

**AGENDA
BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, SEPTEMBER 16th, 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

- a. None.

7. New Business

- a. Main Street Business Holiday Committee report.
- b. Consideration of a request for reimbursement for an approved 2023 Façade Grant project.
- c. Consideration of a request to approve ORD. 3-2025, amending §9-1-4 of the Westcliffe Municipal Code with respect to parking penalties and fees.
- d. Consideration of a request to apply for the Local Planning Capacity Grant and to commit to the 20% match requirement.
- e. Presentation by Dark Skies.
- f. PUBLIC HEARING adopting the amended 2025 budget.
- g. Consideration of a request to approve Resolution 3-2025 adopting the amended 2025 budget.

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, AUGUST 19, 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, Charlene Leopold, Chris Medina, Pam & Bob Wolf, Debi & John Van Doren, Deb Adams, Shaun Austin, Eric Messick, Bianca Trenker, Tammy Patterson, Kevin Coates (Zoom), Alex Phillips (Zoom), Dan Findlay (Zoom), Charlene Leopold, and Anita Gragg (Zoom).

TREASURER'S REPORT

	REVENUE RECEIVED	BALANCE OF ACCOUNTS
General Fund Checking:	\$ 205,910.10	\$ 358,541.82
CSafe-GF Core 11:	\$ 1,037.90	\$ 276,581.16
CSafe-3% Tabor Reserve 13:	\$ 274.62	\$ 73,162.00
CSafe-General Fund Reserve-14	\$ 1,691.28	\$ 450,737.42
CSafe-Tennis Ct.-Core-16	\$ 82.52	\$ 21,957.10
Tennis Court Checking:	\$ 0.00	\$ 5,219.32
Municipal Court Checking:	\$ 0.00	\$ 3,607.70
Conservation Trust Fund Checking:	\$ 0.73	\$ 17,297.15
CSafe-CF Core 15	\$ 173.16	\$ 46,104.98
Capital Fund Checking:	\$ 89,655.72	\$ 653,148.79
CSafe-CF Core 12:	\$ 3,966.54	\$ 1,057,131.62

EXPENDITURES

GENERAL FUND:	\$	104,488.66
MUNICIPAL COURT:	\$	0.00
TENNIS COURT:	\$	0.00
CONSERVATION TRUST FUND:	\$	0.00
CAPITAL FUND:	\$	6,920.00

APPROVAL OF CONSENT AGENDA

- a. Approval of minutes
- b. Treasurer's Report
- c. Approval of Bills

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

OLD BUSINESS

a. Consideration of a request to approve a modification of premises at the Alta Convenience Store.

Mayor Wenke verified with Town Attorney Findlay that the application met state authority requirements, and he confirmed that it did.

ACTION: Mr. Jagow moved, and Mr. Wilhelm seconded to approve a modification of premises at the Alta Convenience Store. Motion carried.

NEW BUSINESS

a. Tourism Board report.

Mr. Van Doren reported that they are implementing a full-season marketing plan for the Town to attract tourists all year round. They were awarded a grant from the State Tourism Office to help with marketing. The plan consists of marketing to full-time residents, second homeowners, and those seeking weekend getaways. They want to make the Town attractive for winter tourism. At the September BOT meeting, they will have a budget plan to address how they want the Town to assist.

b. Consideration of a request to approve Resolution 2-2025, to amend the Town Policy Handbook to add a distracted driver clause.

Ms. Christie reported that the Town's liability company, CIRSA, recommended that the Policy Handbook reflect the new State House Bill hands-free driving law.

ACTION: Ms. Fulton moved, and Mr. Jagow seconded to approve Resolution 2-2025, to amend the Town Policy Handbook to add a distracted driver clause. Motion carried.

c. Consideration of a request to change the Town's internet service to Starlink.

Ms. Christie reported that Town Hall frequently loses internet with the current provider, Hilltop. Starlink provides stronger internet coverage, and the monthly payment will be the same as Hilltop, but it costs \$2,000 initially for the equipment.

ACTION: Mr. Wilhelm moved, and Mr. Jagow seconded to change the Town's internet service to Starlink. Motion carried.

d. Consideration of a request for the Town to enforce its municipal lighting code §10-4-3.

The Mayor wanted to table this issue until after Ms. Patterson presents her research findings at the next BOT meeting. Mr. Jagow objected. Mr. Wilhelm would like a workshop. Town Attorney Findlay suggested that a new lighting ordinance should be drafted, and then at that point, the Town can begin enforcing it. He does not think that punishing the Saddle Club by retroactively fining them for past behavior is a good practice.

BOARD OF TRUSTEES
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The Mayor requested that Ms. Christie take a roll call vote.

Mayor Wenke – Yay
Mr. Dembosky – Nay
Mr. Jagow – Nay
Mr. Fulton – Nay
Mr. Nordyke – Yay
Mr. Wilhelm – Yay
Ms. Patterson – Yay

The motion to table passed with a 4-3 vote.

ACTION: Mayor Wenke moved, and Mr. Nordkye seconded to table this until the next meeting.
Motion carried.

ADDITIONS TO THE AGENDA

Ms. Christie requested to add a consideration of a request to approve Resolution 3-2025, adding her as an authorized user to the Nextiva phone account.

The Town is switching phone systems and for Nextiva to release the phone number, Ms. Christie needs to be an authorized user. The former Town Clerk is the only one on the account. The phones are being installed before the next BOT meeting.

ACTION: Mr. Dembosky moved, and Mr. Nordyke seconded to approve Resolution 3-2025, adding Ms. Christie as an authorized user to the Nextiva phone account. Motion carried.

STAFF & COMMITTEE REPORTS

None.

PUBLIC COMMENT

None.

Mr. Wilhelm moved, and Mr. Nordyke seconded to adjourn. Motion carried.

ADJOURN

Recorded by:
Erin Christie
Town Clerk

REVENUES RECEIVED IN AUGUST 2025

GENERAL FUND

Cash		
Mapes, John	Park rental use fee and damage deposit	125.00
Credit Card		
Vidmar, Michael	Building permit	560.00
Checks		
Terry, Ron	Parking ticket	200.00
Anderson, Rebecca	Park rental use fee and damage deposit	100.00
Snow, Cathy	Street closure damage deposit	250.00
Black Hills	Franchise fee	2,234.46
Lowes Pay & Save	2nd Qtr disposable bag fee	476.58
Copper Gulch Design	Business license renewal	25.00
Chappy's Grill	Liquor license renewal	50.00
Dark Skies	Reimburse half expenses for SJO improvements	1,184.12
Black Hills	Franchise fee	2,596.12
Palmer, Linda	Parking ticket	200.00
Blout, Marcus	STR Application	300.00
Desmond, Katherine	Park rental use fee and damage deposit	125.00
Cardenas, Carlan	Park rental use fee and damage deposit	150.00
Brickert, Sandra	Parking ticket	200.00
Custer County Treasurer	Overpaid Sheriff's contract	46,612.50
Custer County Treasurer		3,860.75
	INC- Current Interest	
	RBC-Current Road & Bridge	
	RLC-Current Tax	
	SOA-Specific Ownership A	
	SOB-Specific Ownership B	
	TFC-Treasurer Fee	
Custer County Treasurer	2% Sales Tax Clerk's fees	37.70
United Business Bank	Interest	29.68
State of Colorado	Cigarette Tax	155.38
State of Colorado	Sales Tax	146,437.81
State of Colorado	Highway Users Tax	
GENERAL FUND CHECKING REVENUE RECEIVED IN AUGUST 2025		\$205,910.10

CSafe-GF Core-11	Interest	1,037.90
CSafe-3% Tabor Reserve-13	Interest	274.62
CSafe-GF Reserve-14	Interest	1,691.28
CSafe-GF Reserve-16	Interest	82.52

TENNIS COURT PROJECT CHECKING

TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN AUGUST 2025		\$0.00
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MUNICIPAL COURT CHECKING REVENUE RECEIVED IN AUGUST 2025		\$0.00
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REVENUES RECEIVED IN AUGUST 2025

CONSERVATION TRUST FUND

United Business Bank	Interest	0.73
CONSERVATION TRUST FUND REVENUE RECEIVED IN AUGUST 2025		\$0.73

CSafe-CF Core 15	Interest	\$173.16
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CAPITAL FUND

United Business Bank	Interest Capital Fund Checking	53.12
State of Colorado (Town of Westcliffe)	1% Sales Tax	48,812.60
State of Colorado	Reimbursement #2 EIAF09971 HNA	39,690.00
Verizon Wireless	Lease Payment	1,100.00
Custer County Treasurer	Clerk Fees Sales Tax-1%	12.57
CAPITAL FUND CHECKING REVENUE RECEIVED IN AUGUST 2025		\$89,655.72

CSafe-CF Core 12	Interest	\$3,966.54
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BALANCE IN ALL FUND ACCOUNTS

GENERAL FUND CHECKING		\$358,541.82
CSafe-GF Core-11		\$276,581.16
CSafe-3% Tabor Reserve-13		\$73,162.00
CSafe-GF Reserve-14		\$450,737.42
CSafe-GF Reserve-16		\$21,957.10
TENNIS COURT PROJECT CHECKING		\$5,219.32
MUNICIPAL COURT CHECKING		\$3,607.70
TOTAL GENERAL FUND ACCOUNTS		\$1,189,806.52

CONSERVATION TRUST FUND CHECKING		\$17,297.15
CSafe-CF Core 15		\$46,104.98
TOTAL CONSERVATION TRUST FUND ACCOUNTS		\$63,402.13

CAPITAL FUND CHECKING		\$653,148.79
CSafe-CF Core 12		\$1,057,131.62
TOTAL ALL CAPITAL FUND ACCOUNTS		\$1,710,280.41

CASH BALANCE OF ALL FUND ACCOUNTS

\$2,946,191.91

NOTE: 1% Sales tax of \$ 48,812.60 and \$12.57 clerk's fees was transferred to the Capital Fund from the General Fund.

GENERAL FUND

Airgas USA	Vehicle Maint/Supplies	55.37
Bear Ridge Construction	Half payment Bluff Mtn.viewing area project	12,148.25
Bear Ridge Construction	Final payment Bluff Mtn. viewing area project	12,148.25
Black Hills Energy	Lights/Electric	2,277.14
Bruckner's Truck & Equipment	Vehicle Main/Supplies	61.96
Cardenas, Carlan	Park damage deposit refund	100.00
Card Services	Office Supplies	2,529.26
Central Building Supply	Park maintenance	109.98
CenturyLink	Phone/Elevator	50.08
CIRSA	Additional fencing & outdoor items coverage	53.94
CIRSA	Deductible claim	499.50
Charge Point	EV Charger fee	96.03
Custer County Rd. & Bridge	Street Maint.& Fuel	217.99
Custer County Rd. & Bridge	New fuel keys	80.00
Custer County Sheriff	3rd Qtr contract payment	15,537.50
DISSCO	Street supplies - cold mix	3,498.44
Foster, Larry	Park damage deposit refund	100.00
Greenleaf Forestry & Wood	Half payment woodwork at Pavilion	1,666.36
Heuss, Mike	Clothing allowance reimbursement	239.38
Hilltop Broadband	Internet	273.35
Infinity leasing	IT Service contract with CBS	629.50
Lowe's Pay and Save, Inc.	Supplies	6.98
Mayberry & Company	Final billing for 2024 audit	2,500.00
Native Woods	Tree fertilizer	116.09
NAPA (Rocks Parts Co.)	Vehicle Main/Supplies	60.65
McCarthy, Erin	Park damage deposit refund	100.00
Peac Solutions	Monthly copy machine fee	147.30
Pearl, Jerry	Fixed downspout at JP bathrooms	100.00
Piquette, Paul	Park damage deposit refund	100.00
Procom LLC	Two random employee drug tests	90.00
Round Mtn. Water & Sanitation District	Water & Sewer - 2 months	14,360.50
Round Mtn. Water & Sanitation District	Truck water station	60.00
Round Mtn. Water & Sanitation District	Truck water station	59.16
Sangre de Cristo Fellowship	Park rental use fee and deposit refund	125.00
Tovrea, Sheri	One pre-employment drug test	20.00
Valley Ace Hardware	Supplies	828.73
Westcliffe Petroleum	Petroleum	201.75
Wet Mtn. Tribune	Publishing services	164.52

Payroll Expenses

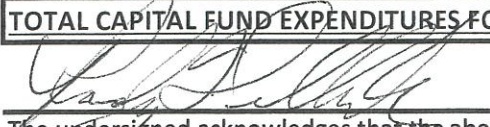
CEBT	Employer/Health Ins.	2,216.06
CEBT	Employee/Health Ins.	250.14
EFTPS	Payroll Taxes	7,060.74
GWRS	Employee Share Retirement Fund (ACH)	1,645.98
GWRS	Employer Share Retirement Fund (ACH)	1,168.40

BILLS TO DATE	\$83,698.91
AUGUST 2025 PAYROLL	\$20,789.75

TOTAL GENERAL FUND EXPENDITURES FOR AUGUST 2025	\$104,488.66

CAPITAL FUND

Community Attributes Inc	HNA July services	6,920.00
TOTAL CAPITAL FUND EXPENDITURES FOR AUGUST 2025		\$6,920.00


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

8:44 AM

09/09/25

Accrual Basis

Town of Westcliffe
General Fund Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Income					
7000 · General Property Taxes	1,956.75	5,926.02	57,208.72	47,408.20	71,112.28
7050 · Specific Ownership Taxes	819.30	666.67	5,587.06	5,333.32	8,000.00
7100 · Town Sales Taxes	97,650.34	76,721.70	551,525.48	613,773.65	920,660.45
7101 · Town Sales Tax License	325.00	333.33	5,835.00	2,666.68	4,000.00
7106 · Penalties & Int-Delinquent Tax	49.40	16.67	180.82	133.32	200.00
7115 · Franchise Fee	4,830.58	3,000.00	19,754.66	24,000.00	36,000.00
7120 · Special Assessments	0.00	208.33	-3,009.15	1,666.68	2,500.00
7125 · Building & Zoning Permits	560.00	3,333.33	30,889.52	26,666.68	40,000.00
7126 · Fence/Sign/Excavation Permits	0.00	66.67	775.00	533.32	800.00
7127 · Special Use By Review Permits	0.00	25.00	0.00	200.00	300.00
7130 · Traffic Fines & Ordinances	600.00	8.33	600.00	66.68	100.00
7135 · Court Costs	0.00	0.00	0.00	0.00	0.00
7140 · Liquor Licenses/Special Events	50.00	125.00	895.00	1,000.00	1,500.00
7148 · Disposable Bag Fee	476.58	208.33	1,444.32	1,666.68	2,500.00
7150 · Cigarette Tax	155.38	266.67	846.62	2,133.32	3,200.00
7160 · Interest Income	3,116.00	3,500.00	27,923.23	28,000.00	42,000.00
7165 · Miscellaneous Income	46,612.50	83.33	46,647.95	666.68	1,000.00
7200 · Highway Users Tax	13,116.57	2,448.64	30,546.33	19,589.11	29,383.67
7205 · Road & Bridge Funds	1,097.37	3,027.08	30,730.22	24,216.68	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	33.32	50.00
7305 · Events Center-Rental Fees	0.00	275.00	0.00	2,200.00	3,300.00
7310 · Bluff Site Maint. Fee	0.00	0.00	0.00	0.00	0.00
7315 · Park Usage Fee	125.00	133.33	6,255.00	1,066.68	1,600.00
7807 · Reimbursed Expenses	1,184.12	0.00	1,423.12	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	133.32	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	172,724.89	100,394.27	816,058.90	803,154.32	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	172,724.89	100,394.27	816,058.90	803,154.32	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	6.98	333.33	1,299.40	2,666.68	4,000.00
8005 · Ordinances & Procedures	164.52	950.00	1,766.90	7,600.00	11,400.00
8010 · Colo. Muni League Dues	0.00	83.33	0.00	666.68	1,000.00
8015 · Elections	0.00	291.67	0.00	2,333.32	3,500.00
8020 · General Accounting	0.00	141.67	0.00	1,133.32	1,700.00
8025 · Auditing	2,500.00	833.33	7,500.00	6,666.68	10,000.00
8030 · Attorney	0.00	1,666.67	11,833.33	13,333.32	20,000.00
8035 · Insurance - General	553.44	1,463.50	20,443.39	11,708.00	17,562.00
8040 · Workman's Compensation	0.00	691.67	9,638.00	5,533.32	8,300.00
8050 · Colorado State Unemployment	4.41	52.01	632.21	416.15	624.19
8100 · Town's Share FICA	1,733.47	1,612.50	15,223.50	12,899.95	19,349.95
8110 · Town's Share MEDI	405.40	377.11	3,560.33	3,016.95	4,525.39
8115 · Town Share Health Insurance	2,874.87	4,799.75	24,493.35	38,398.00	57,597.00
8120 · Town Share Retirement Fund	1,168.40	1,560.48	9,173.34	12,483.83	18,725.75
8201 · Administrative Wages					
8200 · Clerk/Treasurer Wages	12,083.34	0.00	83,500.04	0.00	0.00
8205 · Deputy Clerk	0.00	0.00	7,979.25	0.00	0.00
8235 · Building Inspector	1,196.03	0.00	10,160.11	0.00	0.00
8201 · Administrative Wages - Other	0.00	18,966.67	0.00	151,733.32	227,600.00
Total 8201 · Administrative Wages	13,279.37	18,966.67	101,639.40	151,733.32	227,600.00
8208 · Communications Manager	0.00	2,000.00	13,000.00	16,000.00	24,000.00
8209 · Administrative Education	0.00	875.00	0.00	7,000.00	10,500.00
8210 · Clerk Education	0.00	0.00	2,263.28	0.00	0.00
8215 · Office Supplies	0.00	300.00	0.00	2,400.00	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	62.07	166.67	1,762.01	1,333.32	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	3.59	0.00	789.67	0.00	0.00
8300 · Town Hall Maintenance	1,081.38	1,416.67	24,130.41	11,333.32	17,000.00
8308 · Town Hall Utilities	2,911.24	1,000.00	10,475.91	8,000.00	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	964.00	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	533.32	800.00
8410 · Organizational Membership Dues	0.00	83.33	360.00	666.68	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	4,000.00	6,000.00

Town of Westcliffe
General Fund Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
8506 · Public Works Wages					
8510 · Street and Park Tech Wages	14,908.20	0.00	145,850.47	0.00	0.00
8506 · Public Works Wages - Other	0.00	16,202.00	0.00	129,615.90	194,423.90
Total 8506 · Public Works Wages	14,908.20	16,202.00	145,850.47	129,615.90	194,423.90
8508 · Street & Park Supervisor	0.00	0.00	0.00	0.00	0.00
8515 · Street Maintenance & Fuel	16,893.13	5,000.00	43,295.79	40,000.00	60,000.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	20,000.00	30,000.00
8525 · Street Lighting	1,811.56	1,333.33	10,464.81	10,666.68	16,000.00
8530 · Vehicle & Equip. Maintenance	177.98	2,500.00	10,330.42	20,000.00	30,000.00
8538 · Shop Maintenance	372.54	1,000.00	12,150.21	8,000.00	12,000.00
8540 · Shop Utilities	538.35	750.00	4,337.69	6,000.00	9,000.00
8545 · Highway Barn Utilities	245.76	583.33	3,341.50	4,666.68	7,000.00
8550 · Highway Barn Maint.	0.00	333.33	0.00	2,666.68	4,000.00
8600 · Park Utilities	13,654.00	3,333.33	27,850.08	26,666.68	40,000.00
8605 · Park Maintenance	14,512.76	2,250.00	43,504.24	18,000.00	27,000.00
8700 · Custer County Sheriff	15,537.50	5,358.33	108,762.50	42,866.68	64,300.00
8800 · Donations	0.00	1,725.00	2,144.50	13,800.00	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	16,666.68	25,000.00
8806 · American Rescue Plan Expenses	0.00	0.00	0.00	0.00	0.00
8807 · Marketing	0.00	416.67	350.00	3,333.32	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	13,333.32	20,000.00
8811 · Contribution to/from Capital Fun	0.00	8,333.33	0.00	66,666.68	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	105,400.92	95,721.18	773,318.11	765,769.46	1,148,654.18
Net Income	67,323.97	4,673.09	42,740.79	37,384.86	56,077.22

9:59 AM

09/02/25

Accrual Basis

Town of Westcliffe
CTF Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Income					
7000 · State Lottery Income	0.00	500.00	2,999.50	4,000.00	6,000.00
7050 · Interest Income	0.73	166.66	1,182.51	1,333.36	2,000.00
Total Income	0.73	666.66	4,182.01	5,333.36	8,000.00
Gross Profit	0.73	666.66	4,182.01	5,333.36	8,000.00
Expense					
9001 · Capital Outlay	0.00	4,583.33	0.00	36,666.68	55,000.00
Total Expense	0.00	4,583.33	0.00	36,666.68	55,000.00
Net Income	0.73	-3,916.67	4,182.01	-31,333.32	-47,000.00

9:54 AM

09/02/25

Accrual Basis

TOWN OF WESTCLIFFE
Capital Fund Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Income					
CRF7225 Federal Grants	0.00	202,500.00	0.00	1,620,000.00	2,430,000.00
CRF7160 - Interest Income	53.12	2,416.67	23,753.84	19,333.32	29,000.00
CRF7211 - Grants (New) TP-Audit	0.00	20,833.33	0.00	166,666.68	250,000.00
CRF7212 - Grant (New Town Property)	0.00	27,583.33	0.00	220,666.68	331,000.00
CRF7220 - Grants (New) RW	0.00		84,838.12		
CRF7224 - Grants (Existing) Town Pro	0.00	833.33	0.00	6,666.68	10,000.00
CRF7238 - Other Contributions	0.00	166.67	0.00	1,333.32	2,000.00
CRF7270 - Lease Proceeds Verizon Tower	2,200.00	1,000.00	9,900.00	8,000.00	12,000.00
CRF7280 - Capital Lease Proceeds	0.00		1,861.48		
CRF7285 - 1% Sales Tax from General Fund	48,825.17	38,381.25	275,645.89	307,050.00	460,575.00
CRF7810 - Transfers From General Fund	0.00		100,000.00		
Total Income	51,078.29	293,714.58	495,999.33	2,349,716.68	3,524,575.00
Expense					
CRF7230 - State Grants	0.00	28,500.00	0.00	228,000.00	342,000.00
CRF9011 - CIP Roadway (Existing)	0.00	20,833.33	224,906.00	166,666.68	250,000.00
CRF9012 - CIP Town Property (Existing)	0.00	11,666.67	0.00	93,333.32	140,000.00
CRF9014 - Equipment Debt Service	0.00	1,688.25	19,409.24	13,506.00	20,259.00
CRF9025 - CIP Roadway (New)	0.00	248,125.00	0.00	1,985,000.00	2,977,500.00
CRF9026 - CIP-Town Property (New)	0.00	35,104.17	27,522.21	280,833.32	421,250.00
CRF9027 - CIP-Equipment (New)	0.00	2,478.42	0.00	19,827.32	29,741.00
CRF9101 - Improvements-Design	-32,770.00	10,000.00	25,900.00	80,000.00	120,000.00
CRFVoid - Void	0.00		0.00		
Total Expense	-32,770.00	358,395.84	297,737.45	2,867,166.64	4,300,750.00
Net Income	83,848.29	-64,681.26	198,261.88	-517,449.96	-776,175.00

2025 SALES TAX & PRIOR YEARS COMPARISONS

	2023	2023	2023	2024	2024	2024	2024	2025	2025	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	55,773.57	27,886.78	83,660.35	-8.34%
	9.67	4.83	14.50	48.33	24.17	72.50	262.67	131.34	262.67	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	54,479.09	27,239.54	81,718.63	9.08%
	29.00	14.50	43.50				29.00	14.50	29.00	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	68,484.72	34,242.36	102,727.08	8.62%
							19.33	9.67	19.33	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	61,045.49	30,522.75	91,568.24	-0.98%
	106.34	53.17	159.51				50.27	25.13	50.27	25.13	75.40	
<u>MAY</u>	74,702.82	37,351.37	112,054.19	72,534.53	36,267.27	108,801.80	75,594.72	37,797.36	75,594.72	37,797.36	113,392.08	4.22%
				1.93	0.97	2.90	25.13	12.57	25.13	12.57	37.70	
<u>JUNE</u>	90,134.77	45,067.39	135,202.16	86,941.95	43,470.97	130,412.92	97,625.21	48,812.60	97,625.21	48,812.60	146,437.81	12.29%
	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	88,750.75	44,375.38	88,750.75	44,375.38	133,126.13	0.13%
<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	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	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	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	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	0.00		-100.00%
<u>TOTAL</u>	851,683.99	425,841.96	1,277,525.95	866,497.17	433,248.58	1,299,745.75	502,139.95	251,069.98	502,139.95	251,069.98	753,209.93	1.74%

**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: Lauren Austin Holiday
Organization, if speaking on behalf of a group: Mainstreet Business Christmas
Is this a request for Board action? ☒ Yes ☐ No Committee

Please provide a summary of your comments:

Budget for Christmas decor for Mainstreet/
off Main businesses

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

Melane & Erin

Contact information:

Name: Lauren Austin
Mailing Address: 414 Main Street
Westcliffe, CO 81252
email: Lauren@westcliffesuntes.com
Daytime Phone: 901-412-2878

August 18, 2025

RE: 207 MAIN STREET
WET MOUNTAIN TREASURES

H: TOWN CLERK, ADMINISTRATOR,

PLEASE CONSIDER MY REQUEST FOR
REFUND ON MY ^{APPROVED} FACADE GRANT APPLICATION
OF MAY 17, 2023. (SEE ATTACHED LETTER.)

DAN GEE QUOTED \$2800 TO PERFORM
THE JOB, BUT NEVER RESPONDED TO MY
TELEPHONE CALLS OR E-MAILS TO THAT
JOB "GO-ALHEAD". (SEE PROPOSAL)

HENCE, YEARS LATER JERRY PEARL
FINISHED THE PAINT (5 COLORS) JOB ON
207 MAIN STREET, WET MOUNTAIN TREASURES.
(SEE HIS INVOICE). I SUPPLIED THE PAINT.

THANK YOU,

CRAIG LEONG

3428 SHENANDOAH ST.

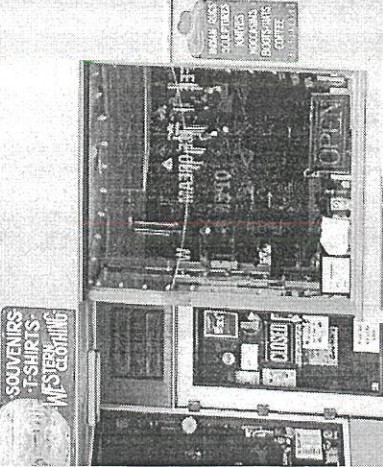
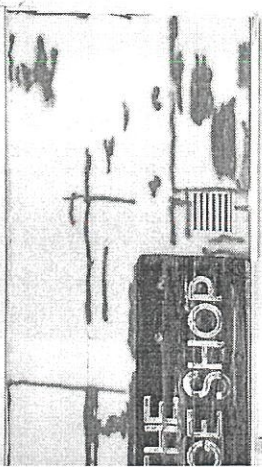
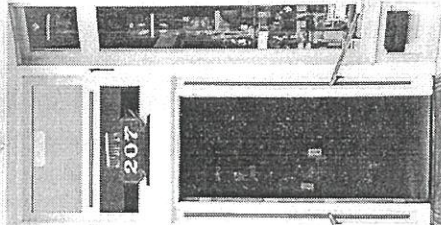
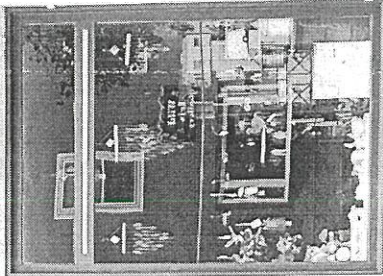
DALLAS, TX 75205-2220

214-226-2695

SEE PICTURE 

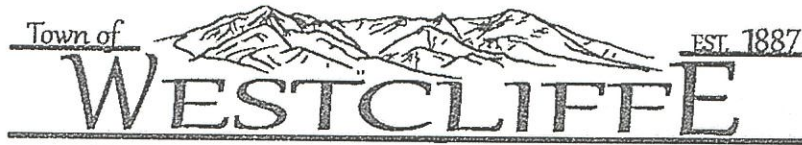


WET MOUNTAIN
TREASURES
FURNITURE - GIFTS - ANTIQUES



2015
BACK
SIDE

SEE



Craig Leong
3428 Shenandoah St.
Dallas, Tx. 75205

May 17, 2023

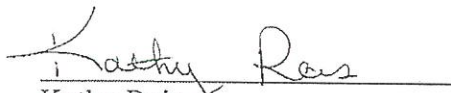
Dear Craig:

I am pleased to inform you that the Westcliffe Board of Trustees approved your Façade Grant application of \$1,400 for your project of \$2,800. The awards are for exterior projects only.

Grant funds are reimbursement-based, and documentation (receipts /proof of payment) must be submitted by December 1st, 2023.

Please return the original bottom portion of this letter and receipts/proof of payment for your total project of \$2,800 to the Town of Westcliffe, P.O. Box 406 Westcliffe, CO. 81252. If you have any questions, please contact us at 783-2282.

Sincerely,

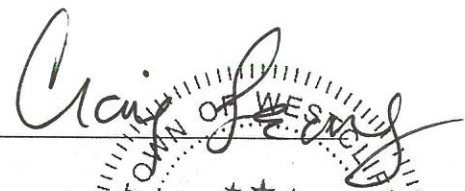

Kathy Reis
Town Clerk/Treasurer

**PLEASE DETACH, COMPLETE, AND RETURN THE ORIGINAL COPY WITH
THE REQUEST FOR FUNDS; A COPY WILL NOT BE ACCEPTED.**

Craig Leong
3428 Shenandoah St.
Dallas, Tx. 75205

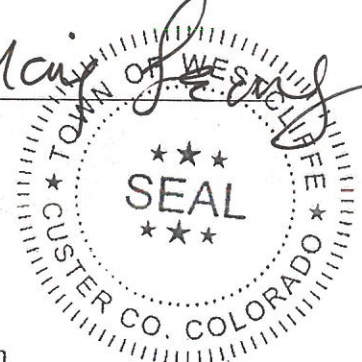
Amount Requested \$ 1265 ÷ 2 = \$632.50

Date Requested: Aug 19, 2025

Signature 

Please return to Town of Westcliffe
PO Box 406
Westcliffe, CO. 81252

Town Seal:



(719) 371-5100

110 SOUTH 5TH STREET
WESTCLIFFE, CO 81252

NAME CRAIG LEONG PHONE _____

ADDRESS main st TREASURE SHOP

[illegible]

BY

Y Jerry Pearl

PROPOSAL

Paint Masters

1603 Grand Ave.

Canon City, Co. 81212

Dan # 719 429 0541

2/9/23

Craig Leon
207 Main St.
Westcliffe Co.

*UPON
APPROVAL OF
FACADE GRANT,
DAN GEE NEVER
RETURNED MY CALLS
EMAILS TO COMPLETE
THE JOB HE
QUOTED!
CRAIG LEONG

I GUESS HE HAD BETTER THINGS
TO DO!!

We hereby submit specifications for; Treasures storefront

Repaint storefront multi color scheme with Sherwin Williams exterior " Duration " paint

Prep and prime worn areas prior to finish paint application

We propose to furnish all material and labor – complete in accordance with above specifications

For the sum of: Two Thousand Eight Hundred Dollars (\$ 2,800.00)

Payment to be- 35% material and start up - final payment upon completion.

All material and labor is guaranteed to be as specified. All work to be completed on time
In a professional manner according to standard practice.

Acceptance of proposal : The above prices, specifications and conditions are satisfactory and are hereby
accepted. PAINT MASTERS is authorized to do the work as specified.

PAINT MASTERS

Foam Insulation



***"We specialize in all aspects of
Painting and Wood Finishing."***

- * Excellent References
- * New Construction or Restoration
- * Commercial or Residential
- * Exterior Wood Treatments for Logs, Decks, Siding
- * Interior Stain, Lacquer, Polyurethane
- * Decorative Faux and Antique Finishes

***"With over 30 years experience, we work
closely with the builders and homeowners
to be sure the job is done right and on time."***

Dan Gee

(719) 429-0541

AP

Financ

Yo

Br

Home

NMLS #

2003-2004

207 MAIN WESTCLIFFE

COASTAL PLAIN 6192 SHERWIN-WILLIAMS

BIRDSEYE MAPLE 2834

ROYCROFT VELLUM 2833

POLISHED MAHOGANY 2838

NEW COLONIAL YELLOW SW 2853

DARK GREEN

+ CRAIG LEONG 214-226-2695

gnoelcster@gmail.com

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE NO. 3 -2025**

**AN ORDINANCE AMENDING SECTION 9-1-4 OF THE WESTCLIFFE MUNICIPAL CODE WITH RESPECT TO
PARKING PENALTIES AND FEES.**

WHEREAS, the Town of Westcliffe Board of Trustees has the authority under Colorado Revised Statutes (C.R.S.) Section 42-4-111 to regulate the parking of vehicles by local ordinance; and

WHEREAS, the Board of Trustees has adopted the Westcliffe Parking Infractions Code in Title 9, Chapter 1 of the Westcliffe Municipal Code as authorized by C.R.S Section 42.4-111; and

WHEREAS, in Section 9-1-4 ("Penalties, Fees and Separate Infractions") of the Westcliffe Parking Infractions Code, the Board of Trustees has specified fines for certain parking infractions; and

WHEREAS, upon review of Section 9-1-4, the Board of Trustees has determined it is in the best interest of the Town to amend the fines provided in Section 9-1-4 to better obtain compliance with the Westcliffe Parking Infractions Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO:

1. Repeal and Replacement of Section 9-1-4 "Penalties, Fees, and Separate Infractions"

Section 9-1-4 of the Town of Westcliffe Municipal code is hereby repealed in its entirety and is replaced by the following:

- A. Violations of any provisions of this chapter are traffic infractions. Every person who is convicted of, who admits liability for, or against whom a judgment is entered for such traffic infraction shall be fined the following amount, per offense:
 - 1. Violation of Section 9-1-7(F) Stopping or Parking Prohibited in Specified Places:
 - (7) Fire lane - \$350
 - (10) Fire hydrant - \$350
 - 2. Violation of Section 9-1-7(I) Parking in Handicapped Space Prohibited - \$250
 - 3. Violation of Section 9-1-7(G) Parking in Loading Zone Prohibited, yellow marked curb - \$50
 - 4. Violation of Section 9-1-7(D)(2) Obedience to Angle Parking Rules, overlength vehicle prohibited - \$50
 - 5. Violation of Section 9-1-7(N) Parking in Town Designated Parking Area, time violation - \$50
 - 6. All other violations of Section 9-1-7 - \$25

3. **Publication.** Upon approval this Ordinance shall be published on the Town's official website in full for not less than 30 days.
4. **Effective Date and Time.** This Ordinance shall become effective 30 days after publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 16TH DAY OF SEPTEMBER, 2025.

Town of Westcliffe

Paul Wenke, Mayor

ATTEST:

Erin Christie, Town Clerk

**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: Robert Wolf

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

Is this a request for Board action? Yes No

Please provide a summary of your comments:

Robert wants to make a presentation to
the Board. He has attended two meetings in
a Row ^{on the} agenda and has not been allowed to
Speak.

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

Melanie

Contact information:

Name: Charles Janow
Mailing Address: 310 S 5th St
Westcliffe CO
email: chuck@janowds.com
Daytime Phone: 757 635 7241

Bob Lives in
Shadow Ridge

Introduction

My name is Bob Wolf. I am a member of the Board of Directors for Dark Skies of the Wet Mountain Valley. I am going to present information on the design and performance of the sports lighting systems installed at the Stampede Rodeo Ground and the Custer County Football Field here in Westcliffe. I obtained and reviewed design diagrams and performance data for both systems. I will also discuss the design and performance of a sports lighting system installed at the rodeo arena in Douglas County, Nevada. A similar lighting system was installed at the Eagle County, Colorado, rodeo arena about 4 weeks ago.

Because the information I received for the Stampede Rodeo Ground Light System does not characterize light trespass, I took photographs at night in Shadow Ridge and in Bluff Park when the Rodeo Light System was illuminated and again when it was turned off. I felt that this was the best way to determine if observed light trespass was caused by the Rodeo Ground Light System or by an alternative source.

I also took photographs at the Custer County Football Field at night when the Football Field Lights were illuminated to see if I could confirm results of the light trespass study that was done for this system.

I am going to focus my presentation on differences in light trespass generated by these systems and on differences in design of these systems that contribute differences in light trespass. Additional technical details of these systems can be found in my report.

Light Trespass from the Rodeo Light System

I will first discuss trespass originating from the Rodeo Ground Light System.



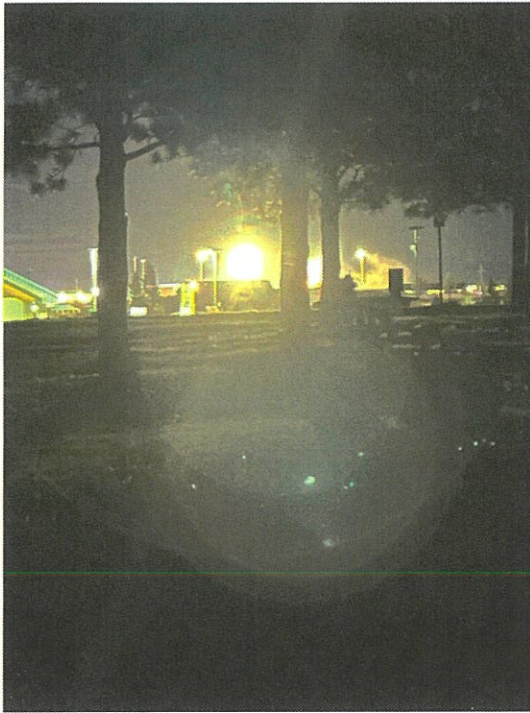
Rodeo Lights On

Rodeo Lights Off

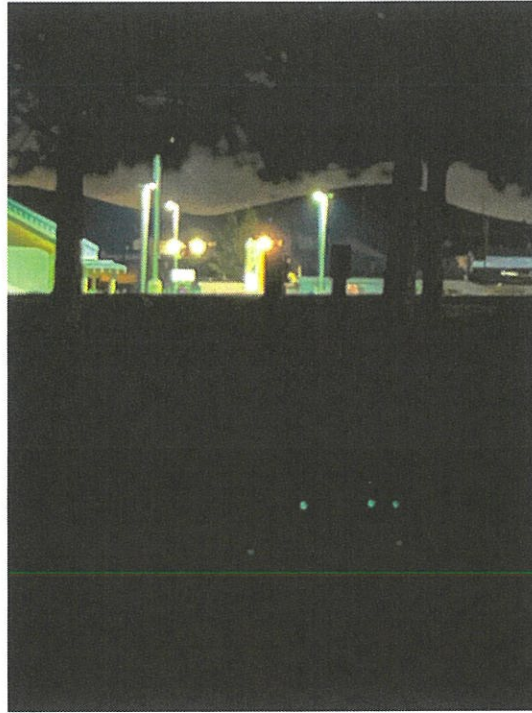
I took a photograph in Granite Court in Shadow Ridge when the rodeo lights were turned on. There is obvious glare with horizontal light trespass that illuminates the ground and the pavement. A fire hydrant near the curb casts a long shadow onto the pavement.

I took a second photograph in Granite Court when the rodeo lights were turned off. This image shows substantially less glare. The ground and the pavement appear dark and no shadow is cast from the fire hydrant onto the pavement.

These photographs were taken approximately 1,150 feet from the center of the Stampede Rodeo Grounds at roughly the same elevation as the Stampede Rodeo Ground.



Rodeo Lights On



Rodeo Lights Off

I took a photograph in Bluff Park near the Smokey Jack Observatory when the rodeo lights were turned on. There is obvious glare with horizontal light trespass that illuminates the ground and casts long shadows from trees in the background.

I took a second photograph in Bluff Park when the rodeo lights were turned off. This image shows less glare. The ground appears dark and no shadows are cast from the trees in the background.

These photographs were taken approximately 2,300 feet from the center of the Stampede Rodeo Grounds. This photographic site is approximately 35 feet lower in elevation than the Stampede Rodeo Ground.

On July 15, 2023, the Rodeo Ground Light System lighting was illuminated for the first time when a large public event was hosted at the Smokey Jack Observatory in Bluff Park. That night it became obvious that public observing sessions could not be held at the SJO when the Rodeo Light System is illuminated due to glare, horizontal light trespass, and degradation of the night sky. Since July 15, 2023, Dark Skies has closed the SJO to the public on nights when the Rodeo Light System is illuminated for the rodeo.

The light fixtures in the Rodeo Ground Light System are easily visible from the Smokey Jack Observatory. Line of sight visibility of these fixtures, a shallow beam angle, and incomplete

shielding likely explain why the Smokey Jack Observatory cannot be used when the Rodeo Ground Light System is illuminated. More on this later.

In summary, the Rodeo Ground Light System creates substantial glare and horizontal trespass of light that extends at least 2,000 feet beyond the edge of the competition area in the Stampede Rodeo Ground. This is a violation of the Westcliffe Lighting Ordinance and is inconsistent with the stated intent of this ordinance.

Light Trespass from Football Field Light System

I will now address light trespass from the Football Light System.

Diagrams for the Football Light System characterize light trespass around the periphery of the football field. This analysis shows that the intensity of light cast onto the competition area of the football field is reduced by more than 98% only 165 feet from the sidelines and the endzones.



I took a photograph taken while the Football Light System was illuminated. This image shows that light from this system is confined to the field, confirming that horizontal light trespass was well-controlled as claimed in the analysis of light trespass for this system.

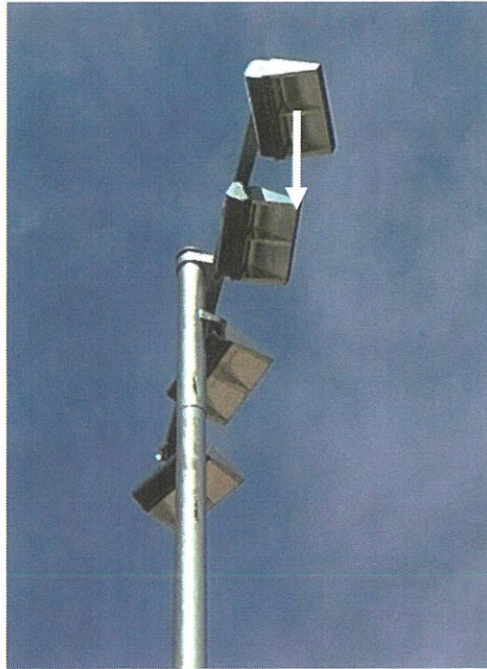
None of the light fixtures for the Football Field Light System are visible from the Smokey Jack Observatory. The Football Field Light System does not interfere with public events at the SJO and the SJO has never been closed due to illumination of the Football Light System.

Differences in Design of the Rodeo Ground Light System and the Football Field Light System

I will now discuss differences in design of the Rodeo Ground Light System and the Football Light System that may be critical to differences in light trespass by these systems.



Rodeo Light Fixtures



Football Field Light Fixtures

The light fixtures used in the Rodeo Ground Light System are equipped with a small visor at the top. The light beam is projected forward at a beam angle of 40 to 45 degrees to the ground in a configuration that resembles the headlights of an automobile.

More than 91% of the light in the Football Field Light System is generated by lighting elements recessed inside of a metal housing that fully shields the light fixture and projects the light downward at a beam angle of 90-degrees to the ground.

The website for Dark Skies International identifies full shielding of outdoor light fixtures and a downward beam angle of 90 degrees as the best design to prevent glare and horizontal light trespass. None of the light generated by the Rodeo Ground Light System employs this design. More than 91% of the light generated by the Football Field Light System uses the design recommended by Dark Skies International to prevent glare and horizontal light trespass.

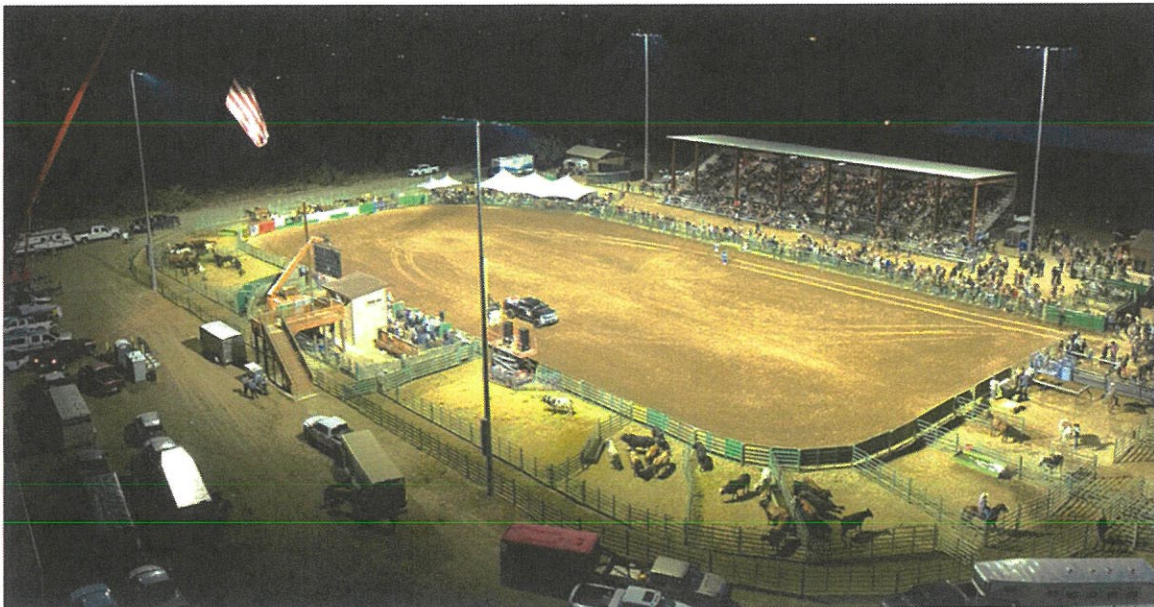
Use of Fully Shielded Light Fixtures with a 90-Degree Beam Angle in Outdoor Rodeo Arenas

I will now discuss whether glare and light trespass can be prevented with a lighting system that provides a safe environment for a night-time rodeo competition.

The light fixtures used at the Custer County Football Field prevent trespass of light a short distance from the edge of the football field. This begs the question “Can the same light fixtures safely light an outdoor rodeo venue while preventing glare and horizontal light trespass?”

Two of the most important measurements for a rodeo light system are illuminance and maximum to minimum ratio. Illuminance is measured in units of foot-candles. Illuminance measures the intensity of light delivered to the floor of the rodeo arena. The larger the value in foot-candles, the more intense is the light. The maximum to minimum ratio measures the uniformity of light on the floor of the rodeo arena. A ratio close to 1.0 means the light intensity is very uniform, a quality desirable for good lighting for a rodeo competition.

The usual standard for safe illumination for the competition area of a rodeo is 30 foot-candles for a Class 3 facility and 50 foot-candles for a Class 2 facility. Illuminance of 50 to 70 foot-candles is used often for outdoor venues that host professional rodeos. Uniformity of lighting and absence of glare are critical to the safety of competitors and livestock.



Douglas County Fairground Rodeo Arena, Nevada

The same light fixtures installed at the Custer County Football Field have been successfully used in multiple outdoor rodeo arenas throughout the United States, including the rodeo arena in Douglas County, Nevada as shown above. The system at this arena provides 50 foot-candles of illuminance to the competition area and 30 foot-candles of illuminance to the livestock pens. This lighting system controls both glare and light trespass; the ground immediately beyond the margin of the arena remains dark. The ratio of maximum to minimum illuminance for this system is 1.3. As mentioned, a similar system was installed at the rodeo arena in Eagle Colorado about four weeks ago. Both venues host professional rodeos that are sanctioned by the PRCA.

By comparison, the Rodeo Light System currently installed at the Stampede Rodeo Ground provides 30 foot-candles of illuminance to the floor of the arena with a maximum to minimum ratio of 1.68.

The bottom line is that fully shielded light fixtures that project light at a 90-degree beam angle can provided illuminance that is brighter and more uniform than the current system at the Stampede Rodeo Ground while also preventing glare and light trespass.

Health Risk Associated with Light Pollution

I realize that some attending this meeting never look up at the night sky and have absolutely no interest in looking through the telescopes at the Smokey Jack Observatory. You still have a vested interest reducing light pollution.

Exposure to artificial light at night disrupts regulation of blood glucose levels in both animals and people. Exposure of people to artificial light at night is correlated with risk for developing type 2 diabetes mellitus. The risk for diabetes increases as exposure to artificial light at night increases. Lower levels of exposure are associated with a 28% to 33% increase while higher levels of exposure are associated with a 53% to 67% increase in risk for developing type 2 diabetes mellitus. This increase in risk is additive to and similar in magnitude to the risk associated with genetic risk factors for this disease. Genetic risk for diabetes cannot be modified, but the risk correlated with exposure to artificial light at night can and should be modified by minimizing light pollution.

Summary

The Board of Directors for Dark Skies recognizes the following realities:

- If the Stampede Rodeo is to be held at night, sufficient light must be delivered to the floor of the arena to ensure safety of both contestants and livestock.
- Although rodeo competitions can be held in daylight, the Saddle Club has a financial incentive to hold the rodeo at night. The Pikes Peaks or Bust Rodeo, held at an outdoor facility in the Springs, holds both matinee and night time performances on Friday and Saturday. The sponsors of this event charge almost twice as much for admission at night as they do for daytime performances. They charge more at night because they can.

To be clear, Dark Skies has no issue with the light delivered to the floor of the Stampede Rodeo Arena. Our issue is with the light that is being broadcast into the Westcliffe community and preventing operation of the Smokey Jack Observatory.

We ask that the Saddle Club recognize the following realities:

- The Rodeo Ground Light System creates glare and light trespass in Westcliffe that extends at least 2,000 feet from the edge of the competition area of the Stampede Rodeo Ground.
- The Board of Trustees for Westcliffe has the authority to regulate light trespass and they did so on December 13th of 2014 when they approved a lighting ordinance.
- The Rodeo Ground Light System, installed in July of 2023, violates the Westcliffe lighting ordinance by creating glare and light trespass well beyond the boundaries of the rodeo ground.
- The lighting ordinance requires non-compliant lighting systems, like the Rodeo Ground Light System, to obtain a Special Use Permit to be illuminated.
- The Smokey Jack Observatory cannot and does not operate when the Rodeo Ground Light System is illuminated for the rodeo.

We need to find a way for the Stampede Rodeo and public events at the Smokey Jack Observatory to co-exist. My recommendations are as follows:

- If the Board of Trustees (BOT) issues a Special Use Permit to illuminate the Rodeo Ground Light System, it should be limited to the three nights of the ranch and professional rodeo on the third weekend of July.
- The Rodeo Ground Light System should not be illuminated on nights when public events are scheduled at the SJO.
- The BOT should take enforcement action if the Saddle Club illuminates its lighting system whenever not permitted by a Special Use Permit.

TOWN OF WESTCLIFFE
RESOLUTION# 3-2025

A SUPPLEMENTAL APPROPRIATION RESOLUTION CHANGING THE 2025 BUDGET FOR CARRYOVER AND ADDITIONAL APPROPRIATION REQUESTS FOR THE TOWN OF WESTCLIFFE, COLORADO;

WHEREAS, the Town has received additional revenues in excess of original budgeted amounts and,

WHEREAS, the Town modified its reserve policy whereby each year the Board of Trustees is empowered within the unrestricted fund balance to authorize, through the long-term financial planning and budget processes, the transfer of excess unassigned reserves to the Capital Fund for designated future capital expense, and to maintain an unassigned reserve balance at the minimum of three months of the approved General Fund operating expenditures determined each year during the budget process.

WHEREAS, certain other General Fund departments of the Town have projected expenditures in excess of or below original appropriated amounts, and the Town wishes to adjust the department levels accordingly,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO;

Section 1. That the 2025 appropriation for the General Fund is hereby increased from \$1,148,654.18 to \$1,192,150.23.

Section 2. That the 2025 appropriation for the Capital Fund is hereby decreased from \$3,958,750.00 to \$834,059.00.

APPROVED AND ADOPTED this 16th day of September 2025.

BY: TOWN OF WESTCLIFFE

Paul Wenke, Mayor

ATTESTED:

Erin Christie, Town Clerk

Town of Westcliffe 2025 BUDGET GENERAL FUND	2023 ACTUAL	2025 BUDGET	2025 ESTIMATED	2025 AMENDED BUDGET
Beginning Balance General Fund Balance	\$ 1,207,344.00	\$ 1,372,508.89	\$ 1,192,589.37	\$ 1,244,550.24

REVENUES***Taxes/Fees***

7000 General Property Tax	\$ 68,604.85	\$ 67,405.00	\$ 67,405.00	\$ 71,112.28
7050 Specific Ownership Tax	\$ 10,539.88	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
7100 Sales Tax	\$ 851,684.16	\$ 920,660.45	\$ 920,660.45	\$ 920,660.45
7106 Penalties/Interest/Delinquent Property Tax	\$ 230.82	\$ 200.00	\$ 200.00	\$ 200.00
7115 Franchise Fee	\$ 35,081.61	\$ 35,000.00	\$ 35,000.00	\$ 36,000.00
7120 Special Assessments Tax	\$ 2,602.86	\$ -	\$ -	\$ 2,500.00
7150 Cigarette Tax	\$ 3,308.68	\$ 2,000.00	\$ 2,000.00	\$ 3,200.00
7200 Highway Users Tax	\$ 31,044.90	\$ 31,011.00	\$ 31,011.00	\$ 29,383.67
7205 Road & Bridge Tax (County)	\$ 32,847.49	\$ 36,326.62	\$ 36,326.62	\$ 36,325.00
Total Income Taxes/Fees	\$ 1,035,945.25	\$ 1,100,603.07	\$ 1,100,603.07	\$ 1,107,381.40

Building Department

7125 Building & Zoning Permits	\$ 66,435.00	\$ 40,000.00	\$ 49,060.00	\$ 40,000.00
7126 Fence/Sign/Excavation Permits	\$ 2,875.00	\$ 1,800.00	\$ 2,031.00	\$ 800.00
7127 Special Use By Review Permits	\$ 600.00	\$ 600.00	\$ 900.00	\$ 300.00
Total Income Building Department	\$ 69,910.00	\$ 42,400.00	\$ 51,991.00	\$ 41,100.00

Municipal Court

7130 Traffic Fines & Ordinances	\$ 39.01	\$ 100.00	\$ 100.00	\$ 100.00
7135 Court Costs	\$ -	\$ -	\$ -	\$ -
Total Income Municipal Court	\$ 39.01	\$ 100.00	\$ 100.00	\$ 100.00

Grants

7845 Federal Grant	\$ 58.04	\$ 200.00	\$ 200.00	\$ 200.00
7871 Grant-SIPA	\$ -	\$ -	\$ 4,000.00	\$ -
Total Income Grants	\$ 58.04	\$ 200.00	\$ 4,200.00	\$ 200.00

Parks

7300 Tennis Court Donation Fund	\$ 169.05	\$ 100.00	\$ 40.62	\$ 50.00
7305 Event Center Rental Fees	\$ 3,050.00	\$ 3,100.00	\$ 2,500.00	\$ 3,300.00
7310 Bluff Site Maint. Fee	\$ -	\$ -	\$ -	\$ -
7315 Park Usage Fees	\$ 1,900.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00
Total Income Parks	\$ 5,119.05	\$ 4,800.00	\$ 4,140.62	\$ 4,950.00

Other Revenue

7101 Town Sales Tax Licenses	\$ 8,305.00	\$ 5,000.00	\$ 5,080.00	\$ 4,000.00
7140 Liquor Licenses & Special Event Permits	\$ 4,281.25	\$ 1,500.00	\$ 3,640.00	\$ 1,500.00
7148 Disposable Bag Fee	\$ 3,187.92	\$ -	\$ 2,700.00	\$ 2,500.00
7160 Interest Income	\$ 62,681.86	\$ 111,395.00	\$ 65,000.00	\$ 42,000.00
7165 Miscellaneous Income	\$ 14,652.49	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Income Other	\$ 93,108.52	\$ 118,895.00	\$ 77,420.00	\$ 51,000.00

Total Income	\$ 1,204,179.87	\$ 1,266,998.07	\$ 1,238,454.69	\$ 1,204,731.40
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2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 AMENDED BUDGET
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EXPENDITURES***Administration-Personnel***

8000	Trustees	\$ 6,127.63	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
8005	Ordinances & Procedures	\$ 4,369.26	\$ 6,000.00	\$ 6,000.00	\$ 11,400.00
8010	Colorado Municipal League	\$ 881.00	\$ 925.00	\$ 925.00	\$ 1,000.00
8015	Elections	\$ -	\$ 2,100.00	\$ 2,100.00	\$ 3,500.00
8020	General Accounting	\$ 650.00	\$ 1,200.00	\$ 1,200.00	\$ 1,700.00
8025	Audit	\$ 9,750.00	\$ 9,800.00	\$ 9,800.00	\$ 10,000.00
8030	Lawyer	\$ 13,456.78	\$ 24,000.00	\$ 24,000.00	\$ 30,000.00
8035	Insurance (General)	\$ 10,779.23	\$ 15,954.00	\$ 15,954.00	\$ 17,562.00
8040	Worker's Compensation Insurance	\$ 5,930.00	\$ 6,200.00	\$ 6,200.00	\$ 8,300.00
8050	Colorado State Unemployment	\$ 623.27	\$ 1,035.02	\$ 1,035.02	\$ 686.52
8100	Town Share F I C A	\$ 19,321.38	\$ 21,390.42	\$ 21,390.42	\$ 21,282.12
8110	Town Share M E D I	\$ 4,518.70	\$ 5,002.60	\$ 5,002.60	\$ 4,977.27
8115	Employee Health Insurance	\$ 22,898.02	\$ 44,830.00	\$ 44,830.00	\$ 57,596.40
8120	Town Share Employee Retirement Plan	\$ 4,888.82	\$ 20,700.40	\$ 20,700.40	\$ 20,595.60
8200	Town Clerk/Treasurer Wages	\$ 50,305.80	\$ 55,336.40	\$ 55,336.40	\$ -
8201	Administrative Wages	\$ -	\$ -	\$ -	\$ 241,660.00
8205	Deputy Clerk	\$ 48,357.04	\$ 112,148.00	\$ 112,148.00	
8208	Communications Manager	\$ 20,439.14	\$ 36,000.00	\$ 36,000.00	\$ 10,000.00
8209	Administrative Education	\$ -	\$ -	\$ -	
8210	Clerk Education	\$ 571.94	\$ 1,000.00	\$ 1,000.00	\$ 4,400.00
8220	Town Manager	\$ 57,916.68	\$ 66,000.00	\$ 66,000.00	
Total Administration-Personnel		\$ 281,784.69	\$ 433,621.84	\$ 433,621.84	\$ 448,659.91

Administration

8215	Office Supplies	\$ 3,146.41	\$ 1,800.00	\$ 4,080.00	\$ 3,600.00
8410	Organizational Dues	\$ 4,260.08	\$ 900.00	\$ 900.00	\$ 1,000.00
8240	County Treasurer Fees	\$ 2,033.74	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
8800	Donations	\$ 26,600.00	\$ 28,600.00	\$ 28,600.00	\$ 20,700.00
8802	Plastic Pollution Act	\$ 2,189.07			
8805	Grants Local	\$ 14,859.24	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
8806	American Rescue Plan Expenditures	\$ -	\$ 116,018.28	\$ 116,018.28	\$ -
8807	Marketing	\$ 7,091.33	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00
8810	Contingencies	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Total Administration Expense		\$ 60,179.87	\$ 209,318.28	\$ 211,598.28	\$ 77,300.00

Town Hall Expense

8300	Town Hall Maintenance	\$ 8,942.57	\$ 5,000.00	\$ 12,375.00	\$ 35,000.00
8308	Town Hall Utilities	\$ 10,812.55	\$ 8,500.00	\$ 8,500.00	\$ 14,000.00
8315	Lease Principal	\$ -	\$ 1,091.22	\$ 1,091.22	\$ 1,446.00
8316	Lease Interest	\$ -	\$ 186.78	\$ 186.78	\$ -
8310	Lease Expense (Copy Machine)	\$ 1,446.00	\$ 168.00	\$ 168.00	\$ -
Total Town Hall Expense		\$ 21,201.12	\$ 14,946.00	\$ 22,321.00	\$ 50,446.00

Planning & Zoning

8225	Manager & Building/Zoning Education	\$ 5,456.69	\$ 2,000.00	\$ 2,337.00	\$ -
8235	Building Inspector Wages	\$ 22,280.83	\$ 36,150.40	\$ 36,150.40	\$ -
Total Planning & Zoning Expense		\$ 27,737.52	\$ 38,150.40	\$ 38,487.40	\$ -

		2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 AMENDED BUDGET
Public Safety					
8405	Animal Control	\$ 313.26	\$ 525.00	\$ 525.00	\$ 800.00
8700	Custer County Sheriff	\$ 56,500.00	\$ 62,150.00	\$ 62,150.00	\$ 64,600.00
Total Pubic Safety Expenses		\$ 56,813.26	\$ 62,675.00	\$ 62,675.00	\$ 65,400.00
Public Works					
8505	Public Works Education	\$ 4,210.00	\$ 2,000.00	\$ -	\$ -
8506	Public Works Wages	\$ -	\$ -	\$ -	\$ 215,344.32
8508	Street & Park Supervisor	\$ -	\$ 59,518.70	\$ 59,518.70	\$ -
8510	Street and Park Tech Wages	\$ 136,327.62	\$ 125,271.60	\$ 125,271.60	\$ -
8515	Street Maintenance & Fuel	\$ 53,889.42	\$ 57,000.00	\$ 57,000.00	\$ 60,000.00
8520	Emergency Snow Removal	\$ 630.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
8525	Street Lighting	\$ 20,220.07	\$ 15,000.00	\$ 15,000.00	\$ 16,000.00
8530	Vehicle & Equipment Maintenance	\$ 25,201.61	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00
8538	Shop Maintenance	\$ 13,355.63	\$ 10,000.00	\$ 10,000.00	\$ 12,000.00
8540	Shop Utilities	\$ 7,841.55	\$ 7,000.00	\$ 7,000.00	\$ 9,000.00
8545	Highway Barn Utilities	\$ 6,393.92	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
8550	Highway Barn Maint.	\$ 4,040.27	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00
Total Public Works Expense		\$ 272,110.09	\$ 339,790.30	\$ 337,790.30	\$ 383,344.32
Parks					
8600	Park Utilities	\$ 22,728.77	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00
8605	Park Supplies & Maintenance	\$ 16,379.18	\$ 60,000.00	\$ 60,000.00	\$ 27,000.00
Total Parks		\$ 39,107.95	\$ 80,000.00	\$ 80,000.00	\$ 67,000.00
Total Expenses before Contribution to Capital Reserve		\$ 758,934.50	\$ 1,178,501.82	\$ 1,186,493.82	\$ 1,092,150.23
Contributions					
8811	Contributions to (from) Capital Fund	\$ 460,000.00	\$ 460,000.00	\$ -	\$ 100,000.00
Total Contributions		\$ 460,000.00	\$ 460,000.00	\$ -	\$ 100,000.00
Total Expenses		\$ 1,218,934.50	\$ 1,638,501.82	\$ 1,186,493.82	\$ 1,192,150.23
Net Revenue/Expense		\$ (14,754.63)	\$ (371,503.75)	\$ 51,960.87	\$ 12,581.17
General Fund Reserves					
TABOR Requirement (3% of adjusted revenue)		\$ 51,000.00	\$ 56,241.34	\$ 56,241.34	\$ 60,881.31
General Fund Reserves (less TABOR)		\$ 1,141,589.37	\$ 944,763.80	\$ 1,188,308.90	\$ 1,196,250.10
Total General Fund Reserves		\$ 1,192,589.37	\$ 1,001,005.14	\$ 1,244,550.24	\$ 1,257,131.41
Fiscal Year Ending General Fund Balance		\$ 1,192,589.37	\$ 1,001,005.14	\$ 1,244,550.24	\$ 1,257,131.41

Town of Westcliffe	2023 ¹ ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 AMENDED BUDGET
2025 BUDGET CAPITAL FUND				
Beginning Capital Fund Balance	\$ 1,365,386.00	\$ 1,561,452.81	\$ 2,110,435.67	\$ 2,101,341.67

REVENUES

Capital Contributions

CRF7810	Contributions from (to) General Fund	\$ 725,000.00	\$ 460,000.00	\$ 460,000.00	\$ 100,000.00
CRF7270	Lease Proceeds Verizon Tower	\$ 4,965.98	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
CRF7280	Capital Lease Proceeds	\$ -	\$ -	\$ -	\$ -
CRF7285	1% Sales Tax	\$ 425,841.79	\$ 460,575.00	\$ 460,575.00	\$ 460,575.00
CRF7238	Other Contributions	\$ 22,062.02	\$ -		\$ 2,000.00
	Total Contributions	\$ 1,177,869.79	\$ 932,575.00	\$ 932,575.00	\$ 574,575.00

Grant Revenue

CRF7211	Grants (New Projects) Roadway	\$ -	\$ -	\$ -	\$ -
CRF7212	Grants (New Town Property)	\$ -	\$ 250,000.00	\$ 250,000.00	\$ 558,506.00
CRF7213	Grants (Existing Assets) Roadway	\$ 90,114.69			\$ -
CRF7220	Grants (New Projects) Roadway	\$ 23,646.00	\$ 2,139,930.00	\$ 2,139,930.00	\$ -
CRF7224	Grants (New Projects) Town Property	\$ -	\$ -		\$ -
CRF7225	Federal Grants	\$ -	\$ -	\$ -	\$ -
CRF7230	State Grants	\$ -	\$ -	\$ -	\$ 72,000.00
CRF7805	Grants (Existing Assets) Town Property		\$ -	\$ -	
	Total Grant Revenue	\$ 113,760.69	\$ 2,389,930.00	\$ 2,389,930.00	\$ 630,506.00

Other Revenue

CRF7160	Interest Income	\$ 58,418.89	\$ 56,000.00	\$ 56,000.00	\$ 29,000.00
	Total Income Other	\$ 58,418.89	\$ 56,000.00	\$ 56,000.00	\$ 29,000.00

Total Income	\$ 1,350,049.37	\$ 3,378,505.00	\$ 3,378,505.00	\$ 1,234,081.00
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2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 AMENDED BUDGET
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CIP - PROJECTS EXISTING ASSETS

CRF9011	Roadway	\$ 277,422.00	\$ 310,000.00	\$ 310,000.00	\$ 250,000.00
CRF9012	Town property	\$ 45,600.00	\$ 405,000.00	\$ 405,000.00	\$ 20,000.00
CRF9014	Equipment Debt Service	\$ 11,168.88	\$ 11,169.00	\$ 11,169.00	\$ 20,259.00
	Total CIP Existing Assets	\$ 334,190.88	\$ 726,169.00	\$ 726,169.00	\$ 290,259.00

CIP - NEW PROJECTS

CRF9025	Roadway	\$ 37,785.00	\$ 2,275,930.00	\$ 2,275,930.00	\$ 27,550.00
CRF9026	Town property	\$ -	\$ 287,500.00	\$ 287,500.00	\$ 406,250.00
CRF9027	Equipment	\$ 130,028.10	\$ 53,000.00	\$ 53,000.00	\$ 30,000.00
CRF9101	Improvements-Design	\$ 102,995.72	\$ 45,000.00	\$ 45,000.00	\$ 80,000.00
	Total CIP New Projects	\$ 270,808.82	\$ 2,661,430.00	\$ 2,661,430.00	\$ 543,800.00
	TOTAL CIP EXISTING ASSETS + NEW PROJECTS	\$ 604,999.70	\$ 3,387,599.00	\$ 3,387,599.00	\$ 834,059.00

Net Revenue/Expense	\$ 745,049.67	\$ (9,094.00)	\$ (9,094.00)	\$ 400,022.00
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Fiscal Year Ending Capital Fund Balance	\$ 2,110,435.67	\$ 1,552,358.81	\$ 2,101,341.67	\$ 2,501,363.67
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