

**AGENDA
BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, JUNE 17th, 2025
PATTERSON HALL – 1000 MAIN
REGULAR MEETING**

5:30 p.m.

Join by Zoom

Meeting ID: 818 5670 3226

Passcode: 423986

By phone: 1 719 359 4580

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition of Visitors
5. Consent Agenda

Note: All items listed under the Consent Agenda are routine and are approved with one motion. There will be a separate discussion of these items if a Board Member or citizen requests. The item may be removed from the Consent Agenda and considered separately at the discretion of the Board of Trustees.

- A. APPROVAL OF MINUTES
- B. TREASURER'S REPORT
- C. APPROVAL OF BILLS

6. Old Business
None.

7. New Business

- a. Consideration of a request to approve the signs for the Bluff Park.
- b. Consideration of a request to approve the Boy Scouts of America Eagle Scout project at Memorial Park.
- c. Consideration of a request to resolve the property boundaries located at 219 Main Street, Lot 10, and Third Street.
- d. Complete Business Solutions IT report.
- e. **PUBLIC HEARING:** For rezoning of Lot 6 in Shadow Ridge.
- f. Consideration of a request to rezone Lot 6 in Shadow Ridge from highway commercial to single family residence per the Planning Commission's recommendation.
- g. Consideration of a request to approve a Resolution #1-2025, Applying for the Local Planning Capacity Grant.

- h. Consideration of a request to approve the Façade Grant applications.
- i. Consideration of a request to install two astronomical-themed signs at the Bluff Park.
- j. Westcliffe Parks Advisory Committee report.
- k. Consideration of a request to plant trees in Memorial Park
- l. Consideration of a request to repair the playground equipment in the park.

8. Additions to the Agenda

9. Staff & Committee Reports

10. Public Comment – Westcliffe citizens or business owners can comment on agenda items only and are limited to three (3) minutes. A request can be made to be placed on a future month's agenda if they want to address the Board of Trustees on issues related to the Town of Westcliffe.

Adjourn

BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, MAY 20, 2025
REGULAR MEETING

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CALL TO ORDER

Mayor Wenke called the meeting to order at 5:30 P.M.

ROLL CALL

The following members were present: Mayor Wenke, Mr. Dembosky, Mr. Jagow, Mr. Fulton, Mr. Nordyke, Ms. Patterson, and Mr. Wilhelm.

PLEDGE OF ALLEGIANCE

Mayor Wenke led the Pledge of Allegiance.

OTHERS PRESENT

Neal Marrs, Erin Christie, Melane Rella, Jerry Peters, Barry Keene, Erick Messick, John Van Doren, Robert Wolf, Deanne Montgomery, Bianca Trenker, Lucas Epp, Steve Lasswell, and Attorney Clay Buchner (Zoom).

TREASURER'S REPORT

	REVENUE RECEIVED	BALANCE OF ACCOUNTS
General Fund Checking:	\$ 113,166.20	\$ 282,914.98
CSafe-GF Core 11:	\$ 1,708.88	\$ 272,499.88
CSafe-3% Tabor Reserve 13:	\$ 263.72	\$ 72,082.06
CSafe-General Fund Reserve-14	\$ 1,623.92	\$ 444,086.74
CSafe-Tennis Ct.-Core-16	\$ 79.30	\$ 21,632.56
Tennis Court Checking:	\$ 0.00	\$ 5,219.32
Municipal Court Checking:	\$ 0.00	\$ 3,607.70
Conservation Trust Fund Checking:	\$ 0.65	\$ 15,839.77
CSafe-CF Core 15	\$ 166.12	\$ 45,424.18
Capital Fund Checking:	\$ 61.51	\$ 765,628.34
CSafe-CF Core 12:	\$ 3,096.12	\$ 1,041,534.30

EXPENDITURES

GENERAL FUND:	\$	92,095.05
MUNICIPAL COURT:	\$	0.00
TENNIS COURT:	\$	0.00
CONSERVATION TRUST FUND:	\$	0.00
CAPITAL FUND:	\$	27,522.21

APPROVAL OF CONSENT AGENDA

- Approval of minutes
- Treasurer's Report
- Approval of Bills

ACTION: Mr. Fulton moved, and Mr. Jagow seconded to approve the consent agenda. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

a. Complete Business Solutions IT report.

This agenda item was moved to next month.

b. Consideration of an appointment to fill the vacant Planning Commission seat.

Three letters of interest were submitted: Brian Clince, Leslie Parkes, and Nadine Pederson.

ACTION: Mayor Wenke moved, and Mr. Wilhelm seconded to appoint Brian Clince to fill the vacant Planning Commission seat and to appoint Leslie Parkes and Nadine Pederson as the alternates. Motion carried.

c. Update on workforce housing.

Mayor Wenke reported that the Town received the DOLA grant to provide water and sewer infrastructure to the Town-owned lots for workforce housing. He would like to have this completed by the end of the year. The next steps are to get an engineer and a contractor to do the construction. Both will require the Town to publish RFPs for bid proposals.

Barry Keene (Custer County Workforce Housing Committee representative) reported that in order to apply for the Local Planning Capacity DOLA grant for workforce housing, a municipality has to be involved that is Prop 123 eligible which Westcliffe is, so it could be the anchor entity. The grant is an 80/20 match and the County agreed to pay for half of the match. He is now asking for assistance from both Silver Cliff and Westcliffe. Mr. Keene will prepare the resolution that a municipality must sign as part of the grant application, with consideration of approving it to be on June's BOT agenda.

A BOT workshop was scheduled for May 30th at 9:30 a.m. to review the budget to see what amount would be feasible to assist with this grant.

d. Dark skies report – discussion of improvements to Smokey Jack Observatory.

Mr. Messick, Vice President of Dark Skies, discussed some improvements he would like the Town to help with regarding safety issues at Smokey Jack Observatory. Requests included enclosing the drainage area with a barrier fence, flattening and levelling the surrounding area with new rock cover, and adding more benches. Neal Marrs reported that he will look at options to resolve these issues. The Town will reach out to the insurance company to ask about ADA compliance.

e. Consideration of a request to rezone Lot 6 in Shadow Ridge from highway commercial to single family residence per the Planning Commission's recommendation.

This agenda item was moved to next month to have a public hearing before a BOT vote.

BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, MAY 20, 2025
REGULAR MEETING
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ADDITIONS TO THE AGENDA

None

STAFF & COMMITTEE REPORTS

None

PUBLIC COMMENT

(As a citizen) Trustee Jagow asked about a special use permit for the lights at the Saddle Club and inquired if there is a light permit for the Rodeo. Clerk Rella said she will look into it.

Trustee Patterson voiced concerns to Town Attorney Buchner regarding one of the Executive Sessions that were the subject of the recent Town lawsuit. Mr. Buchner reported that the executive session in question (negotiating his employment contract) was a new issue under Colorado Open Meetings Law, meaning there is no case law addressing it, so he thought settling would be the best option. He stated that he understood if the Board no longer wanted his representation as Town Attorney.

Mr. Jagow moved, and **Mr. Wilhelm** seconded to adjourn. Motion carried.

ADJOURN

Recorded by:
Erin Christie
Town Clerk

**BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
FRIDAY, MAY 30, 2025
SPECIAL MEETING**

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CALL TO ORDER

Mayor Wenke called the meeting to order at 9:00 a.m.

ROLL CALL

The following members were present: Mayor Wenke, Mr. Jagow, Mr. Fulton (Zoom), Mr. Wilhelm, and Ms. Patterson

ABSENT: Mr. Dembosky and Mr. Nordyke

PLEDGE OF ALLEGIANCE

Mayor Wenke led the Pledge of Allegiance.

OTHERS PRESENT

Erin Christie, Melane Rella, Lucas Epp, and Jerry Peters.

ORDER OF BUSINESS

- a. **Consideration of a request to publish a Request for Proposal (RFP) for a Town Attorney.**

Ms. Christie reported that she will publish it in both papers and on the Town website.

ACTION: **Mr. Jagow** moved, and **Mr. Wilhelm** seconded, to approve publishing an RFP for a Town Attorney. Motion carried.

Mr. Wilhelm moved, and **Mr. Fulton** seconded to adjourn. Motion carried.

ADJOURN

Recorded by:
Erin Christie
Town Clerk

REVENUES RECEIVED IN MAY 2025

GENERAL FUND

Cash		
Sangre de Cristo Gallery	Sign permit	25.00
Credit Card		
French, Cindy	Park rental usage fee and deposit	125.00
Custer Co. Schools	Park rental usage fee and deposit	125.00
Rejuvenated Living	Business license renewal	25.00
Zahradka, Ryan	Bluff park use fee and damage deposit	850.00
Checks		
Parkes, Leslie	Building Permit	410.00
Bear Pack N Ship	Street closure damage deposit - Memorial Day parade	250.00
All Aboard Westcliffe	STR renewal	150.00
Kauffman Construction	Building Permit	600.00
Andrews, William	STR renewal	150.00
Stolfzfus, David	Park rental usage fee and deposit	140.00
Black Hills	Franchise fee	2,936.80
Yoder Hay Company	Park rental damage deposit	100.00
Wilcox, Stephen	STR renewal	150.00
Kauffman Construction	Building Permit	425.00
Taylor, Gary	Street closure KLZR block party	125.00
Crystal Mountain Center	Special event liquor permit - 4 days	140.00
Crystal Mountain Center	Special event liquor permit - 2 days	70.00
Lux Chocolate Creations, LLC	New business license	40.00
American Legion	Special event permit Saddle Club location	25.00
American Legion	Street closure damage deposit - July 4 parade	250.00
High Mt. Hay Fever Festival Assoc.	Bluegrass Festival fees and damage deposits	4,440.00
Taylor, Kathy	Park use fee and damage deposit	140.00
Westcliffe Farmer's Market	Jess Price Park use fee and damage deposit June-Sept	525.00
Custer County Treasurer		28,720.31
	INC- Current Interest	
	RBC-Current Road & Bridge 7.37	
	RBC-Current Road & Bridge 9,280.21	
	RLC-Current Tax 17,736.41	
	SOA-Specific Ownership A 174.73	
	SOB-Specific Ownership B 592.78	
	TFC-Treasurer Fee -0.15	
	TF-Treasurer Fee -7.00	
	TFC-Treasurer Fee -562.88	
	BP-Business Personal 371.00	
	MHC-Current Taxes MH 15.46	
	SAC-Current State Assessed 0.49	
	PPC-Current Personal Property 1,111.89	
United Business Bank	Interest	26.08
State of Colorado	Cigarette Tax	158.20
State of Colorado	2% Sales Tax	68,484.72
State of Colorado	Highway Users Tax	2,943.84
GENERAL FUND CHECKING REVENUE RECEIVED IN MAY 2025		\$112,549.95

CSafe-GF Core-11	Interest	1,022.74
CSafe-3% Tabor Reserve-13	Interest	270.62
CSafe-GF Reserve-14	Interest	1,666.66
CSafe-GF Reserve-16	Interest	81.34

TENNIS COURT PROJECT CHECKING

TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN MAY 2025		\$0.00

MUNICIPAL COURT CHECKING REVENUE RECEIVED IN MAY 2025		\$0.00

REVENUES RECEIVED IN MAY 2025**CONSERVATION TRUST FUND**

United Business Bank	Interest	0.67
CONSERVATION TRUST FUND REVENUE RECEIVED IN MAY 2025		\$0.67

CSafe-CF Core 15	Interest	\$170.58
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CAPITAL FUND

United Business Bank	Interest Capital Fund Checking	61.98
State of Colorado (Town of Westcliffe)	1% Sales Tax	34,242.36
Verizon Wireless	Lease Payment	1,100.00
CAPITAL FUND CHECKING REVENUE RECEIVED IN MAY 2025		\$35,404.34

CSafe-CF Core 12	Interest	\$3,908.56
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BALANCE IN ALL FUND ACCOUNTS

GENERAL FUND CHECKING	\$310,516.52
CSafe-GF Core-11	\$273,522.62
CSafe-3% Tabor Reserve-13	\$72,352.68
CSafe-GF Reserve-14	\$445,753.40
CSafe-GF Reserve-16	\$21,713.90
TENNIS COURT PROJECT CHECKING	\$5,219.32
MUNICIPAL COURT CHECKING	\$3,607.70
TOTAL GENERAL FUND ACCOUNTS	\$1,129,078.44

CONSERVATION TRUST FUND CHECKING	\$15,840.44
CSafe-CF Core 15	\$45,594.76
TOTAL CONSERVATION TRUST FUND ACCOUNTS	\$61,435.20

CAPITAL FUND CHECKING	\$590,712.48
CSafe-CF Core 12	\$1,045,442.86
TOTAL ALL CAPITAL FUND ACCOUNTS	\$1,636,155.34

CASH BALANCE OF ALL FUND ACCOUNTS**\$2,810,828.54**

NOTE: 1% Sales tax of \$ 34,242.36 was transferred to the Capital Fund from the General Fund.

GENERAL FUND

Airgas USA	Vehicle Maint/Supplies	54.15
Black Hills Energy	Lights/Electric	1,973.67
Card Services	Office Supplies	2,295.19
CarQuest	Vehicle Main/Supplies	88.83
CenturyLink	Phone/Elevator	50.30
Christian Preschool Co-op	Park damage deposit refund	100.00
CIRSA	2024 Vamp Audit	14.88
Colorado Municipal League	Dist. Meeting attendance (2)	60.00
Custer County Rd. & Bridge	Street Maint. & Fuel	471.45
ERB Element	Communications Services	2,000.00
Evert, Brianna	Park damage deposit refund	100.00
First Baptist Church	Park damage deposit refund	400.00
Hilltop Broadband	Internet	273.35
Infinity Leasing	IT Service Contract with CBS	629.50
Langston Concrete	Misc concrete repairs in Town	4,000.00
Lowe's Pay and Save, Inc.	Supplies	52.00
Marlin Leasing Corp. (Peac Solution)	Monthly copy machine fee	190.53
Norup Gas	Propane	664.36
Pomp's Tire Service	Vehicle Maint/Supplies	1,141.40
Rella, Melane	Reimbursement clean up day food	198.62
Rock Parts Co. (NAPA)	Vehicle Maint/Supplies	106.18
Round Mtn. Water & Sanitation District	Water & Sewer	2,469.80
Seifert Enterprises	Street Maint/Supplies	295.45
Seton	Street signs	1,483.80
Silver Cliff	Refund sales tax that came to Westcliffe	3,047.93
Statewide Internet Portal Authority	Two CommonLook licenses - remediation	1,876.00
Steed, Victoria	Park damage deposit refund	100.00
Stover, Thomas	Refund park use fee because cancelled	125.00
Uline	Shop Maint/Supplies	3,202.92
Valley Ace Hardware	Supplies	728.99
Wet Mountain Tribune	Publishing services	229.52
Western Irrigation Supply House	Park maint/supplies	1,511.72
4 Rivers Equipment	Equipment Maint.	919.67

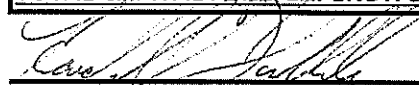
Payroll Expenses

CEBT	Employer/Health Ins.	2,221.66
CEBT	Employee/Health Ins.	250.14
EFTPS	Payroll Taxes	7,860.06
GWRS	Employee Share Retirement Fund (ACH)	1,752.56
GWRS	Employer Share Retirement Fund (ACH)	1,385.82

<u>BILLS TO DATE</u>	<u>\$44,325.45</u>
<u>MAY 2025 PAYROLL</u>	<u>\$23,219.52</u>
<u>TOTAL GENERAL FUND EXPENDITURES FOR MAY 2025</u>	<u>\$67,544.97</u>

CAPITAL FUND

Langston Concrete	Paving operations - Adams, 2nd, 3rd St	182,798.00
Community Attributes Inc.	Housing Needs Assessment Firm	16,800.00
TOTAL CAPITAL FUND EXPENDITURES FOR MAY 2025		\$199,598.00


 The undersigned acknowledges that the above
 listed invoices were presented for review.

Gen Fund Town of Westcliffe
Profit & Loss Budget Performance

May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget
Income					
7000 - General Property Taxes	19,235.25	5,926.02	51,038.17	29,630.14	71,112.28
7050 - Specific Ownership Taxes	767.51	666.67	3,077.31	3,333.31	8,000.00
7100 - Town Sales Taxes	65,736.79	76,721.70	315,133.37	383,608.55	920,660.45
7101 - Town Sales Tax License	215.00	333.33	4,680.00	1,666.69	4,000.00
7106 - Penalties & Int-Delinquent Tax	0.00	16.67	112.61	83.31	200.00
7115 - Franchise Fee	2,936.80	3,000.00	12,251.48	15,000.00	36,000.00
7120 - Special Assessments	0.00	208.33	-3,009.15	1,041.69	2,500.00
7125 - Building & Zoning Permits	1,435.00	3,333.33	20,710.50	16,666.69	40,000.00
7126 - Fence/Sign/Excavation Permits	25.00	66.67	225.00	333.31	800.00
7127 - Special Use By Review Permits	0.00	25.00	0.00	125.00	300.00
7130 - Traffic Fines & Ordinances	0.00	8.33	0.00	41.69	100.00
7135 - Court Costs	0.00	0.00	0.00	0.00	0.00
7140 - Liquor Licenses/Special Events	500.00	125.00	720.00	625.00	1,500.00
7148 - Disposable Bag Fee	0.00	208.33	967.74	1,041.69	2,500.00
7150 - Cigarette Tax	158.20	266.67	421.26	1,333.31	3,200.00
7160 - Interest Income	0.00	3,500.00	15,675.49	17,500.00	42,000.00
7165 - Miscellaneous Income	0.00	83.33	35.45	416.69	1,000.00
7200 - Highway Users Tax	0.00	2,448.64	8,344.12	12,243.19	29,383.67
7205 - Road & Bridge Funds	9,287.58	3,027.08	27,111.54	15,135.44	36,325.00
7215 - American Rescue Plan Funds	0.00	0.00	0.00	0.00	0.00
7239 - Contributions from General Fund	0.00	0.00	0.00	0.00	0.00
7300 - Tennis Court Donation Fund	0.00	4.17	0.00	20.81	50.00
7305 - Events Center-Rental Fees	0.00	275.00	0.00	1,375.00	3,300.00
7310 - Bluff Site Maint. Fee	0.00	0.00	0.00	0.00	0.00
7315 - Park Usage Fee	4,205.00	133.33	5,440.00	666.69	1,600.00
7807 - Reimbursed Expenses	0.00	0.00	239.00	0.00	0.00
7810 - Transfers In	0.00	0.00	0.00	0.00	0.00
7820 - Lease Equipment-I	0.00	0.00	0.00	0.00	0.00
7840 - State Grant	0.00	0.00	0.00	0.00	0.00
7845 - Federal Grant	0.00	16.67	0.00	83.31	200.00
7871 - Grant-SIPA	0.00	0.00	0.00	0.00	0.00
7940 - Sale of Assets	0.00	0.00	0.00	0.00	0.00
Total Income	104,502.13	100,394.27	463,173.89	501,971.51	1,204,731.40
Cost of Goods Sold					
5001 - Cost of Goods Sold	0.00	0.00	0.00	0.00	0.00
Total COGS	0.00	0.00	0.00	0.00	0.00
Gross Profit	104,502.13	100,394.27	463,173.89	501,971.51	1,204,731.40
Expense					
void	0.00	0.00	0.00	0.00	0.00
4001 - Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
8000 - Trustees	250.62	333.33	1,267.99	1,666.69	4,000.00
8005 - Ordinances & Procedures	229.52	950.00	939.20	4,750.00	11,400.00
8010 - Colo. Muni League Dues	0.00	83.33	0.00	416.69	1,000.00
8015 - Elections	0.00	291.67	0.00	1,458.31	3,500.00
8020 - General Accounting	0.00	141.67	0.00	708.31	1,700.00
8025 - Auditing	0.00	833.33	5,000.00	4,166.69	10,000.00
8030 - Attorney	0.00	1,666.67	6,924.00	8,333.31	20,000.00
8035 - Insurance - General	14.88	1,463.50	19,889.95	7,317.50	17,562.00
8040 - Workman's Compensation	0.00	691.67	9,638.00	3,458.31	8,300.00
8050 - Colorado State Unemployment	54.30	52.01	580.63	260.12	624.19
8100 - Town's Share FICA	1,933.36	1,612.50	9,436.65	8,062.45	19,349.95
8110 - Town's Share MED	452.17	377.11	2,206.96	1,885.62	4,525.39
8115 - Town Share Health Insurance	2,880.47	4,799.75	15,661.02	23,998.75	57,597.00
8120 - Town Share Retirement Fund	1,385.82	1,560.48	4,865.62	7,802.39	18,725.75
8201 - Administrative Wages					
8200 - Clerk/Treasurer Wages	12,083.34	0.00	47,250.02	0.00	0.00
8205 - Deputy Clerk	0.00	0.00	7,979.25	0.00	0.00
8235 - Building Inspector	1,327.87	0.00	6,394.36	0.00	0.00
8201 - Administrative Wages - Other	0.00	18,966.67	0.00	94,833.31	227,600.00
Total 8201 - Administrative Wages	13,411.21	18,966.67	61,623.63	94,833.31	227,600.00
8208 - Communications Manager	2,000.00	2,000.00	11,000.00	10,000.00	24,000.00
8209 - Administrative Education	0.00	875.00	0.00	4,375.00	10,500.00
8210 - Clerk Education	1,486.98	0.00	1,507.63	0.00	0.00
8215 - Office Supplies	0.00	300.00	0.00	1,500.00	3,600.00
8220 - Town Manager Wages	0.00	0.00	0.00	0.00	0.00
8225 - Manager/Bldg/Zoning Education	0.00	0.00	0.00	0.00	0.00
8236 - Project Manager	0.00	0.00	0.00	0.00	0.00
8240 - County Treasurer's Fees	570.03	166.67	1,564.84	833.31	2,000.00
8245 - Municipal Court Wages	0.00	0.00	0.00	0.00	0.00
8250 - Municipal Court Postage	0.00	0.00	0.00	0.00	0.00
8280 - Payroll Expenses	196.52	0.00	393.04	0.00	0.00
8300 - Town Hall Maintenance	3,515.47	1,416.67	20,339.40	7,083.31	17,000.00
8308 - Town Hall Utilities	527.44	1,000.00	4,519.78	5,000.00	12,000.00
8310 - Lease Equipment	0.00	0.00	463.55	0.00	0.00
8315 - Lease Principal	0.00	120.50	0.00	602.50	1,446.00
8316 - Lease Interest	0.00	0.00	0.00	0.00	0.00
8405 - Animal Control	0.00	66.67	334.92	333.31	800.00
8410 - Organizational Membership Dues	0.00	83.33	360.00	416.69	1,000.00
8415 - Recycling Program	0.00	0.00	0.00	0.00	0.00
8501 - Seasonal Wages	0.00	0.00	0.00	0.00	0.00
8505 - Public Works Education	0.00	500.00	153.00	2,500.00	6,000.00

7:19 AM

06/02/25

Accrual Basis

Gen Fund Town of Westcliffe
Profit & Loss Budget Performance

May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget
8506 - Public Works Wages					
8510 - Street and Park Tech Wages	18,000.36	0.00	91,845.38	0.00	0.00
8506 - Public Works Wages - Other	0.00	16,202.00	0.00	81,009.90	194,423.90
Total 8506 - Public Works Wages	18,000.36	16,202.00	91,845.38	81,009.90	194,423.90
8508 - Street & Park Supervisor	0.00	0.00	0.00	0.00	0.00
8515 - Street Maintenance & Fuel	7,380.35	5,000.00	19,228.49	25,000.00	60,000.00
8520 - Emergency Snow Removal	0.00	2,500.00	0.00	12,500.00	30,000.00
8525 - Street Lighting	1,340.09	1,333.33	5,787.07	6,666.69	16,000.00
8530 - Vehicle & Equip. Maintenance	2,310.23	2,500.00	9,074.23	12,500.00	30,000.00
8538 - Shop Maintenance	2,260.45	1,000.00	10,240.53	5,000.00	12,000.00
8540 - Shop Utilities	485.46	750.00	3,214.89	3,750.00	9,000.00
8545 - Highway Barn Utilities	195.99	583.33	2,673.61	2,916.69	7,000.00
8550 - Highway Barn Maint.	0.00	333.33	0.00	1,666.69	4,000.00
8600 - Park Utilities	2,609.15	3,333.33	6,327.00	16,666.69	40,000.00
8605 - Park Maintenance	2,102.30	2,250.00	18,346.88	11,250.00	27,000.00
8700 - Custer County Sheriff	0.00	5,358.33	31,075.00	26,791.69	64,300.00
8800 - Donations	0.00	1,725.00	2,144.50	8,625.00	20,700.00
8802 - Plastic Pollution Act	0.00	0.00	0.00	0.00	0.00
8805 - Grants/Local	0.00	2,083.33	0.00	10,416.69	25,000.00
8806 - American Rescue Plan Expenses	0.00	0.00	0.00	0.00	0.00
8807 - Marketing	0.00	416.67	230.00	2,083.31	5,000.00
8808 - Economic Development	0.00	0.00	0.00	0.00	0.00
8810 - Contingencies	0.00	1,666.67	0.00	8,333.31	20,000.00
8811 - Contribution to/from Capital Fun	0.00	8,333.33	0.00	41,666.69	100,000.00
8820 - Transfers Out	0.00	0.00	100,000.00	0.00	0.00
8900 - Principal GLTD	0.00	0.00	0.00	0.00	0.00
8950 - Interest GLTD	0.00	0.00	0.00	0.00	0.00
9014 - Equipment Debt Service	0.00	0.00	0.00	0.00	0.00
9340 - Debt Service	0.00	0.00	0.00	0.00	0.00
Total Expense	65,593.17	95,721.18	478,857.40	478,605.92	1,148,654.18
Net Income	38,908.96	4,673.09	-15,683.51	23,365.59	56,077.22

12:01 PM

06/02/25

Accrual Basis

Town of Westcliffe
CTF Profit & Loss Budget Performance
May 2025

	<u>May 25</u>	<u>Budget</u>	<u>Jan - May 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
7000 · State Lottery Income	0.00	500.00	1,544.94	2,500.00	6,000.00
7050 · Interest Income	0.67	166.66	672.72	833.38	2,000.00
Total Income	<u>0.67</u>	<u>666.66</u>	<u>2,217.66</u>	<u>3,333.38</u>	<u>8,000.00</u>
Gross Profit	0.67	666.66	2,217.66	3,333.38	8,000.00
Expense					
9001 · Capital Outlay	0.00	4,583.33	0.00	22,916.69	55,000.00
Total Expense	<u>0.00</u>	<u>4,583.33</u>	<u>0.00</u>	<u>22,916.69</u>	<u>55,000.00</u>
Net Income	<u>0.67</u>	<u>-3,916.67</u>	<u>2,217.66</u>	<u>-19,583.31</u>	<u>-47,000.00</u>

12:16 PM

06/02/25

Accrual Basis

TOWN OF WESTCLIFFE
Cap Fund Profit & Loss Budget Performance
May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget
Income					
CRF7225 Federal Grants	0.00	202,500.00	0.00	1,012,500.00	2,430,000.00
CRF7160 · Interest Income	3,970.54	2,416.67	15,883.36	12,083.31	29,000.00
CRF7211 · Grants (New) TP-Audit	0.00	20,833.33	0.00	104,166.69	250,000.00
CRF7212 · Grant (New Town Property)	0.00	27,583.33	0.00	137,916.69	331,000.00
CRF7220 · Grants (New) RW	0.00		84,838.12		
CRF7224 · Grants (Existing) Town Pro	0.00	833.33	0.00	4,166.69	10,000.00
CRF7238 · Other Contributions	0.00	166.67	0.00	833.31	2,000.00
CRF7270 · Lease Proceeds Verizon Tower	1,100.00	1,000.00	5,500.00	5,000.00	12,000.00
CRF7280 · Capital Lease Proceeds	0.00		1,861.48		
CRF7285 · 1% Sales Tax from General Fund	34,242.36	38,381.25	157,449.84	191,906.25	460,575.00
CRF7810 · Transfers From General Fund	0.00		100,000.00		
Total Income	39,312.90	293,714.58	365,532.80	1,468,572.94	3,524,575.00
Expense					
CRF7230 · State Grants	0.00	28,500.00	0.00	142,500.00	342,000.00
CRF9011 · CIP Roadway (Existing)	182,798.00	20,833.33	182,798.00	104,166.69	250,000.00
CRF9012 · CIP Town Property (Existing)	0.00	11,666.67	0.00	58,333.31	140,000.00
CRF9014 · Equipment Debt Service	0.00	1,688.25	19,409.24	8,441.25	20,259.00
CRF9025 · CIP Roadway (New)	0.00	248,125.00	0.00	1,240,625.00	2,977,500.00
CRF9026 · CIP-Town Property (New)	0.00	35,104.17	27,522.21	175,520.81	421,250.00
CRF9027 · CIP-Equipment (New)	0.00	2,478.42	0.00	12,392.06	29,741.00
CRF9101 · Improvements-Design	16,800.00	10,000.00	24,500.00	50,000.00	120,000.00
Total Expense	199,598.00	358,395.84	254,229.45	1,791,979.12	4,300,750.00
Net Income	-160,285.10	-64,681.26	111,303.35	-323,406.18	-776,175.00

2025 SALES TAX & PRIOR YEARS COMPARISONS

	2023		2023		2024		2024		2025		2025		% +/-
	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	% +/-	
<u>JAN</u>	56,099.57	28,049.78	84,149.35	60,846.07	30,423.03	91,269.10	55,773.57	27,886.78	83,660.35	27,886.78	83,660.35	-8.34%	
	9.67	4.83	14.50	48.33	24.17	72.50	262.67	131.34	394.01	131.34	394.01		
<u>FEB</u>	54,313.68	27,156.84	81,470.52	49,944.13	24,972.07	74,916.20	54,479.09	27,239.54	81,718.63	27,239.54	81,718.63	9.08%	
	29.00	14.50	43.50				29.00	14.50	43.50	14.50	43.50		
<u>MAR</u>	66,060.05	33,030.03	99,090.08	63,051.66	31,525.83	94,577.49	68,484.72	34,242.36	102,727.08	34,242.36	102,727.08	8.62%	
							19.33	9.67	29.00	9.67	29.00		
<u>APR</u>	58,872.59	29,436.30	88,308.89	61,648.47	30,824.23	92,472.70	61,045.49	30,522.75	91,568.24	30,522.75	91,568.24	-0.98%	
	106.34	53.17	159.51										
<u>MAY</u>	74,702.82	37,351.37	112,054.19	72,534.53	36,267.27	108,801.80	0.00	0.00		0.00		-100.00%	
				1.93	0.97	2.90							
<u>JUNE</u>	90,134.77	45,067.39	135,202.16	86,941.95	43,470.97	130,412.92	0.00	0.00		0.00		-100.00%	
	145.00	72.50	217.50										
												% +/-	
<u>JULY</u>	87,355.27	43,677.64	131,032.91	88,634.03	44,317.02	132,951.05	0.00	0.00		0.00		-100.00%	
<u>AUG.</u>	82,683.95	41,341.97	124,025.92	79,209.38	39,604.69	118,814.07	0.00	0.00		0.00		-100.00%	
	174.00	87.00	261.00	253.38	126.69	380.07							
<u>SEPT.</u>	88,920.30	44,460.15	133,380.45	86,829.15	43,414.58	130,243.73	0.00	0.00		0.00		-100.00%	
	87.00	43.50	130.50	24.17	12.08	36.25							
<u>OCT.</u>	71,952.51	35,976.25	107,928.76	80,627.43	40,313.72	120,941.15	0.00	0.00		0.00		-100.00%	
	7.73	3.87	11.60	50.27	25.13	75.40							
<u>NOV.</u>	70,581.29	35,290.64	105,871.93	62,790.38	31,395.19	94,185.57	0.00	0.00		0.00		-100.00%	
<u>DEC.</u>	49,448.45	24,724.23	74,172.68	73,061.90	36,530.95	109,592.85	0.00	0.00		0.00		-100.00%	
TOTAL	851,683.99	425,841.96	1,277,525.95	866,497.17	433,248.58	1,299,745.75	240,093.87	120,046.94	360,140.81	240,093.87	360,140.81	1.74%	

Proposed	842,327.68	421,163.84	1,263,491.52	920,660.45	460,575.00	1,381,235.45							
Actual	851,683.99	425,841.96	1,277,525.95	866,497.17	433,248.58	1,299,745.75							
Difference	-9,356.31	-4,678.12	-14,034.43	54,163.28	27,326.42	81,489.70							

**TOWN OF WESTCLIFFE
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk
P.O. Box 406
Westcliffe, CO. 81252
townclerk@townofwestcliffe.com
719-783-2282

 ☒ Westcliffe Town Board ☐ Westcliffe Planning Commission

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the first Monday of each month.)

Name of person making presentation: Jackie Barnes

Organization, if speaking on behalf of a group: The Bluff Committee

Is this a request for Board action? ☒ Yes ☐ No

Please provide a summary of your comments:

The Bluff Committee is requesting approval of the three
signs for the Bluff park, specifically the design, wording
and colors.

What staff member have you spoken to about this? Please summarize your discussion:

Contact information:

Name: Jackie Barnes

Mailing Address: PO Box 1546
Westcliffe, Co 81252

email: jbarnes1546@gmail.com

Daytime Phone: 719-783-0335

THE BLUFF PARK RULES

- ★ OPEN TO THE PUBLIC 6 AM – 10 PM
- ★ PLEASE PICK UP AFTER YOUR PET
- ★ NO ALCOHOL
- ★ NO STAKING WITHOUT CONSENT
- ★ NO VEHICLES ON GRASS
- ★ NO CAMPING

SPECIAL EVENT PERMIT REQUIRED
FOR LARGE EVENTS (I.E. WEDDINGS,
REUNIONS, CONCERTS)
CONTACT: 719-783-2282



THE BLUFF

Bluff Park, Summit Park, Smokey Jack Observatory
Open to the Public 6 a.m. till 10 p.m.

A partnership between the Town of Westcliffe,
San Isabel Land Protection Trust, Colorado Open
Lands, Dark Skies Inc., and the community.

For questions or rentals, contact the Town of Westcliffe
1000 Main Street 719-783-2282

Office of the Town Clerk
P.O. Box 406
Westcliffe, CO. 81252
townclerk@townofwestcliffe.com
719-783-2282

_Westcliffe Planning Commission

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Name of person making presentation: Andy Mast (Property Owner) Alan Altman (Surveyor)

Organization, if speaking on behalf of a group:

Is this a request for Board action?

☒ Yes ☐ No

Please provide a summary of your comments:

Property 219 Main, Lot 10 in downtown Westcliffe, has building encroachments onto town property on the North alley and 3rd Street. (As indicated in provided Survey Plat) With legal description, Surveyed, and created by Alan Altman, we are proposing a resolution on these property boundaries.

What staff member have you spoken to about this? Please summarize your discussion:

Melanie, Paul Wlenke, mentioned it to Mark Damboske.

Contact information:

Name:

Andy Mast

Mailing Address:

219 Main St Westcliffe Co 81252

email:

andymastact@plainemails.com

Daytime Phone:

719.431.9973

LAND SURVEY PLAT

LOT 10, BLOCK 10, TOWN OF WESTCLIFFE, COUNTY OF CUSTER, STATE OF COLORADO.

LOT 10 BOUNDARY CLOSURE REPORT: (AS SURVEYED)
Bearing Horiz. Dist. Azimuth of Error: 20°11'40"
N 88°16'08" W 25.05 North Error: -0.00005
N 01°49'31" E 124.99 East Error: -0.00004
S 88°17'34" E 25.00 Horiz. Dist. Error: -0.00006
S 01°48'11" W 125.00 Traverse Lines: +4
Horiz. Dist. Traversed: 300.03
Closure Precision: 1 in 4917813

SURVEY NOTES:

Basis of bearings: Colorado State Plane (South Zone) per GPS observations at time of survey. (S 88°22'30" E) on the South line of lot 27, Block 10, between found #4 rebar monuments shown hereon.

Area of the subject property is ±0.07 acres, as determined by field measurements taken at the time of the survey.

Dates of fieldwork: The fieldwork was conducted on, April 23, 26 and 28, 2025.

REFERENCES:

- 1) 1886 05 08, PLAN OF THE TOWN OF WESTCLIFFE, found in a frame mounted on a wall in the Custer County Clerk and Records office. (no book and page or reception number found)
- 2) 1977, PLAT WESTCLIFFE TOWN, per CENTRAL COLORADO TITLE AND ESCROW Title Commitment Number: 24-23262. (no book and page or reception number found)
- 3) 2024 03 14, CENTRAL COLORADO TITLE AND ESCROW Title Commitment Number: 24-23262.

MONUMENT/CORNER NOTES:

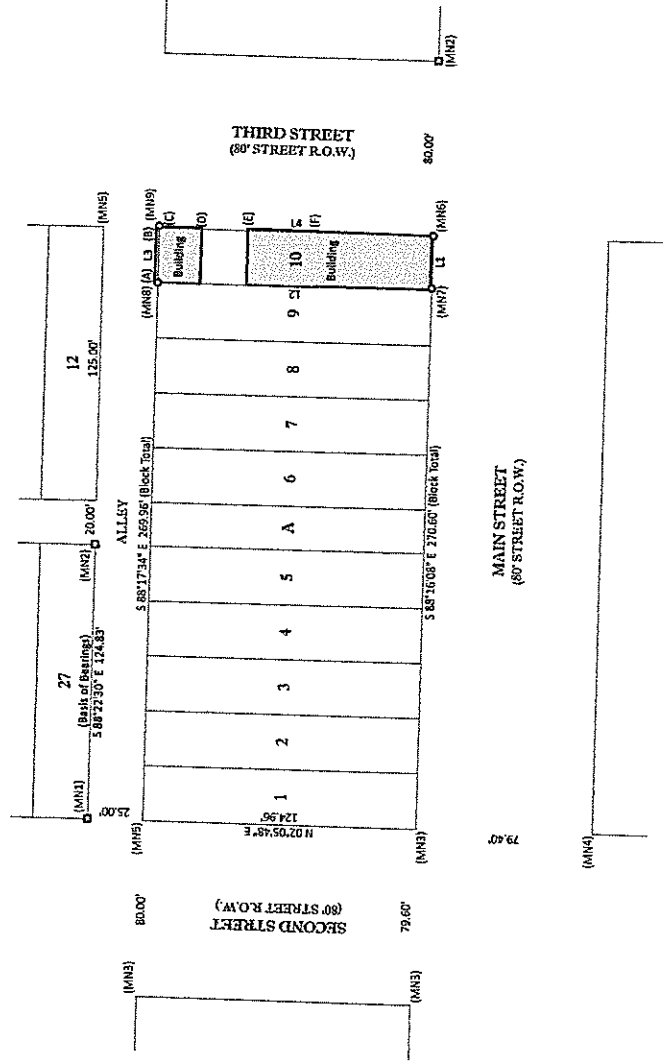
- (MN1) Found #4 rebar, at surface level.
(MN2) Found #4 rebar, 2" below surface level.
(MN3) Found brick building corner.
(MN4) Found stone building corner.
(MN5) Calculated corner only nothing found or set.
(MN6) Set 2" concrete nail with 3/4" brass tag stamped PLS 31542, at surface level.
(MN7) Set 2" concrete nail with 3/4" brass tag stamped PLS 31542, at surface level. As witness point, true corner bears N 88°16'08" W-1.00'. True corner falls on the edge of a decorative wall.
(MN8) Set #4 rebar with 1" plastic cap stamped PLS 31542, at surface level.
(MN9) Set #4 rebar with 1" plastic cap stamped PLS 31542, at surface level. As witness point, true corner bears N 88°17'34" W-1.00'.

LEGEND

Monument set as noted hereon
Building exterior
Lot lines

PARCEL DESCRIPTION:

Lot 10, Block 10, Town of Westcliffe, County of Custer, State of Colorado.



LOT 10 FIELD MEASUREMENTS			
LINE	BEARING	W	DISTANCE
1	N 88°16'08"	W	25.05
2	S 88°17'34"	E	25.00
3	S 01°48'11"	W	125.00
4	S 01°48'11"	W	125.00
LOT 10 PER RECORD			
LINE	BEARING	W	DISTANCE
1	N 88°16'08"	W	25.05
2	S 88°17'34"	E	25.00
3	S 01°48'11"	W	125.00
4	S 01°48'11"	W	125.00

BUILDING ENCROACHMENTS:

- (A) Existing building encroaches on the alley right-of-way by 1.4'.
(B) Existing building encroaches on the alley right-of-way by 1.5'.
(C) Existing building encroaches on the Third Street right-of-way by 0.6'.
(D) Existing building encroaches on the Third Street right-of-way by 0.7'.
(E) Existing building encroaches on the Third Street right-of-way by 0.8'.
(F) Existing building encroaches on the alley right-of-way by 0.9'.



GENERAL NOTES:

AITA commitment for title insurance by FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, CA 92703. Issued by CENTRAL COLORADO TITLE AND ESCROW, 129 East Rainbow Boulevard, Salina, CO 81051. Commitment Number: 24-23262. Dated March 14, 2024, was entirely relied upon for the legal description and recorded information regarding rights-of-way, easements and other encumbrances in the preparation of this survey. This map does not represent a title search performed by Southern Colorado Surveying and Mapping INC., or the undersigned.

This land survey plat is exclusively for the use of Sunset Ranch Investments, LLC, a Colorado Limited Liability Company and does not extend to any unnamed individual or additional entity without a specific designation from the surveyor identifying such party.

No utilities are shown hereon. No investigation has been conducted regarding the existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities, contact the appropriate agencies. It is imperative that all underground utilities be properly located by the relevant agency utility company before any construction or other commences, in accordance with C.R.S. Sec. 9-1-5-103.

Under Colorado law, any legal action based on a defect in this survey must be initiated within three years of discovering such a defect. Furthermore, no action based on any defect in this survey may be initiated beyond ten years from the date of certification indicated herein.

In the absence of the knowledge regarding the original surveyors' monumentation types and sizes, it can be difficult to ascertain whether a found monument is indeed original. Thus, certain monuments identified during the course of this survey may be regarded as questionable, particularly if there is a significant deviation from the record.

Reasonable efforts have been made to secure document records as required by Section 4 C.R.S. 31-1-1.6 (1)(2). The numbered references provided are solely for informational purposes and may not represent the entirety of the documents obtained, considered, or utilized during the boundary retracement process.

This survey is valid only if the print includes the original seal and signature of the surveyor.

Dimensions reflected in this document are reported in U.S. survey feet.

Abbreviations:

N = North, E = East, S = South, W = West, T = Township, R = Range, # = Number, " = U.S. Survey Feet, " = Inch, GLO = Government Land Office, BLM = Bureau of Land Management, (F) = Field measurements at the time of survey, (R) = Record dimensions

SURVEYOR'S CERTIFICATION:

As defined by the Colorado Department of Regulatory Agencies.

This survey has been signed and sealed by a professional land surveyor representing the surveying service addressed herein and has been performed by the professional land surveyor or under their responsible charge. It is based on the professional land surveyor's knowledge, information, and belief, is in accordance with applicable standards of practice, is not a guarantee or warranty, either expressed or implied.



**Southern Colorado
Surveying and Mapping**
P.O. Box 19376
Colorado City, Colorado 81019

Scale: 1" = 40'
Date: 05/08/2025
Job # W25012
Surveyor: AA
Drawn By: AA
Sheet 1/1

Legal Description

A portion of the Street and Alley right-of-way adjoining Lot 10, Block 10, Town of Westcliffe, County of Custer, State of Colorado. More particularly described as follows:

Commencing at the Southeast corner of said Lot 10, said point being the true point of beginning; thence N 01°48'11" E for a distance of 125.00 feet to the Northeast corner of said Lot 10; thence N 88°17'34" W for a distance of 25.00 feet to the Northwest corner of said Lot 10; thence N 01°49'31" E on an extension of the West line of said Lot 10 for a distance of 2.00 feet; thence S 88°17'34" E for a distance of 26.50 feet; thence S 01°48'11" W for a distance of 127.00 feet; thence N 88°16'08" W on an extension of the South line of said Lot 10 for a distance of 1.50 feet to the true the point of beginning.

LAND USE CHANGE APPLICATION

TOWN OF WESTCLIFFE
PO BOX 406
1000 MAIN ST
WESTCLIFFE, CO 81252

Building & Zoning Official
(719) 783-2282 Ext. 12

APPLICATION

 Variance X Zone Change X Use by Special Review
 Vacate Lot Line Other

MAILING ADDRESS		PROPERTY ADDRESS
Applicant Name	<u>Bravo Property Management Co Inc.</u>	<u>70 Mineral Road</u>
Address:	<u>202 Main St.</u>	<u>Westcliffe, CO 8125</u>
City/State/Zip	<u>Canon City, Co 81212</u>	

DESCRIBE THE REQUESTED CHANGE

would beg to change lot #6
Shadow Ridge PUD from Highway Business to Single Family
Residential and divide to 2 1/2 ac Lots. It is not on the
Highway and surrounded by Residential. It has been
advertised as Commercial for years with no demand.
The lot does not border the highway. Please advise
if more is needed.

Property Owners Signature

[Signature] Officer

Date

3-6-25

☒ As the applicant, you are responsible for researching and understanding any covenants and/or restrictions attached to the subject property. By submitting this application, you are attesting that the proposed use is not in violation of any covenants or restrictions on the property, or that the proposed use has been otherwise approved by the HOA, POA, or other organization that enforces covenants and restrictions attached to the subject property. The Town of Westcliffe is not responsible for enforcing private land use covenants and/or restrictions. Approval of this application does not relieve the property or the applicant from the private enforcement of any covenants and restrictions attached to the subject property.

Building/Zoning Officials Signature

Date

OFFICE USE

X Filing Fee Paid \$ 600
 Public Hearing Date April 2, 2025
 Hearing Notice Published
 Property Posted
 Approved Denied

**TOWN OF WESTCLIFFE
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk
P.O. Box 406
Westcliffe, CO. 81252
townclerk@townofwestcliffe.com
719-783-2282

 X **Westcliffe Town Board** **Westcliffe Planning Commission**

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Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the first Monday of each month.)

Name of person making presentation: Barry Keene

Organization, if speaking on behalf of a Custer County Workforce Housing Committee

group: _____ Is this a request for Board action?

Yes X No

Please provide a summary of your comments: Introduce Resoltion to support DOLA/

Local Planning Capacity grant and its' match of

\$5,000 _____

What staff member have you spoken to about this? Please summarize your discussion: Paul

~~Name~~ and Bob Fulton

Mailing Address: 221 Bull Domingo Ln, County,
81252

email: KRD@QADAS.COM

Daytime Phone: _____

**TOWN OF WESTCLIFFE
RESOLUTION #1-2025**

A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO

To apply for the Local Planning Capacity grant of \$100,000, known as the "Westcliffe, CO Community Development Corporation, a not-for-profit for workforce housing development."

WHEREAS, the Town of Westcliffe, has committed to partake in Colorado's Prop 123 Fast Track Affordable Housing Program; and

WHEREAS, The Community Development Corporation will eventually facilitate fiscal sponsorship of affordable housing projects that qualify for Prop 123 consideration; and

WHEREAS, The Local Planning Capacity grant will expedite securing expert services needed for an affordable housing development entity to create responsible management; and

WHEREAS, the multijurisdictional partners of Silver Cliff have resolved to provide \$5,000 and Custer County \$10,000 of the total of a \$20,000 match; and

WHEREAS, applying for the Local Planning Capacity grant is in the best interest of the Town.

NOW, BE IT THEREFORE, RESOLVED, that the proposed Local Planning Capacity grant application by the Town of Westcliffe be adopted and supported by the balance of the 20% match of \$5,000.

APPROVED AND ADOPTED this 17th Day of June 2025.

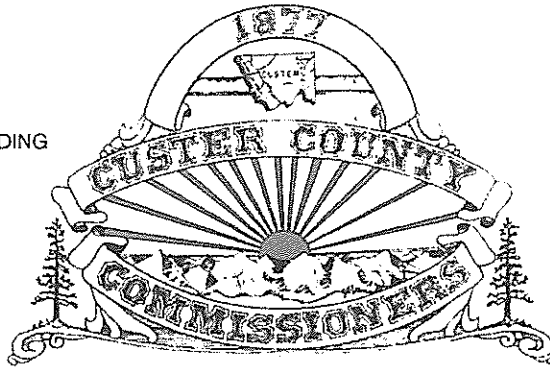
TOWN OF WESTCLIFFE

Paul Wenke, Mayor

ATTEST:

Erin Christie, Town Clerk

CUSTER COUNTY ADMINISTRATIVE BUILDING
615 ROSITA AVENUE
P. O. BOX 150
WESTCLIFFE, COLORADO 81252
(719) 783-2552
FAX (719) 783-2885



I have reviewed a draft copy of the proposed grant request for the "Westcliffe, CO Affordable Housing Development Not-for-Profit (NFP) startup." with the Town of Westcliffe Board of Trustees serving as lead fiscal agent that is being submitted to DOLA's Local Planning Capacity (LPC) Grant Program. On behalf of the Custer County, CO, this letter of support confirms our intent to be a Co-Applicant on this grant application and demonstrates our support for the project outcomes, as proposed.

Custer County is enthusiastic about this proposed project and believe this approach will help our local government achieve Proposition 123 requirements, including implementation of the fast track requirement, and our local commitment to increase affordable housing units by 2027.

Additionally, if grant funds are awarded, the Custer County is committed to providing the following local support:

Creating the Custer County Community Development Corp (CCCCDC) 501c3 not-for-profit with outside expert consultant support via the Local Planning Capacity grant is fundamental to our ability to move ahead on multiple affordable housing projects in all local jurisdictions. Assistance in grant applications and overall grant management are things we do not have current administrative capacity to accomplish.


The CCCDC will tackle tangible activities to conceive, validate, create, fund, develop and manage long term local affordable housing. Aid to incentivize developers and navigating the range of local codes coupled with knowledge of latest market conditions from our new Housing Needs Assessment (HNA) builds at the base of resources.

Finally, the HNA process has nurtured a growing level of multijurisdictional collaboration between Westcliffe, Silver Cliff and Custer County. The LPC grant application with its goal of a central NFP serving the whole Wet Mountain Valley for affordable housing development is further knitting collegiality of our common goals. It will reduce redundant efforts and increase efficiency and expediency toward resolving our affordable housing shortage crisis.


X Financial Match of \$10,000 (representing a portion of the required \$100,000 local match, which is 20% of total project costs)

Thank you for your consideration of the "Westcliffe, CO Affordable Housing Development NFP startup." grant application.

Sincerely,



William R. Canda, Chairman



Lucas D. Epp, Vice-Chairman



Paul R. Vogelsong, Commissioner

**TOWN OF
SILVER CLIFF
COLORADO**

H.A. "Buck" Wenzel, Mayor

June 11, 2025

Mr. Barry Keene
Facilitator
Custer County Workforce Housing Committee
Custer County Government
205 South 6th Street
Westcliffe, Colorado 81252

Re: Westcliffe CO Affordable Housing Development NFP Startup

Greetings Mr. Keene,

First and foremost, thank you for your presentation during our Town of Silver Cliff (TOSC) regular Board of Trustees meeting last evening, and subsequent request for a Letter of Support and financial commitment to assist in the "Cash Match" for the Colorado Department of Local Affairs (DOLA) Local Planning Capacity (LPC) grant that you are pursuing (Westcliffe CO Affordable Housing Development NFP Startup).

As you know, the Board of Trustees unanimously approved your above request with a financial commitment of not exceeding five thousand dollars (\$5,000.00) if your grant is awarded, given available funding, as it will assist us as well with both our goals for workforce housing and Proposition 123 funding.

Accordingly, please accept this correspondence as an official Letter of Support and conditional financial commitment to assist with your application process for the DOLA LPC grant funding. Thank you again for your presentation and progress in pursuing workforce housing for the Town of Silver Cliff, Town of Westcliffe and Custer County. Good luck with your endeavors!

Respectfully Submitted,



H.A. "Buck" Wenzel
Mayor

Xc: BOT / Legal Counsel /File



612 E. Main Street; Silver Cliff, Colorado 81252
Town Hall 719.783.2615 Cell 719.250.8963
mayor@silvercliffco.com www.silvercliffco.com

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: JH Westcliffe UC	Phone: 303-740-2218
Lead Contact Person: James Hockensmith	Title: Owner/Manager of JH Westcliffe UC
E-Mail: jimhock@yahoo.com	Website: N/A
Mailing Address: 3131 E. Alameda Ave Unit 1108 Denver, CO 80209	Physical Address: 202 Main St. Westcliffe, CO
Business Owner:	Property Owner: JH Westcliffe UC (James Hockensmith)
Grant Request Amount: \$ 6032 (1/2)	Total Project Cost: \$ 6032

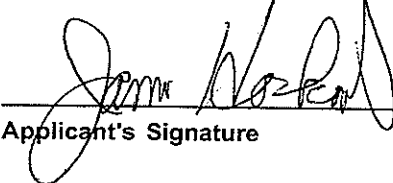
PROJECT SUMMARY: Replace front door and transom to entrance into Sugarlump. Currently wood does not match, door does not close properly, and many different locks used in the past.

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways. New door & transom will look fresh and new.
2. Provide relevant information such as project budgets, construction proposals, bids, photographs, site plans/sketches, project schedules, and required permits at the applicant's expense. Bid & photos attached.
3. Please provide paid receipts and proof of payment for reimbursement upon completion of the project. To be sent upon completion.
4. Note any factors that pose a risk to the completion of the project within six months of award. None.

All applicants are encouraged to review their proposed projects with Town staff before application submission to fully understand any Town codes relevant to a particular project. Incomplete applications will not be accepted.

The grant application is due by April 30th 2025, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.


 Applicant's Signature

2/22/25
 Date

Building Owner's Signature (if different from applicant)

Date

ESTIMATE



Estimate #	door/window replacment
Date	Feb 20, 2025
Total	\$6,032

Taylor Construction

Westcliffe CO 81252
United States
Phone: 7194130522
taylorconstruction78@gmail.com

Estimate To:
Jim Hock/Sugarlump

#	Tasks	Quantity	Rate	Amount
1.	Demo/install labor	1	\$1,500	\$1,500
#	Products	Quantity	Unit Price	Amount
1.	43 1/2" x 80 13/16" Right hand inswing Wood door	1	\$2,263	\$2,263
2.	22"x44" Wood Transit window	1	\$642	\$642
3.	Trim and framing Materials	1	\$425	\$425
4.	Screen door	1	\$790	\$790
5.	10% extra for unforeseen materials or price fluctuations of materials	1	\$412	\$412

Terms & Conditions

any additional work requested will be charged at my hourly rate plus costs of materials.

request changes 7 days after completion of project. anything after that is at owners expense.

this Bid expires 1 month after issue date due to constant changing of costs.

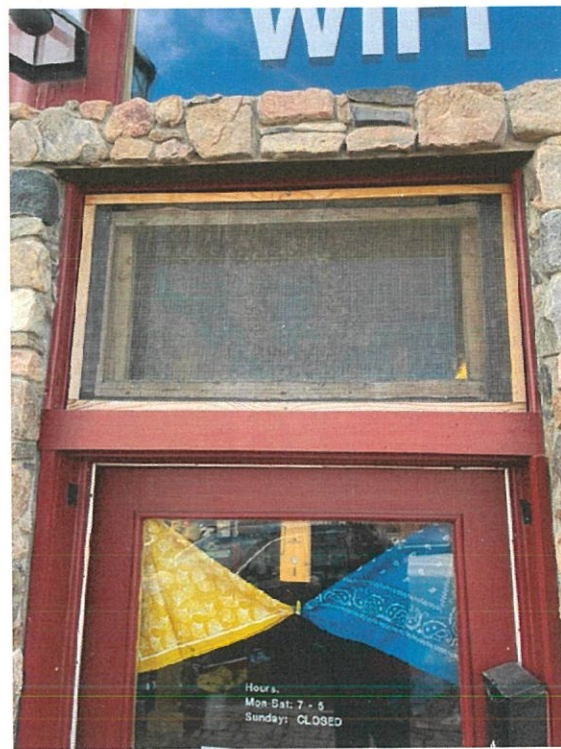
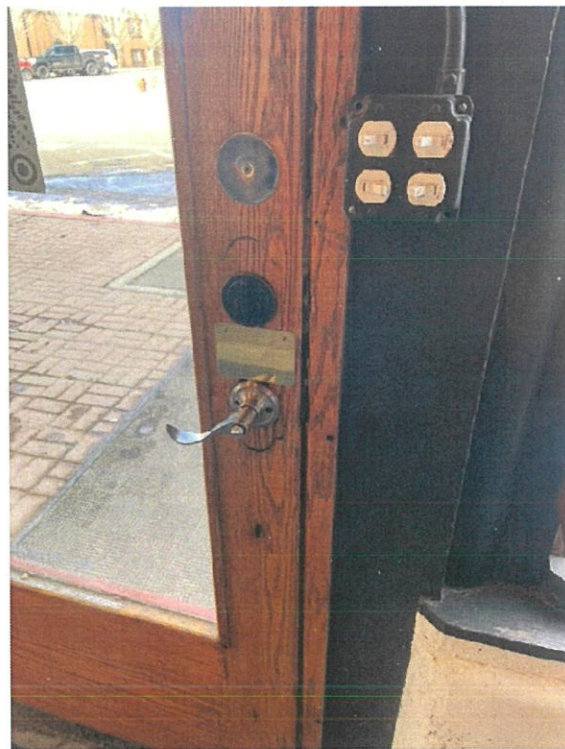
Timeline:

After we have discussed and have come to an agreement we will agree on a start date.

Notes

I charge all materials up front and 50% of labor. And then 50% at completion of the project

Sub Total \$6,032
Total \$6,032



**TOWN OF WESTCLIFFE
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk
P.O. Box 406
Westcliffe, CO. 81252
townclerk@townofwestcliffe.com
719-783-2282

X Westcliffe Town Board _____ Board of Adjustments
_____ Westcliffe Planning Commission

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the third Tuesday of each month.)

Name of person making presentation: Charles Jagow

Organization, if speaking on behalf of a group: Dark Skies

Is this a request for Board action? ☒ Yes ☐ No

Please provide a summary of your comments:

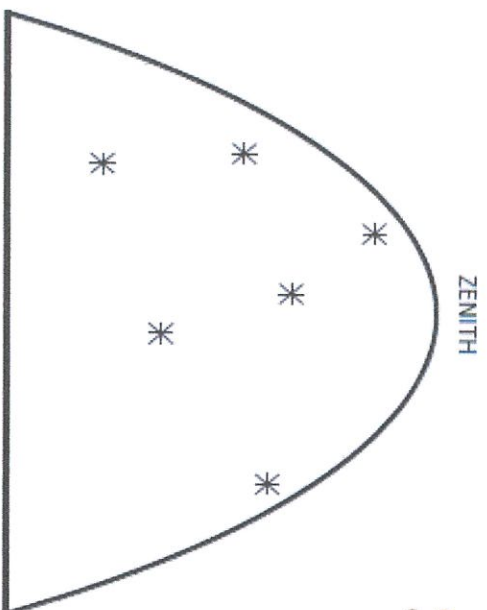
Seeking Permission to procure two Astronomical
themed signs similar to Planet walk signs
to show seasonal diagrams of the
constellations

What staff member have you spoken to about this? Please summarize your discussion:

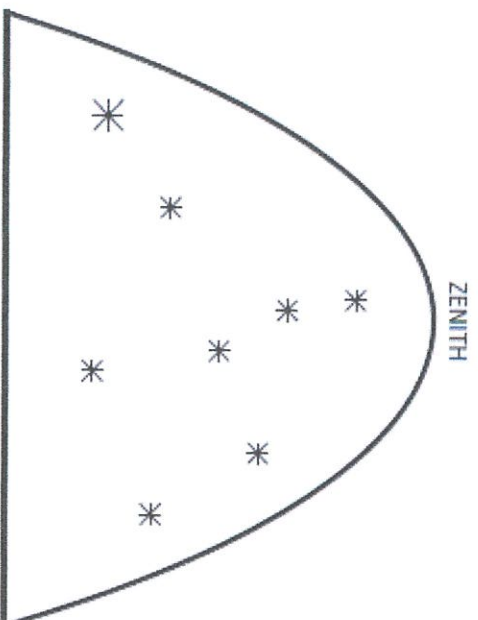
Contact information:

Name: Charles Jagow
Mailing Address: 3118 55th St
Westcliffe CO
email: Chuck@Jagowds.com
Daytime Phone: 757 635 7241

Sangre De Cristos Night Sky



SPRING

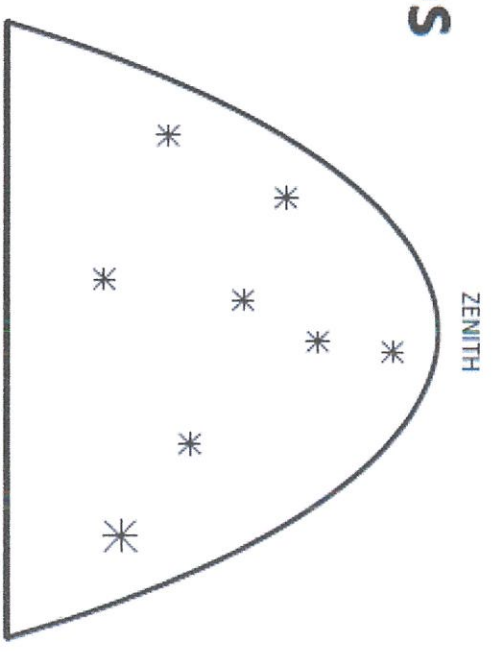


FALL

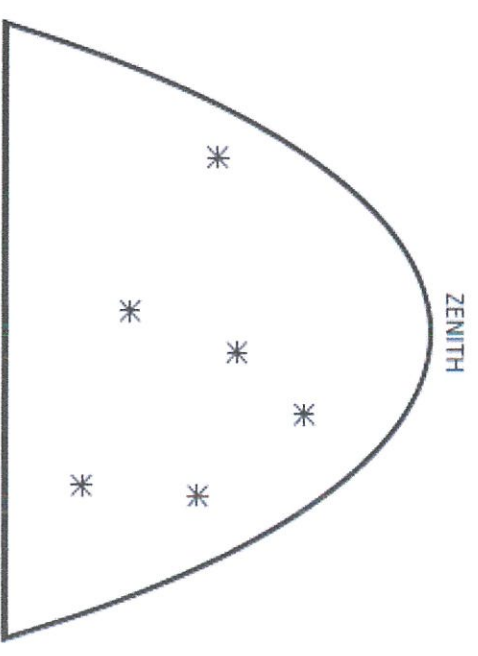
DIRECTIONS

TEXT

BACKGROUND INFO



SUMMER

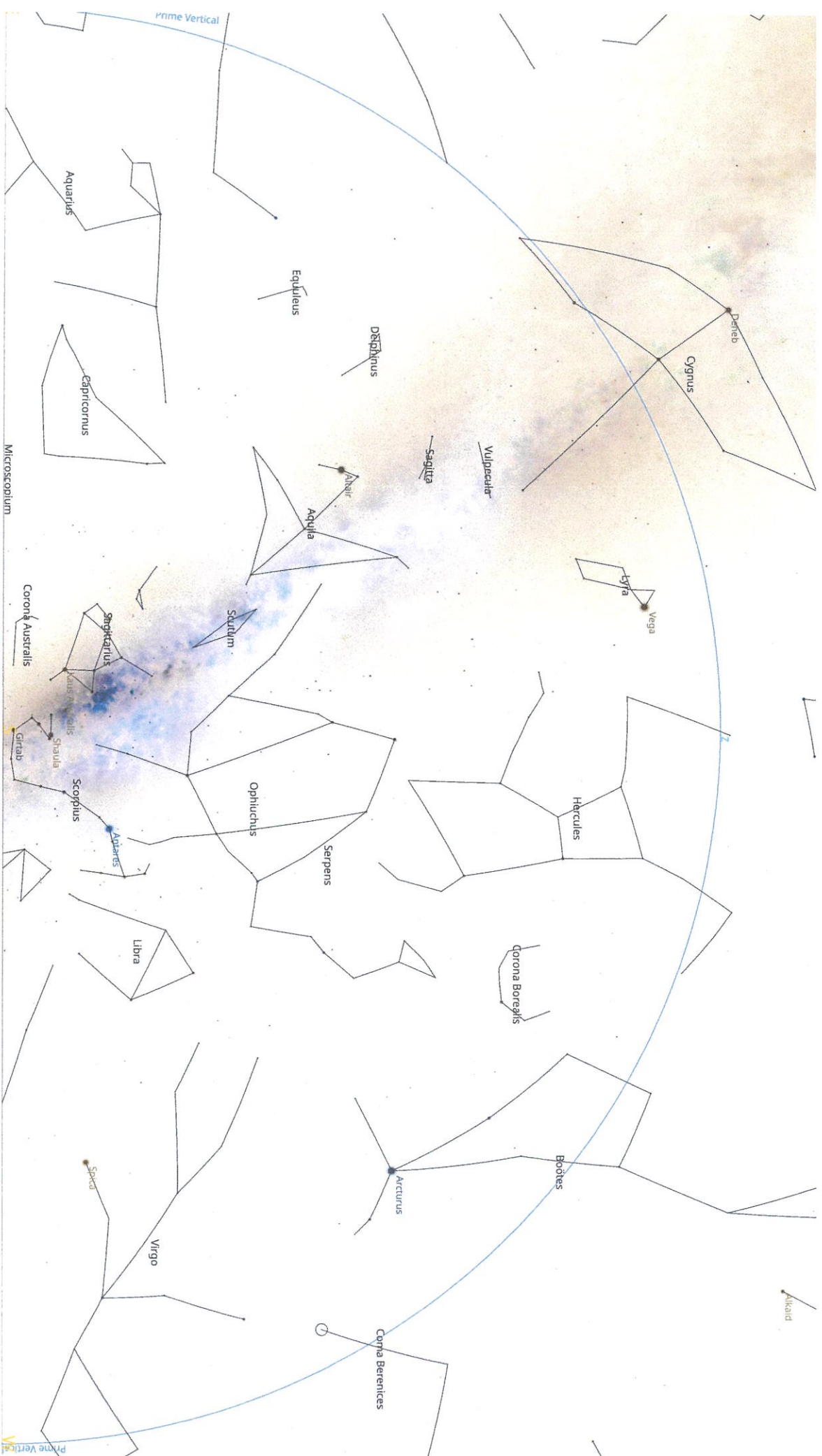


WINTER

Example graph summer facing N.



Example
graphic
summer
facing
South



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Name of person making presentation: Mark Dembosky, BOT

Organization, if speaking on behalf of a group: WPAC

Is this a request for Board action? Yes No

Please provide a summary of your comments:

Update on WPAC activities

What staff member have you spoken to about this? Please summarize your discussion:

Contact information:

Name: Mark Dembosky
Mailing Address: mark.dembosky@yahoo.co.uk
301 S 2nd St W

email: mark.dembosky@yahoo.co.uk
Daytime Phone: 719-783-2627

WPAC June Report 12 June 2025 BOT Meeting

1. Requests have been received from the public to plant memorial trees in Memorial Park. WPAC recommends that the trees be planted as follows:
 - Initial planting should be along the north boundary of the existing children's play area which will provide shade for watchful parents and the general public. This approach is in accordance with the Hermit-Memorial Complex report submitted to the BOT last year.
 - All trees must be planted in coordination with the parks department
 - The specific locations must comply with patterns to be determined by WPAC in the near future

WPAC requests the BOT affirm this approach at this time.

2. WPAC recommends that the current condition of the children's slide/walkway play apparatus be repaired at this time. The main concern is the poor condition of certain wooden fixtures that are deemed hazardous. WPAC requests that funds, plans and apparatus closed-for service schedule be now determined. **WPAC requests the BOT affirm this approach at this time.**
3. WPAC has discussed the \$40k budget item for the building of a Hermit Park toilet facility and realized that this is not enough funding to complete the project at this time. WPAC did not discuss how these funds could best be reallocated regarding park projects but suggests the budget line item be cancelled for this year.
4. WPAC has also discussed the \$20k budget line item regarding trees and plantings. At the time we realized that budget uncertainties may arise but would suggest to the BOT that once the budget is next formally reviewed, at least a large portion be retained for main street enhancements etc.
5. Parks management has suggested that the base material in the children's playground area is not up to date and that "rubber mulch" type material would be a worthwhile improvement. WPAC would like to develop a plan to put this into effect.
6. WPAC does support the Lincoln Wingfield BSA Memorial project as long as the final plan is executed in coordination with the Park Superintendent.
7. The Farmers Market 1st day of 06JUN 2025 went well. In spite of a sudden resignation of the Farmers Market board chair, control was established by the remaining board members who quickly resolved the few issues that arose. The location of the vendors was done in compliance with the plan agreed upon with the town. Many vendors and the public were very positive about the park itself and the location of the vendors. A consistent remark was that the park and the vendor plan offered a very enjoyable "open space" experience. Few adults trod upon the grass but the few young children did enjoy the grassy area on the north boundary, mainly on the level area south of the embankment. No visible damage was observed.