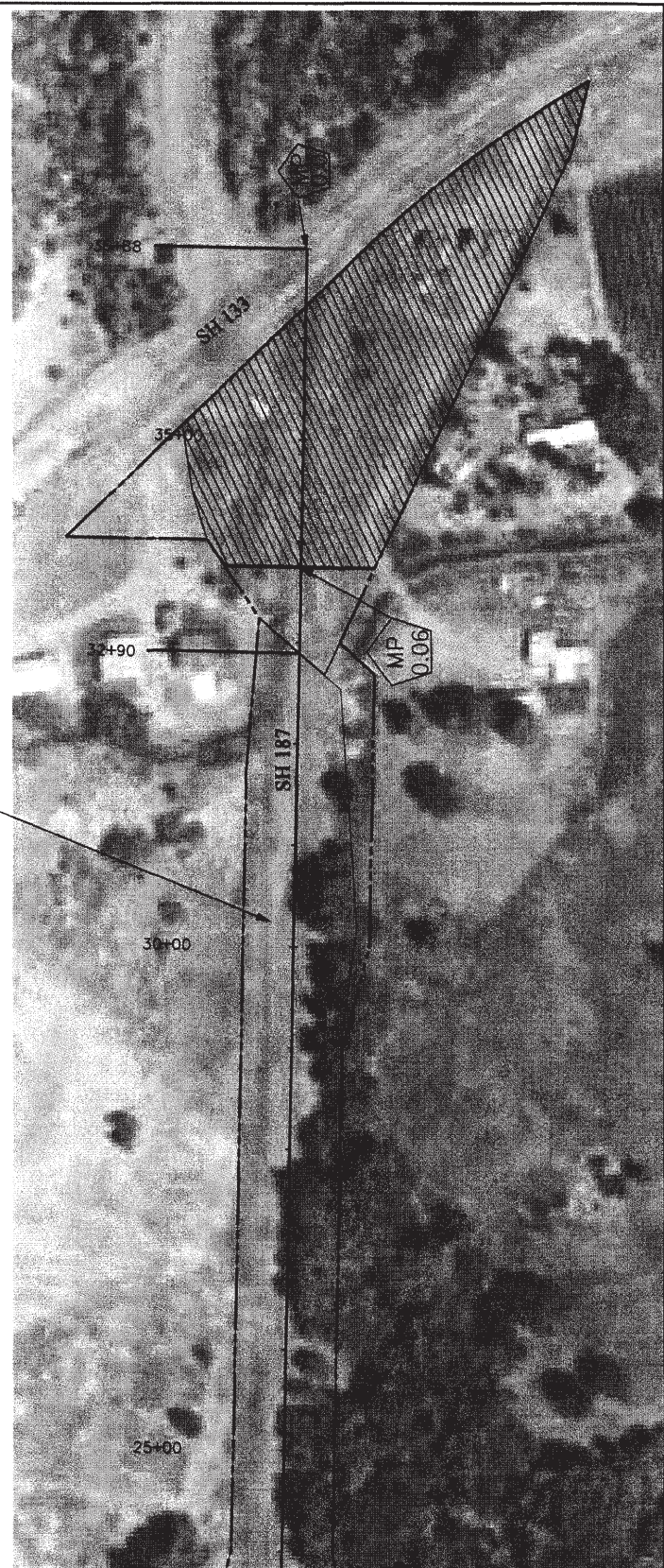
Colorado Department of Transportation 222 South 6th Street Room 317 Grand Junction, CO 81501 Phone: 970-683-6234 Fax: 970-683-6249 Region 3 LED		Sheet Revisions <table border="1"> <tr><th>Date</th><th>By</th><th>Reason</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		Date	By	Reason										Sheet Revisions <table border="1"> <tr><th>Date</th><th>By</th><th>Reason</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		Date	By	Reason										Sheet Revisions <table border="1"> <tr><th>Date</th><th>By</th><th>Reason</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		Date	By	Reason										Exhibit A-2 Page 4 of 8		Plan Sheet Project Number: SH 187 Project Location: SH 187 4th St. to SH 133 Project Code: SH 187 Sheet No. 4	
Date	By	Reason																																													
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Section 6, Township 14 South, Range 91 West and Section 31, Township 13 South, Range 91 West of the 6th Principal Meridian County of Delta

 - Excluded portion of Parcel 13 to remain in CDOT ownership.

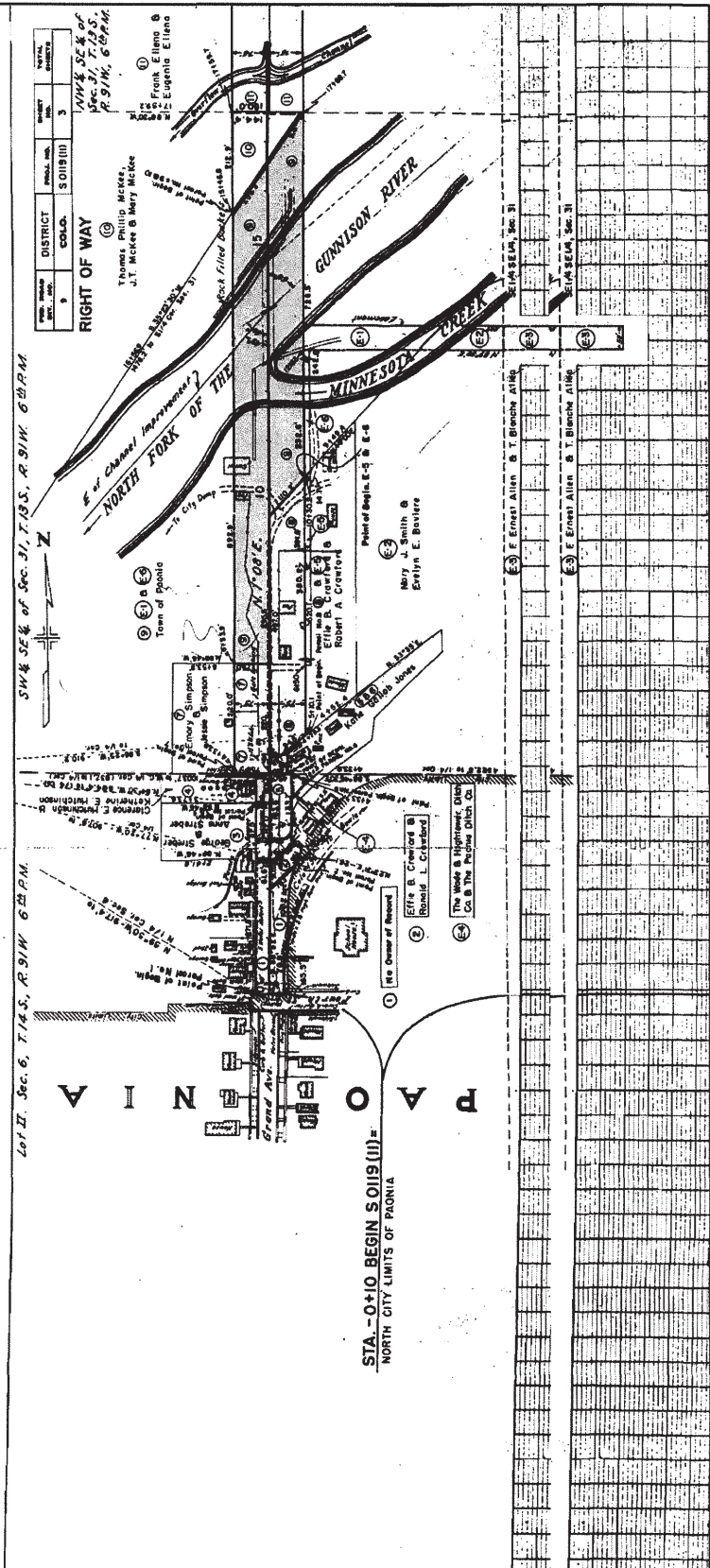


Relinquishment Area is depicted in the Blue Shaded Region



Colorado Department of Transportation 222 South 6th Street Room 317 Denver, CO 80202 Phone: 970-683-6234 FAX: 970-683-6249 Region 3		Plan Sheet Project Number: SV 187 Project Location: Exp 4th St. to SH 133 Project Code: Exp 4th St. to SH 133 Sheet No. 5	
Sheet Revisions DATE: 01/04/11 BY: [Redacted] DESCRIPTION: [Redacted]		Sheet Revisions DATE: 01/04/11 BY: [Redacted] DESCRIPTION: [Redacted]	
Sheet Revisions DATE: 01/04/11 BY: [Redacted] DESCRIPTION: [Redacted]		Sheet Revisions DATE: 01/04/11 BY: [Redacted] DESCRIPTION: [Redacted]	

Section 6, Township 14 South, Range 91 West and Section 31,
 Township 13 South, Range 91 West
 of the 6th Principal Meridian
 County of Delta



DISTRICT	CONDO.	SMALL LOTS	SECTION	TOTAL SHEETS
9	S 0119 (II)		3	

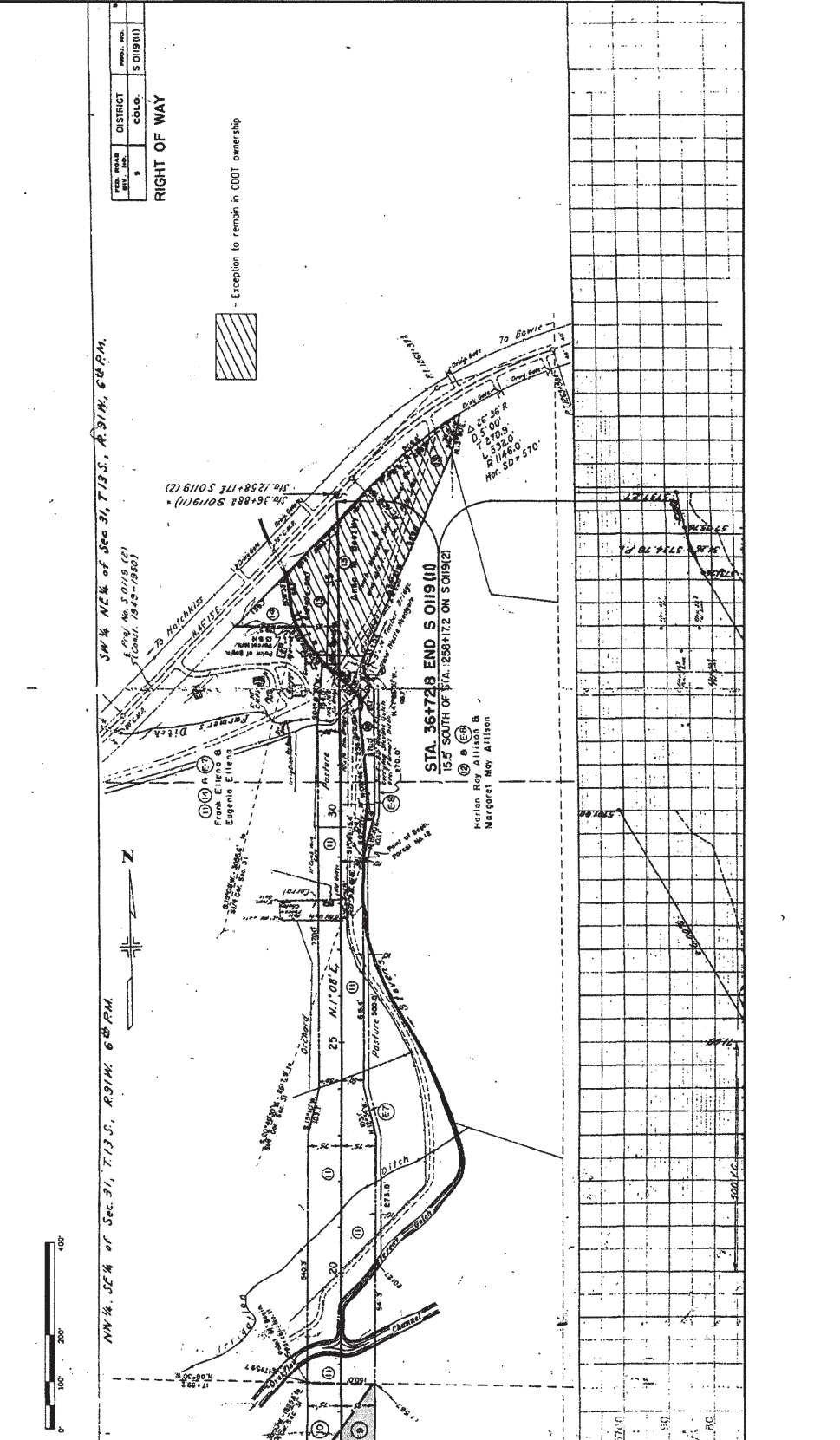
SW 1/4 SE 1/4 of Sec. 31, T.14.S., R.91.W. 6th P.M.
 NW 1/4 SE 1/4 of Sec. 31, T.13.S., R.91.W. 6th P.M.

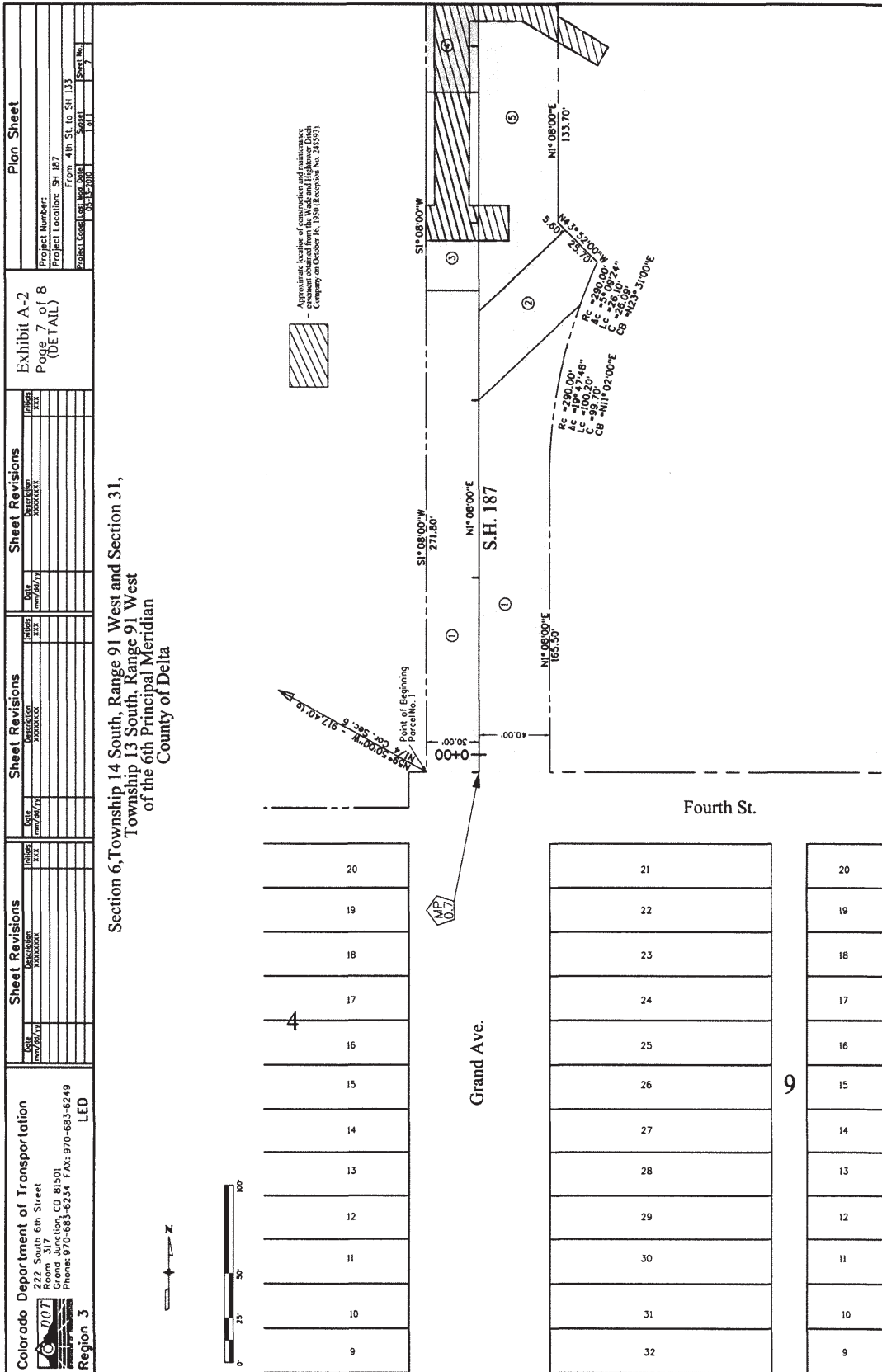
Colorado Department of Transportation
 222 South 6th Street
 Room 317
 Phone: 970-683-6249 FAX: 970-683-6249
 Region 3 LED

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Project Number: SH 187
 Project Location: SH 187
 Project Code: SH 187
 Sheet No. of 8

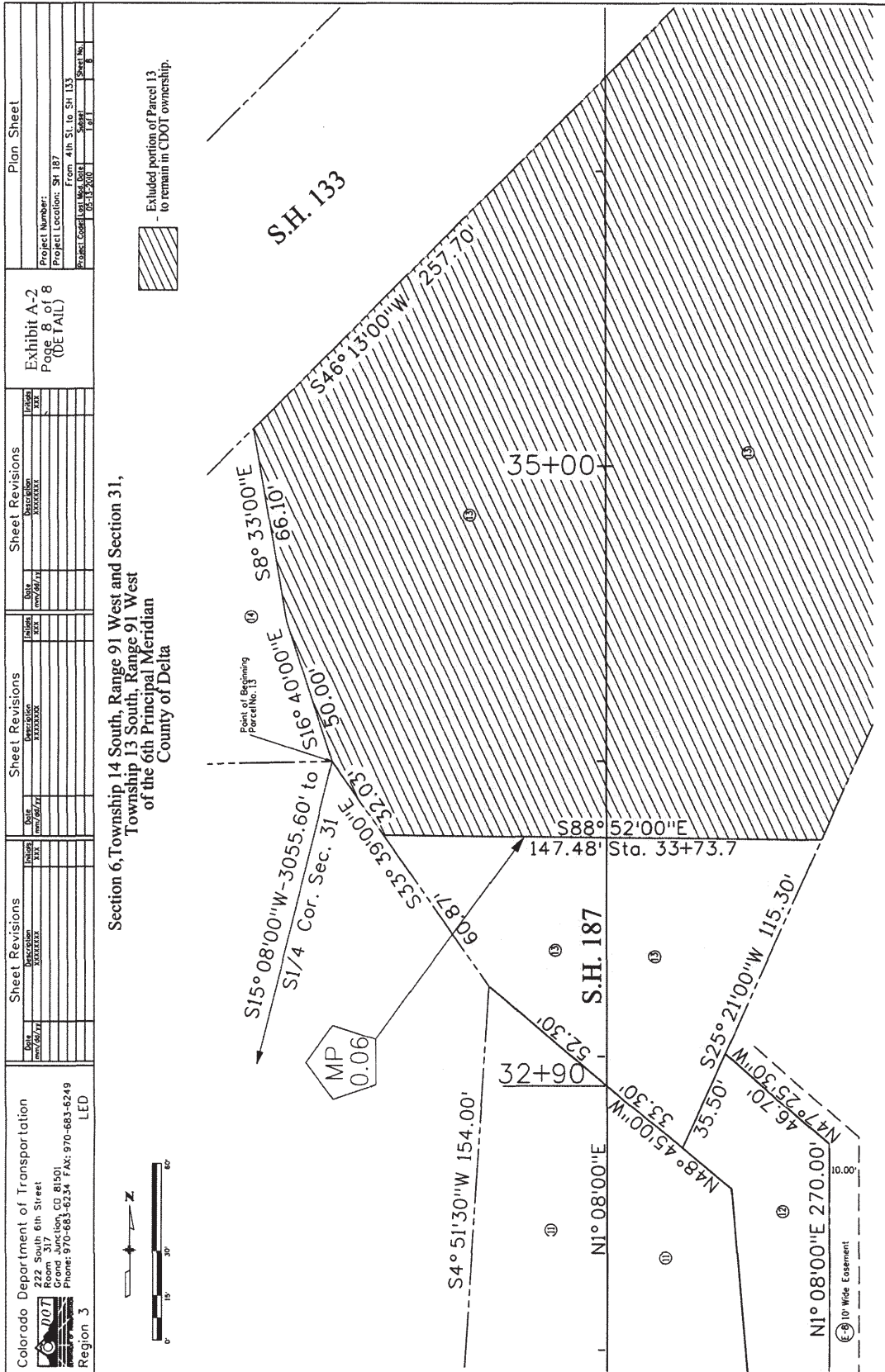
Section 6, Township 14 South, Range 91 West and Section 31,
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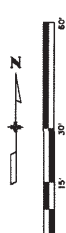
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Colorado Department of Transportation 222 South 6th Street Room 317 Denver, CO 80202 Phone: 970-683-6234 FAX: 970-683-6249 Region 3 LED		Plan Sheet Project Number: SH 187 Project Location: SH 187 Sheet Code: 04 Scale: 1" = 100' Sheet No. 7 of 8									
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Colorado Department of Transportation 222 South 6th Street Room 317 Denver, CO 80202 Phone: 970-683-6234 FAX: 970-683-6249 Region 3		LED	
Sheet Revisions Date: / / Description: Author: Checker:		Sheet Revisions Date: / / Description: Author: Checker:	
Exhibit A-2 Page 8 of 8 (DETAILED)		Plan Sheet	
Project Number: SH 187 Project Location: From 4th St. to SH 133 Project Code: SH 187-001		Sheet No. 8 of 8	

Colorado Department of Transportation
 222 South 6th Street
 Room 317
 Denver, CO 80202
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 Region 3





MEETING NOTES

Date / Time: October 9, 2024 / 9:00 AM – 10:00 AM

Subject: Paonia West Loop Waterline 60% Set – Delta County

Attendees:

- / Delta County: Tim McCracken
- / Town of Paonia: Nicki Gisoldi, Derek Heiniger, Jordan Redden
- / RESPEC: James Starnes, Rebecca Norton, BJ Elkins

I. Project description

- / The project is replacement of a potable water distribution line for the town: 7,000 ft of 8" steel pipe will be replaced with 12" PVC DR 14 C900 pipe. The distribution line replacement will occur between the corner of Lamborn Mesa Road and Stewart Mesa Rd. (known by Town administration as Silo corner) and the north end of Cresthaven Rd. The new alignment is anticipated to follow along Lamborn Mesa Rd. The proposed water main will extend from PRV 7 to PRV 9 and will include a replacement of PRV 8.
- / 60% Drawings Link: [W0333.09 Paonia Waterline Replacement Deliverables](#)

II. Project schedule

Project Task/Milestone/Deliverable	Due Date
30% Meeting with County	Jul-24
60% Design Drawings and Specs	31-Jul-24
60% Meeting with County	Oct-24
95% Design Drawings and Specifications	31-Oct-24
CDPHE Basis of Design Report (BDR)	Prior to 2025
Public meeting: PNA + Environmental	Prior to 2025
SRF Loan Application	5-Jan-25
Receive comments on from CDPHE	May-25
Receive loan approval	Jul-25
100% Design Drawings and Specifications	Aug-25
Project Advertisement	Sep-25

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072



Bid Opening	Oct-25
Construction Start	Nov-25
Construction Complete	Nov-26

III. From Last Meeting's Action Items

- / Service meter plan review – Derek to review these?
- / Cory to schedule meeting with County for update meeting to occur in October. – Meeting accomplished now.
- / James to send list of contractors to Cory (including Primoros) – James sent this.
- / Easement agreements needed. Rebecca to send template. - Template ready.
 - » 30ft
 - » Temporary easements: should this be defined with specific lengths or keep it vague?
- / BJ to send compiled PRV repair report to Town. – PRV Repair Report Started.
- / BJ to contact utilities for future plans – Received contact information from SGM.
- / Town to have discussion with boring contractors.
 - » No further discussions yet.

IV. Updates

- / SUE
 - » Cory is getting bids for a hydroexcavator without jetter to self-perform potholing.
- / Publication of Public meeting – update from Town?
 - » Public meeting needs to be scheduled.
 - » Needs to be done prior to loan application in January.
 - » November is James' preference. Jordan said he'd prefer sooner rather than later.
 - » Potential for one or two public meetings
 - Capital Improvement Plan Phase I Projects
 - Wright Water Engineers Hydrogeological Investigation
- / Water tank land purchase completed.
- / Environmental needs to occur prior to public meeting.
- / Marshall is looking at both sending bottles for testing and maybe making a site visit soon.
- / Lead and copper inventory done and submitted.

V. County Q&A

- / 16" HDD Bore Locations
 - » Design to be 16" HDPE HDD bores without sleeves.
- / Paving of Lamborn Mesa Road Status?
 - » Completed.



- / Could you direct us to the permit application? I'm not seeing it on the webpage:
<https://www.deltacountyco.gov/733/Right-of-Way-Permits>
- » Tim emailed permit application link.
- » 90 day permit.
- » To renew permit, email Tim with request. Preferences from County
- / Preference from County is to have waterline as far away from road as possible.
- / Conceptual approval to proceed?
- » Need confirmation from John Allen.
- / SUE Potholing
- » Approval for 8" cores with hydrovacing?
- » Need something in writing to have approval from John Allen.

VI. Next Meeting

- / Wednesday, October 23, 2024 at 9am
- / Action item list
 - » BJ to send compiled PRV repair report to Town.
 - » BJ to contact utilities for future plans.
 - » Derek to review service meter plans and compare with GIS.
 - » Town to determine list of eligible boring contractors to do this work.
 - » RESPEC to send follow-up email to Delta County regarding waterline project and SUE investigation potholing locations.
 - » Stefen to schedule public meeting(s) for
 - Capital Improvement Plan Phase I Projects
 - Wright Water Engineers Hydrogeological Investigation